

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,
HELD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR ASSEMBLY
ROOM IN THE CITY/COUNTY BUILDING ON MONDAY, FEBRUARY 4, 2019
AT 7:00 P.M.**

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

ALSO PRESENT: Ms. Stein, Police Officer Shultz, Mr. Staten, Mr. Wood, Mr. Gibson and Mrs. Glotzbach

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

MOMENT OF REFLECTION:

PLEDGE OF ALLEGIANCE:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Caesar moved to approve the Regular Meeting Minutes for January 17, 2019, Mr. Mr. Phipps second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Mr. Caesar explained that the city has a lot of newly paved streets which makes him proud but not all have been able to be paved and with recent freezing they are going to see more potholes. He stated that he thinks they are in good shape to handle the situation this year and added that they have a piece of equipment called a hotbox, which will pour asphalt in the holes. He asked that each council member make note of any potholes that they see when they are driving around town and give Mr. Thompson or the Street Department a call.

Mr. Nash stated that he was contacted by Mary Lee Bundy of Floyd County Soil and Water Conservation District to let him know that they are working with Purdue Extension to start a cooperative invasive species management area. He explained that they would like to come before the Council at the next meeting if possible to give a presentation about what they are doing in Floyd County.

Mr. Blair asked Mr. Nash to get with Mrs. Glotzbach with the details.

COMMUNICATIONS – MAYOR:

Mr. Gibson stated that there is a hotline for potholes and asked that members or individuals that report them call 812-948-5352. He explained that the crews have been out since the weather warmed up and will continue to do so as weather permits.

ZONING ORDINANCE CONFIRMATION – Mr. Wood

Mr. Wood explained that the council amendments from the first meeting in January were sent back to the Plan Commission which accepted all the changes. He added that no further action is necessary on the Council's part. He stated that the Plan Commission entertained a number of changes from Mr. Bellamy's letter and adopted 12 of these changes, and sent it back to the Council with a favorable recommendation. He asked that they confirm this tonight with a voice vote so that they can have a written record.

Mr. Caesar asked if the twelve items from Mr. Bellamy need to be typed out for the minutes.

Mr. Blair stated that he doesn't think there is a need to do that.

Ms. Stein explained that the amendments that the Council approved were considerations that were going to take place regarding the Bellamy letter.

Mr. Blair stated that he appreciates the work that Ms. Stein did on this ordinance and they really did a great job with it. He explained that he did go through the red-lined document and everything that was agreed to has been changed.

Mr. Coffey stated that he is not voting for it because he is not comfortable with the way the process was done or the fact that they are granting the right to tell someone how to build their building. He added that he does like the new changes.

The Council confirmed the 12 changes to the Zoning Ordinance recommended by Mr. Bellamy with 8 yes votes. Mr. Coffey voted no.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

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

HORSESHOE BOARD – Mr. Caesar & Mr. Aebersold

Mr. Aebersold stated that the next meeting the Friends of the Greenway, the Greenway Commission and River Heritage are supposed to be coming before the board to update them on what is going on.

Mr. Coffey stated that the news indicated that revenue is down about 19% at the casino due to the new gaming facility in Louisville. He asked if he has heard anything about that.

Mr. Aebersold stated that he is surprised by that number and added that he hasn't heard anything like that.

REDEVELOPMENT COMMISSION – Mr. Barksdale

Mr. Barksdale stated that he did miss the last meeting but reported that they reappointed the officers for this year and they are the same as last year. Dr. Irving Joshua, President, Adam Dickey, Vice President and Dave Barksdale, Secretary. He reported that they approved an emergency repair application and approved a design contract with Revers Architecture and Design. He explained that the Revers contract is for an alleyway project and added that NARC is paying for the contract/managing the project and UEZ is paying for construction cost.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

Mr. Blair stated that he would like for someone to make a motion to move the ordinance and resolution in the agenda and then they will have the One Southern Indiana presentation to follow.

Dr. Knable moved to approve moving the ordinance and resolution up on the agenda, Mr. Phipps second, all voted in favor.

COMMUNICATIONS – PUBLIC: X-19-01 (Progressive Materials)

No one spoke.

COMMUNICATIONS – PETITIONER: X-19-01 (Progressive Materials)

Mr. Staten stated that this is also counted as the Public Hearing for an annexation piece. **Mrs. Glotzbach** added that the notice that went out indicated that it was a Public Hearing as well.

Mr. Stated explained that this is the third piece for the Progressive Materials abatement and annexation and asked Mr. Endres to address the Council.

Mr. Endres, representing United Investments and Progressive Materials, he stated this piece before them tonight is a part of the abatements that they were required to be annexed into. He explained that in their packets he included a resolution and related fiscal plan that they have been working with the City on. He stated that statutorily they are here for a Public Hearing which is one of the steps of the statute and if they adopt the resolution and fiscal plan today there will be an ordinance later in the agenda that they can read tonight for first and second reading but can't adopt until March. He added that this is a voluntary annexation that was part of the abatement procedure.

Dr. Knable asked Mr. Endres when they want the annexation to become effected.

Mr. Endres stated that he believes it would be January 1, 2020.

Mr. Caesar asked if all of the neighbors are compliant.

Mr. Staten stated that there are two parcels that remain residential but this has been zoned industrial for a while.

Mr. Endres stated that he hasn't received any objections.

Mr. Barksdale mentioned that they anticipate at least 25 high-paying high-skilled jobs coming into the community.

Mr. Caesar asked if all curb cuts are in place.

Mr. Endres stated that he is not sure how the site plan is going to be but they will have to go through a review.

**X-19-01 An Ordinance Annexing Territory into the City of McLaughlin 1&2
New Albany, Indiana on Petition by all of the Owners
of Such Territory Pursuant to the Provisions of
IC 36-4-3-5.1**

Mr. McLaughlin introduced Bill X-19-01 and moved to approve the first and second readings, Mr. Phipps second, all voted in favor.

Mrs. Glotzbach added that the third reading for this ordinance will take place on March 4th.

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS – PUBLIC: R-19-02 (Progressive Materials)

No one spoke.

COMMUNICATIONS – PETITIONER: R-19-02 (Progressive Materials)

**R-19-02 A Resolution Adopting a Written Fiscal Plan as the McLaughlin
Definite Policy of the Common Council of the City of
New Albany, Indiana, with Respect to the Provision of
Municipal Services to Areas that are Proposed to be
Annexed into its Corporate Boundaries**

Mr. McLaughlin introduced R-19-02 and moved to approve, Mr. Phipps second, all voted in favor.

**OUR SOUTHERN INDIANA REGIONAL DEVELOPMENT AUTHORITY–
Wendy Dant-Chesser & Ken Rush**

Mr. Rush stated that he is one of the five directors of Our Southern Indiana and is a life-long resident of Floyd County. He explained that he wants to see Floyd County be part of the region and be represented so they are asking for their opinions and ideas tonight.

Ms. Dant-Chesser presented the Council with a handout detailing the history of and vision for Our Southern Indiana Regional Development Authority. Said handout is on file with the City Clerk’s office. She stated that in 2015 Indiana announced a program called the Regional Cities Initiative which brought together seven regions in the state to form the Regional Development Authority (RDA) which represented 70% of the population. She added that by the end of the year the state had awarded three of those regions a total of \$42M a piece to leverage projects for the private sector. She explained that Our Southern Indiana represents Clark, Floyd, Jefferson, Scott and Washington Counties and have been operating as an RDA since January of 2018 with One Southern Indiana being used as the administrative staff. She stated that they visited Evansville, which was one of the regions to receive the \$42M dollars, and they have taken that money and leveraged nearly one billion dollars of investment in their four county area. She stated that while this region missed the boat in 2015 they are now in a position that if State dollars were to become available, they have the vehicle in place. She explained that in October the State of Indiana awarded Our Southern Indiana RDA a \$150,000.00 planning grant and Mr. Rush is in the process of taking the message out to the five counties to get ideas and input. She added that they are looking for ways to leverage projects and ideas with potential funders, investors and developers. She stated that a consulting team will be in Clark and Floyd counties on Wednesday if any of the council members would be interested in meeting with them one-on-one. She explained that they will be holding several public hearings to gather information and input regarding what is most important to the City of New Albany and hopefully the plan will be used to hopefully garner attention from developers, the State of Indiana for grant dollars and other partners that will try to come together to make this a reality.

Mr. Rush stated that the interviews will be from 1:00 p.m. – 5:00 p.m. at the Pine View Government Center on February 6 and if they can’t attend that day they would be happy to do a phone interview. He added that they would greatly appreciate their input.

Mr. Phipps asked if she is saying that this is free money that the City doesn’t have to put anything out for these projects on.

Ms. Dant-Chesser replied no but explained that they aren't asking for any commitment from them at this time until it comes back before them.

Dr. Knable stated that there is no such thing as free money and the \$126M is funds that the citizens have paid into but unfortunately didn't get any of it back because they weren't prepared to participate. He explained that he had some reservations to begin with because of the issue of eminent domain, but that has been taken out of the legislation that was passed. He stated that at the end of the day he would like for them to do their part to be able to get some of that money back. He explained that he has heard concerns about giving power to non-elected officials but he doesn't see that as being different than the Economic Redevelopment Commission. He added that he also heard concerns about all the appointments all being done by the County Council but if the City of New Albany had elected to participate in this then they would have been involved in electing the individuals on the board. He stated that his intention is to talk further with his constituents and bring their ideas back to the RDA.

Mr. Phipps asked if the City would have to kick in a certain amount of funds each year to be part of the organization and if they would have some say over whether they want a project or not if it is in their district. .

Ms. Dant-Chesser stated that that at this time there is no commitment or ask for financial dollars. She explained that if a project were to come out of this planning process they would have the opportunity to participate in that project.

Mr. Phipps asked if they would ever be forced to take their money and fund something in Clark County.

Ms. Dant-Chesser replied no and added that she doesn't even know if that is possible under the current legislation.

Mr. Phipps stated that he assumes that any project that takes place in their community would consider their zoning codes and Comprehensive Plan.

Ms. Dant-Chesser replied yes.

Mr. Coffey stated that he researched this because he has family that lives in Fort Wayne and his son-in-law said that it was the biggest economic boom for them because they got involved in this. He added that he was astounded by the amount of some communities received when Floyd wasn't even considered. He expressed the importance of educating and facilitating people that work with their hands and stated that this group is doing just that.

Mr. McLaughlin stated that he has concerns about what Floyd County will be able to bring to the table being one of the smallest counties in the state. He asked what role they could play in the larger plan.

Mr. Rush stated that they have a beautiful city here and the riverfront is going to be such a huge asset. He spoke about the bike trail and the number of individuals utilizing the path between the cities and stated that it is such an economic engine and booster of tourism.

Dr. Knable stated that he would submit at the end of the day if they get \$125,000.00 out of this that is better than not receiving anything simply because they chose not to be part of it.

Mr. Phipps stated that he agrees with Mr. Coffey that they do need people to work with their hands and they need those skills but they also need to keep in mind that this is the 21st Century with an information based economy. He added that they still desperately need individuals that can think critically and communicate and he believes that is where the growth is going to be. He stated that any time there are disparaging remarks made about a liberal arts education he feels compelled to challenge those remarks.

Mr. Coffey stated that he appreciates what Mr. Phipps is saying but he disagrees.

Mr. Aebersold asked if there were investors that put their money into the projects mentioned in Evansville or if the money came from their redevelopment.

Ms. Dant-Chesser stated that the goal of the program when the award was made was that 20% came from the State, 20% from local and 60% from the private sector.

Mr. Aebersold asked about the funding for a highway.

Ms. Dant-Chesser stated that the question they would have in that case would be what else is going to develop along that highway because that is what you would bring to the table for negotiations with the developers.

Mr. Rush stated that there is an RDA in Spencer County and their sole purpose is to promote the extension of the 231 connection to I69 and to create jobs along that corridor.

Mr. McLaughlin asked Mr. Rush how his position was voted on.

Ms. Dant-Chesser explained that the county councils as the fiscal bodies were the ones that made the resolution to form the RDA and then the executives of all five counties voted on all five of the board members.

Mr. Phipps asked if that means that the council will not get a vote and that the County Council would appoint the representative.

Ms. Dant-Chesser stated that the terms are set up for four years.

Mr. Blair stated that he would encourage anyone that is interested to sign up with Mr. Rush for an interview.

Mr. Rush stated that it will not take long but it will be very informative and something that they can contribute to.

Mr. Blair stated that his wish is to focus on affordable housing.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Roger Baylor asked that when discussing the RDA they mention something other than roads for vehicular traffic such as mass transit. He stated that he was really disappointed that One Southern Indiana's recommendations four years ago didn't include anything about public transportation. He referenced a statement that was issued by Mayor Gahan expressing his opposition to this program in which he expressed concerns about an unelected board making decisions that cost money and he finds his reasons to be ironic

when the City has so many unelected boards making decisions. He added that four years ago Mayor Gahan expressed his support for the RDA.

ADJOURN:

There being no further business before the board, the meeting adjourned at 8:00 p.m.

Scott Blair, President

Vicki Glotzbach, City Clerk