

**City of Franklin Community Center Ad Hoc Committee
Minutes—October 14, 2008**

- 1) **Call to Order:** 5:00 PM.
- 2) **Roll Call:** Present—Aldermen Solomon; Alderman Ken Skowronski; Ed Holpfer; Casper Green; Norm Hintz; Scott Thinnes; Randy Ritter, William Wucherer, Franklin Public School Superintendent Steve Patz, Brad Anderson and Don Dorsan. Excused—None. Absent—None.
- 3) **Citizen Comment:** None
- 4) **Approval of Minutes from September 9, 2008:** Norm Hintz motioned and Randy Ritter seconded to accept the minutes. Motion passed.
- 5) **Old Business**—None
- 6) **New Business**

- i) Discussion of Recommendation by Common Council regarding needs assessment.

The Committee reviewed the Common Council directive to work in collaboration with the Cultural Center to hire a consultant in order to help with the study (needs assessment) for a community center.

Concerns were expressed regarding current economic conditions and their potential influence on a civic construction project. Additional discussion sought clarification of the community partnership model that would result in a community recreation center, for example land purchase(s), site location, infrastructure improvements, fund raising consideration, facility use and operations. Ultimately, the committee members repeated stated that the needs assessment must move forward and the survey tool [RFP] should inform the consultant of community concerns and interests.

- ii) Discussion regarding Request-for-Proposal [RFP] process and a subcommittee creation.

Given the continued committee support to explore the construction and cost of a community recreation center, William Wucherer suggested the creation of a subcommittee to prepare a RFP for the Ad Hoc Committee to review and recommend to the Common Council for approval. A motion was made by Norm Hintz and seconded by Ed Holpfer to establish a subcommittee consisting of Scott Thinnes, Brad Anderson, Don Dorsan, and William Wucherer; motion passed

- iii) Review of Committee Member Scott Thinnes Spreadsheet on the Building Analysis and an Adjusted Project Scope in 2008 Dollars.

Scott Thinnes presented an example of a scaled-down community recreation center and 2008 estimated cost by adapting the Community Recreation Building Needs Analysis from Chapter 8 of the 2002 Comprehensive Outdoor Recreation Plan. In 2002 the building would have been 53,530 sq. ft. and cost approximately \$7.7 million. Estimating a building cost escalator of 3% per year since 2002 and decreasing the building size to 15,356 sq. ft, the current cost could be as much as \$3.8 million. The question of whether the City of Franklin with/without community partners can afford such a building project, including the use of impact fees held in reserve, remains to be answered.

2002: Size 53,530 sq. ft. Cost: \$7.7 million

2008: Size 15,356 sq. ft. Cost: \$3.8 million

- 7) **Schedule Next Meeting:** To be announced and based upon the completion of the subcommittee RFP completion. The 2nd Tuesday remains the preferred meeting date.
- 8) **Adjournment:** Randy Ritter motioned and Casper Green seconded to adjourn at 6:25 PM; motion carried