

## **Trafalgar Town Council Special Meeting**

**June 16, 2016**

Jeff opened the meeting at 5:00p.m.

Roll was taken. Jeff Eisenmenger President, Betty Davis Vice-President, Steve Scott, Jason Ramey, Donna Moore Clerk Treasurer and Town Attorney Bill Barrett, David Moore absent.

Betty Davis led the Pledge of Allegiance.

### **Elementary School Building Projected Plans**

Jeff opened the meeting with the Town's thoughts of possibly acquiring the old Elementary School Building and potential uses that the building might have for the Town, Community and County. Jeff would like to brainstorm ideas with the Council Members and the Public. Betty Davis mentioned that the School is required to maintain the building for 2 years if an acquisition does not take place. Bill Barrett described how the school originally came from the Township School, the school on vacating it is obligated to offer the school to the township acting through its Board and Trustee. The Township may then donate it or transfer it as it sees fit, and this is now the discussion on considering the possibility of transferring the building to the Township/Town. If those transactions don't happen then the school is obligated to put the building on a list of school buildings that are available for Charter School's to come in. Bill also mentioned that Beth Baird the Township Trustee is at today's meeting. David Moore is now present at the meeting.

Jeff wanted to talk about some possible uses for the building. First, we would probably vacate this building and reside at the new facility on Pearl St as a Town Hall and Police Department. The building would be of great use for a community center, the gym is terrific. It would be great to rent for reunions, public activities. Every community around us has a senior citizens center and we do not. A boys and girls club would be a possibility; there are several federal grants that could help with a boys and girls club. There is an idea of renting office space in the building to small businesses. The building has great resources for a town fish fry or town festival, the building has a great cafeteria that could be used for these events. Jeff mentioned that Greenwood is also closing one of its schools and the City of Greenwood is taking over that building. David stated that when the Council toured the school that there are several classrooms that are already divided up into rooms that could be used for office space. Jeff said with the future of Trafalgar growing that additional office space for small business would be beneficial for the Community. There are 3 grocery store chains thinking about this area, Kroger, Aldi and also an Independent Grocery. There is a new dentist office being built, a new gas



station, subway is planning to build a new strip mall by speedway, the new fire department is breaking ground for their new facility this fall, the Classic Car Store is also looking to build. We must be pro-active not re-active to the needs of the area.

Betty mentioned that developing something would require hiring a developer, one name that has been mentioned to her is Clarion Collins they are currently developing facilities in Greenwood and Martinsville. There is a grant called "update Main Street" that could be used for development. Betty said upon touring the building she was impressed with the condition.

Steve Scott stated that it's ironic that the building was not good enough for the administration but now the school wants to give it to the town and put our people there. Steve thinks the minimum that it would cost the town is probably \$120,000 - \$130,000 a year to operate. Hiring a custodian to maintain the building would be around \$40,000 a year. Steve would like to see a plan on how and where to find the money.

Jeff stated that the current building could be sold. The building was purchased for \$150,000 and with the renovations the current bond is around \$460,000.

Jason ask Judy if the school has entertained worst case scenario the possibility of demolition of the building if there was no one to occupy the building. Judy said that if the building sat there for 2 years the school would probably look at having an auction. Jason's thoughts on having fish fry's or festivals would not be a profitable endeavor and keeping and maintaining all of the equipment in the cafeteria for just that sake of fish fry's because it may or may not generate any revenue. Jason is not sure about taking on the entire building as it sits. So maybe remodeling and a partial demo of the older section would be a solution. Jason suggested hiring a firm that can help with a development plan and cost of projection on building maintenance. This might require spending money that we may or may not see any revenue from to provide this information to us. Judy will send the cost information to Jason that the school paid for the study from Lancer & Beebe.

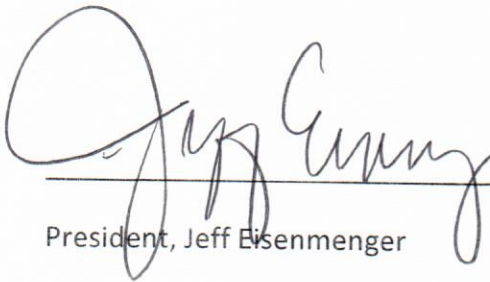
Jeff opened the meeting up to the Township Trustee and her Board on thoughts of what they would like to see done with the building. Beth Baird said after the school offers it to the Trustee they have 90 days to offer it. The Trustee can give it to another entity or a non-profit organization. Beth thought sharing space with a non-profit organization would be a thought since the building is very large. Steve asks Beth if there has been any outside interest in the building, Beth said she has been waiting for the school to release the information to the public and see if there are any potential outside interest. Maybe getting the word out to the public on potential uses of the building would be good. Bill suggested that maybe someone in the County would be interested in a partnership with using the building, a Governmental Agency,

Commissioners Etc. Jeff also thought the idea of consulting Greenwood on who they are using for the development of plans for the school they are taking over would be beneficial.

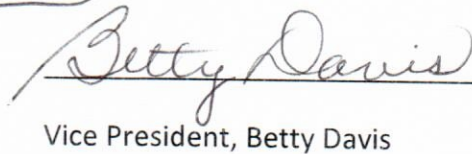
Judy thinks that the time frame for the school giving up the building would be around mid-September. Steve Scott made a motion for the Town to contact someone to do a Feasibility Study to give us an estimate on the Feasibility Study and what it would cost for a Feasibility Study. Jeff 2<sup>nd</sup>. Motion passed 5-0. Bill has some names of Companies he will check with.

### Adjourn

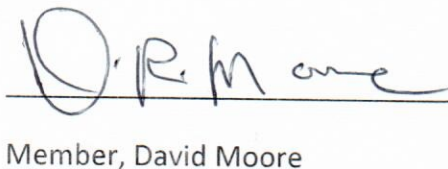
Jeff made a motion to adjourn the Trafalgar Town Council Special Meeting at 5:47pm. Jason 2<sup>nd</sup>. All in favor. Motion passed 5-0.



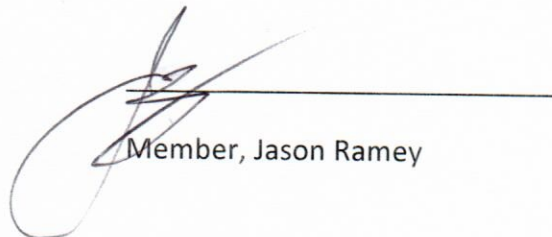
President, Jeff Eisenmenger



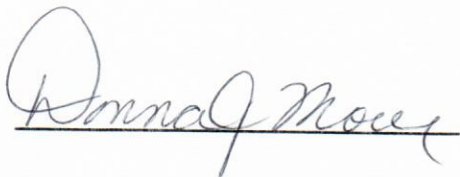
Vice President, Betty Davis



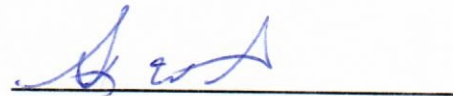
Member, David Moore



Member, Jason Ramey



Attest: Donna J Moore



Member, Steve Scott