

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,
HELD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR ASSEMBLY
ROOM OF THE CITY/COUNTY BUILDING ON MONDAY, MARCH 5, 2018 AT
7:00 P.M.**

MEMBERS PRESENT: Council Members Mr. Coffey, Mr. Caesar, Mr. Phipps, Mr. McLaughlin, Mr. Nash, Mr. Blair, Mr. Aebersold, Mr. Barksdale and President Knable.

ALSO PRESENT: Ms. Stein, Police Officer Watson, Mr. Hall, Mr. Gardner, Mr. Thompson, Mr. Gibson, Mrs. Moeller and Mrs. Glotzbach

President Knable called the meeting to order at 7:00 p.m.

MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Regular Meeting Minutes for February 15, 2018, Mr. Barksdale second, all voted in favor with the exception of Mr. Coffey and Mr. McLaughlin who abstained.

COMMUNICATIONS – PUBLIC (AGENDA ITEMS):

COMMUNICATIONS – COUNCIL:

Dr. Knable thanked all of the city officials that worked together to take care of the flood as well as extended a special thanks to the members of the community that showed up to clean up the flood wall yesterday. He figured that there were about 200 volunteers that probably averaged one and a half to two hours of work so that is 300-400 man hours that the city didn't have to pay overtime, but felt the real benefit from it was the community spirit. He then reminded the council members to turn in their questions for stormwater because he would like to have all of those to them by the first week of April. He also reminded them to get their paving lists to Mr. Caesar so that he can help collate that.

Mr. Caesar asked that if anyone else has any other streets to please get them to him. He said that he was hoping to have some detailed information tonight but it just didn't come together but he will definitely have it for the next meeting.

Mr. Blair asked if sidewalks can be included in the lists.

Dr. Knable stated that he included sidewalks in his list as well as striping and even guardrails.

Mr. Caesar stated that even though there is a master list that we go by that we have paid for and was very well done, sometimes there is stuff that just comes up. He also stated that he will have hard numbers together for next meeting.

Mr. McLaughlin stated that there are streets in the Parkline Drive area that are slated to be paved possibly this year but some streets that were rated a 3, which are quickly

becoming a 4, have literally been passed up after this winter by other streets. He said that if the list keeps going up, we may have to consider revisiting the paving budget.

Dr. Knable suggested to Mr. McLaughlin to include the Parkline Drive area in his stormwater list because there is a lot of the water that comes down the hill behind it and channels over that and it's in really bad shape over there.

Mr. McLaughlin stated that on S. Parkline Drive about 200 feet off of Schell Lane, he thinks there is a spring because it happens just in the middle.

Mr. Coffey stated that there were potholes filled in the west end and within two days the cold patch was out of them. He also stated that Corydon Pike is heavily traveled and in desperate need of repair as well as W. Seventh Street, Cherry Street and State Street. He said that he would dare say that is the same with 70% of the roads in the city at this time. He added that some of the potholes are 6, 10 or 12 inches deep so we are really going to have to address this problem and make sure we oversee it.

Dr. Knable stated that he spoke with Mr. Ham about coming in for a scheduled visit sometime in May or June to give an overview of where things are and to see what his short-term and long-term plans are.

Mr. Coffey stated that some of the roads have been on the list for 20 years but we have really focused our money on certain areas and other neighborhoods have really suffered because of that. He then stated that Mrs. Wanda Harney died a week ago and was instrumental in area politics and she actually helped get the summer feeding program started in Indiana, Texas, Tennessee and some other places. He said that she spoke many times before congress to help get money for that program and he just wanted to acknowledge her hard work and her passing. He added that she transcended politics and really cared about people.

Mr. Aebersold stated that there are so many issues with our streets and asked if we are buying the cheapest asphalt around or the best stuff out there.

Mr. Coffey stated that is where we need a qualified engineer in road work.

Dr. Knable stated that would be a question for Mr. Ham and encouraged Mr. Aebersold to submit it in writing to him in advance of him coming before the council.

Mr. Aebersold said that he received an email regarding transferring money to Mr. David Hall so he called him and Mr. Hall told him that his email had been hacked and that he needed to get in touch with Mr. Brad Walker. He said that he left a message for Mr. Walker but did not hear back from him.

Mr. Phipps stated that about a year ago the council starting getting emails from a list serve across Indiana and most of the emails are not pertinent to us. He asked who subscribed them to that and if there is a way to unsubscribe.

Mrs. Moeller stated that if you go to the bottom there is a tab to unsubscribe to those.

COMMUNICATIONS – MAYOR:

Mr. Hall stated that yesterday they had a volunteer cleanup at the riverfront with over 200 individuals showing up and putting in hours of work. He said Mayor Gahan just wanted to thank everyone for their help and thought it was great to see the community come together like that.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

Dr. Knable stated that Mr. Caesar invited Mr. Gardner to address the council regarding the flood and reminded the council members that Mr. Gardner will be coming to the second meeting in April to answer questions about stormwater and flood control. He then complimented Mr. Gardner on getting the pumps put together because Louisville had some failures during this event and he was curious to know if we had any.

Mr. Gardner stated that the levy system was built between 1949 and 1953 and was turned over to the city in June, 1953. He explained that it stretches from Highway 111 all the way to near Beharrell and Slate Run and is 3 ½ miles long and consists of 3 miles of earth levy and ½ mile of concrete floodwall. He stated there are six pumping plants that house 19 pumps and in 2014 and 2015, they spent a little over \$2M rebuilding those pumps and replacing 16 of the motors. He said that they rebuilt 3 of the largest motors that are 300 horsepower and pump 52,200 gallons per minute each and are located at the Falling Run pumping station. He said there are a little over 40 drainage pipes that run through the levy and there is quite a bit more to it than just a mound of earth that keeps the water out. He said that once the water rises, the gates have to be closed and the water has to be diverted to the pumping houses. He explained that fighting a flood is a two part system and keeping the river out of the city is the one that everyone thinks about but the natural drainage has to get from the city to the river and that is why there are pump houses. He stated that on February 16th they began watching the river rise and scheduled 2-hour call-in shifts so individuals were coming in every 6 hours and checking parts of the city where they have their first operations in. He said that starting Monday, February 19th at 6:00 p.m. the entire department of 5 was called in to start actively fighting the flood on a 24/7 basis. He stated that that the river crested at 67.12 ft. on Monday, February 26th and then on Saturday, March 3rd at 11:45 p.m., we officially went back to a bankfull status and the river dropped to 55 ft. and the flood was officially over. He also stated that the last pump plant was taken out of operation at 2:30 p.m. on Sunday, March 4th. He then said that they had a total of 5 pumping plants running and were pumping over 200,000 gallons per minute for a total of 5 ½ days. He also said that we had a large rain event over 4 days with a little over 7 inches of rain. He explained that two movable closures were installed and the largest, most notable one in New Albany is the west end street closure. He said that firefighters came down at 5:00 p.m. two Thursdays ago and worked until 1:00 a.m. putting it up and he is very thankful that they were there to do that. He also said that they had 18 sluice gates closed out of 26 total and can't thank the street department and stormwater department enough for coming in and filling in because just 5 flood control guys over 24-hour shifts doesn't go too far. He added that there were a total of 15 shifts to fill over the 2 weeks. He said that he also can't thank everyone enough that came out for cleanup efforts because they are further ahead than he thought they would be at this point. He stated that he fully anticipates being wrapped up at least on the riverfront portion by the end of the week and then it will probably take another 2 weeks to get all of the fine details done to be back to a normal status.

Dr. Knable asked when the firefighters come down in that capacity, are they considered volunteers or is that in their contract.

Mr. Gardner stated that it is in their contract.

Mr. Barksdale asked where the second movable closure is located.

Mr. Gardner stated that the second movable closure is at E. 10th Street behind the Culbertson Mansion which is a smaller one but it had about 2 ft. of water on it at the peak.

Mr. McLaughlin asked if the one for Providence Way was utilized.

Mr. Gardner replied that one was not installed.

Mr. Caesar thanked Mr. Gardner for having everything in such good shape with knowing what his manpower was and performing a very, very large task without a glitch. He added that he thinks a lot of cities would be very proud to have the end results that we have with an event like we had.

Mr. Gardner stated that they are very proud of the levy system and staff along with the improvements they have made to protect the City of New Albany.

Mr. Blair asked how much flood damage was sustained at the QRS property.

Mr. Gardner stated that there was water at the site but the entire property was not submerged.

Dr. Knable stated that the best way to look at that is that it will be very similar to the great lawn in Louisville and would not be open to the public during an event like this.

Mr. Blair asked if there was any other property damage as far as costs like at the amphitheater or anything else.

Mr. Gardner stated they are still assessing those damages now.

Mr. Barksdale asked if there were any problems inside the floodwall area in the rest of the city.

Mr. Gardner stated that there were none that have been reported to him.

Mr. McLaughlin asked if it is standard procedure for the parks like Anderson and Billy Herman to get all equipment out when the water starts coming.

Mr. Gardner replies yes and stated those areas are ponding zones for the Falling Run pumping plant and that is where they want the water to go during these events so neighborhoods aren't flooded out.

Mr. Barksdale thanked Mr. Gardner and said he did an excellent job.

REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:

Horseshoe Board – Mr. Aebersold and Mr. Nash

Mr. Aebersold stated that the first meeting involved discussing the process they will use on all of the scholarships coming in for spring. He said that Mr. Finn commented about the spring grants and said that there is \$350,000.00 and that there are a few new people on the grants committee. He stated that some of the major grants on the list for 2018 are Lincoln Heritage Council (Boy Scouts) because they want to do renovations on their camp at Tunnel Mill; Purdue Polytech because they want to develop a new energy education center; Community Montessori because they want to build a new performing arts center; and NAFC School System because they want to build a central planetarium. He also stated that some in the long run are Ivy Tech, Carnegie Center and Dare to Care Food Bank. He said that Mr. Finn did mention that if any of the Horseshoe Foundation people want to go to the LSI Banquet, they usually have tickets to go to that and be represented there as well as the New Albany Floyd County Education Foundation Celebration and the IUS Chancellor's Medallion Dinner.

Dr. Knable stated that the flood caused lost revenue to the state at the rate of \$250,000.00 per day so that will echo through the grant cycle in the fall or into 2019.

Plan Commission – Mr. Phipps

Mr. Phipps stated that they had two cases at the February meeting. He said the first one was to give permanent approval to a body shop in the 1400 block of E. Elm Street because they got a temporary approval a number of years ago and have been a very good tenant there. He said that the second one was much more controversial. He explained that it was a PUDD requested at the northeast corner of Daisy Lane and Green Valley Road for a number of townhouses which received an overwhelming vote of 8-1 to send it to the council with an unfavorable recommendation so it will be coming before this body soon. He said that he will probably be introducing it by virtue of being the plan commission representative but he was 1 of the 8 that voted in favor of sending it to this body with an unfavorable recommendation.

Dr. Knable stated that is a reason that we are having these reports because he believes that particular one is coming before the council at the next meeting and it gives the members a chance to go walk the property and gather as much information on it as they can before the meeting. He then asked Mr. Phipps if he received a call from Mr. Wood regarding the meeting on the zoning ordinance that they were supposed to have with him because he thought it was imminent that Mr. Wood get input from them.

Mr. Phipps stated that the last that he heard from that office is that the council will have the ordinance at the first or second meeting in June.

Dr. Knable stated that he believes that Mr. Wood indicated at the last meeting that he would call Mr. Phipps, Mr. Blair and himself for a meeting.

Mr. Phipps stated that is correct and he was not contacted either.

Dr. Knable asked Mr. Phipps if he would follow up on that because he is adamant about having a reasonable amount of time to digest it.

Redevelopment – Mr. Barksdale

Mr. Barksdale reported that he wanted to cover January and February with a few highlights of those meetings. He said that in the past they have had two meetings per

month but have cut that back to one meeting per month right now but that could change as they go forward. He then reported that the city donated two city-owned lots to New Albany/Floyd County Habitat with one being on Clay Street and the other on E. Oak Street at 15th Street. He said that he has been helping with the design to make sure those houses are going to complement the neighborhoods that they are moving into. He then said that all of the rights-of-way have been obtained for the Grant Line Road South project which goes from Beechwood Avenue to McDonald Lane and they are anticipating that work is to begin early summer. He reported that New Directions Housing Corporation asked for approval of up to \$7,500.00 from the New Albany Emergency Repair Program which was approved for an applicant on Culbertson Avenue. He explained that the applicant meets the program's criteria because they have no hot water, their bathroom flooring is falling in and they possibly need a new roof. He also reported that they approved to begin the process of negotiating a project agreement with the developer for the "old Tommy Lancaster and Market Boy properties" and said that you will start seeing more activity there soon. He stated that the commission did want to make sure that they get to see the final plan of the building to go up on the corner and he told the council that there will be retail on the first floor and the other two floors will be residential. He feels that property will give a shot in the arm to the Vincennes Street area. He stated that they have closed on the remaining rights-of-way for the State Street/Green Valley Road Detention Basin and apparently in 2011, the commission agreed to assist the stormwater drainage system for that project.

Dr. Knable asked if they have a date slated to start work on that.

Mr. Barksdale said that he has not heard.

Mr. Blair asked where that will be done.

Mr. Barksdale replied behind the Salvation Army. He then reported that the commission approved up to \$15,000.00 for the professional engineering services for the Charlestown Road Sidewalk project that will continue the sidewalks on the east side of Charlestown Road just north of Hedden Court to just past Terry Lane because sidewalks begin again there. He said that they are trying to fill in the gaps between areas where there are no sidewalks on Charlestown Road. He then announced that the New Albany Department of Redevelopment has a new director as of mid-last week and that is Mr. Josh Staten. He said that he would like to invite him to come before the council at their first meeting in April just to introduce himself.

Dr. Knable stated that it would be nice to have his resume before he comes before the council.

Mr. Barksdale stated that he will get that.

Mr. Coffey asked how much New Directions is charging us to administer them doing the repairs on the property on Culbertson Avenue.

Mr. Barksdale stated that he is not sure but he can get that for him.

Mr. Coffey stated that New Directions is getting money from other areas as well. He then stated that with a project of that scope, \$7,500.00 is not going to do it and asked if it is a possibility to find money in other areas.

Mr. Barksdale stated that he can keep an eye on it and bring that up at their next meeting.

Mr. Blair asked Mr. Phipps to briefly tell the council what the concerns were for the PUDD request at Green Valley Road and Daisy Lane.

Mr. Phipps stated that the constituents were concerned about traffic, drainage, density and property value and all of those things came into the mix of why they voted the way they did. He added that they did have a traffic study that indicated that the intersection would not in any way be adversely affected by the development. He also added that he has been out there during peak times of the day and there is major congestion there now despite what the traffic study may have said.

Dr. Knable asked if they were going to have an outlet onto Daisy Lane.

Mr. Phipps stated they actually heard two proposals and the first one had the entrance/exit on Green Valley Road only but in the second proposal, they had an option on one or two pieces of land on Daisy Lane that would provide a second entrance/exit. He also stated that they did reduce the density from something like 67 units to 40 something units but it was still almost double what it would be if you had single-family dwellings.

Dr. Knable asked if the price of each unit was approximately \$180,000.00.

Mr. Phipps stated that it was something like that and they were going to be owner-occupied buildings but they were going to be attached to one another.

Mr. Barksdale stated that he understood they were going to be two-story buildings because some of the constituents that he talked to were very concerned about that.

Mr. Phipps stated that lack of greenspace was another issue that was brought up because of children needing enough space to play. He also stated that they increased the greenspace on the second go around but it is still not to the extent that it should be from many of their perspectives.

Dr. Knable asked Mr. Gibson to explain the memo that he submitted for the council packet.

Mr. Gibson stated that he asked Frost Brown Todd LLC for their opinion on whether the new federal tax law will have an effect on the city's tax abatements and their conclusion was that it will not. He added that the city does ultimately direct applicants to talk with their own tax people.

Dr. Knable asked Mr. Thompson if he wanted to add anything to what Mr. Gardner reported earlier.

Mr. Thompson stated that they did a really good job handling the flood.

Mr. Blair stated that he noticed that there is a lot of fiber optics or cable being run through easements and some of rights-of-way and has noticed that they are not grading very well when they put them back. He asked if that is something that the city checks.

Mr. Thompson stated that they watch them but when they install it, at first it doesn't look like their finished because it has to settle out but then they come back.

Mr. Blair asked what kind of timeframe they are held to.

Mr. Thompson stated that it really depends on the weather.

Mr. Blair stated that he has several areas that he is aware of but he will give them until April or May so they have an appropriate amount of time.

Mr. Thompson stated that he can give him the areas of concern and he will check into them.

Mr. Blair stated that he would send him an email.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES: **READING**

INTRODUCTION OF RESOLUTIONS:

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

There being no further business before the board, the meeting adjourned at 7:45 p.m.

Al Knable, President

Vicki Glotzbach, City Clerk