

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,  
HELD A COUNCIL WORK SESSION IN THE THIRD FLOOR ASSEMBLY  
ROOM OF THE CITY/COUNTY BUILDING ON MONDAY, MARCH 2, 2015 AT  
6:45 P.M.**

The meeting of the **New Albany City Council** was called to order by Mr. McLaughlin at 6:55 p.m.

**PRESENT:** Council Members, Mr. Coffey, Mr. Caesar, Mr. Phipps, Mrs. Benedetti, Mr. Blair, Mrs. Baird, Mr. Gonder, Mr. Zurschmiede, and President McLaughlin.

**OTHERS PRESENT:** Mr. Lorch, Mr. Brewer, Mr. Robison and Mrs. Glotzbach

**Mr. Lorch** stated that we have gotten most of the way through the draft that compares the present code to the new code that they are hoping to put into place. He explained that he just finished going over the code with Mr. Brewer and they have had several meetings regarding the old code as well as what they will be keeping for the new code. He stated that once the City Attorney, City Council, and Mr. Brewer agree on what they want the code to say the next step will be to send it to the state for review so that they can give their blessing or give any feedback that they need to see changed. He explained that it will not be binding until the State Building and Fire Commission approve it.

**Mr. Zurschmiede** explained that they are going to pass the first and second readings to show the state that they are serious and have them approve or make changes before the third reading.

**Mr. Lorch** explained that he has approached them before with some drafts and received changes and they worked them into the document and he will continue to make sure that is how it works moving forward. He stated kept following up with them and made it clear that they were in the early stages. He explained that the main things that are not in the ordinance that they need to discuss are fees and fines and he wants to get with Mr. Brewer to make sure these are still appropriate or if they need to be updated. He stated that he sent them the old ordinance section numbers along with the new corresponding section number to make it easier to review. He explained that he and Mr. Brewer discussed disposal system for tires, televisions and items like that because they do not have a set method for this and he asked Mr. Brewer if he had any thoughts on that since they last talked.

**Mr. Brewer** stated that it needs to be clear and concise so that the public knows exactly how to dispose of items. He explained that he hasn't had a chance to read this yet and asked if he put a description of what it is.

**Mr. Lorch** explained that ECOTECH would require a certain arrangement for those types of items.

**Mr. Brewer** stated that people don't know that items like televisions and paints aren't going to get picked up if they put them out and those things need to be defined to make it easier.

**Mrs. Benedetti** stated that in the past ECOTECH had drop off points and maybe they could have a schedule for something like that

**Mr. Zurschmiede** stated that there needs to be clear language that describes what to do with these types of items. He explained that ECOTECH told him recently that they weren't picking up mattresses that aren't wrapped because of bedbugs and the general

public will not know this type of information and they city needs to make sure that it gets explained in detail.

**Mr. Coffey** stated that most people are going to abide by this but with something like a television they might as well pick it up because some people will tear it up to get the copper and they will end up picking it up anyway.

**Mr. Lorch** stated that there is a section that talks about refrigerators and that prompted them to create a list of things that are hard to dispose of and they need to figure out what the best mechanism to dispose of those are and if there will be a fee associated with it.

**Mr. Zurschmiede** asked Mr. Coffey if he could get the information from Solid Waste at the next meeting.

**Mr. Coffey** replied yes.

**Mr. Caesar** stated that he thinks that there needs to be a separate document with bullet points that each citizen has access to that includes a phone number or website.

**Mrs. Benedetti** stated that it could go out on sewer bills.

**Mr. Zurschmiede** stated that not everyone gets a sewer bill but that would hit a lot of people.

**Mr. Brewer** stated that a lot of things end up in alleyways and the city ultimately has to clean it up so it is definitely something that they need to address.

**Mr. Zurschmiede** stated that maybe they could license scrappers for the city like they do taxi cabs.

**Mr. Gonder** asked how often Mr. Brewer gets reports from the police that see debris dumped into the alleys

**Mr. Brewer** stated that they do get complaints from police officers but complaints come in from all different directions and they track where they come from and address them as soon as possible.

**There was a discussion about rental registrations and how they have not included in this code yet.**

**Mr. McLaughlin** stated that basically the bulk of this deals with what the Building Commissioner's office can do now in their office without much cost or additional personnel.

**Mr. Lorch** stated that is his understanding.

**Mr. Brewer** stated that until he looks at it all the way through and has a better understanding of what the changes are he can't say.

**Mr. Caesar** asked if this document will address people that do not comply.

**Mr. Brewer** stated that he hasn't had a chance to look at it so he doesn't know.

**Mr. Blair** stated that it is being addressed.

**Mrs. Benedetti** asked who the code enforcement officers are.

**Mr. Brewer** stated John Burger and Dennis Smith and they have a concentrated code enforcement office for CDBG.

**Mr. Blair** stated that it is an important piece to know if we can afford it.

**Mr. Zurschmiede** stated that this is not creating any new laws.

**Mrs. Benedetti** stated that they just made it user friendly.

**Mr. Gonder** asked if it included an increase in fees.

**Mrs. Benedetti** stated that she doesn't recall any increase in fees.

**Mr. Brewer** stated that because he hasn't had a chance to look over it he doesn't know.

**Mr. Zurschmiede** asked Mr. Brewer to look over the new draft and see if anything jumps out at him or if he sees anything that needs to be added.

**Mr. Brewer** stated that he hopes this is a very strong stance to take so that they can do even more to help their office do what they are supposed to be doing.

**Mr. Coffey** asked how many houses have they tore down.

**Mr. Brewer** stated that in the last three years they have torn down about 160.

**Mr. Coffey** asked how many alleys they have cleaned up.

**Mr. Brewer** stated that they are doing alley sweeps and have had a lot of success with that new program.

**Mr. Zurschmiede** asked if they could get a list of the houses that have been torn down.

**Mr. Brewer** replied yes.

**Mr. Zurschmiede** thanked him and his staff for all of the hard work on the demolitions.

**Mr. Brewer** stated that they track everything and take their programs very seriously. He added that the grass cutting program even generated a little revenue so they are on the right track.

**Mr. Zurschmiede** stated that \_\_\_\_\_ had a check cut out of Board of Works for about \$4,000.00 and asked what that was for.

**Mr. Brewer** stated that he thinks it was for a couple of months' worth of work but he could get that information to him.

**Mr. Phipps** asked about the status of the house on the 1200 block of Elm.

**Mr. Brewer** stated that it was sold in a tax sale and he is going to bring it up to code and rehab it.

**Mr. Gonder** stated that rental registration has been discussed and asked if they don't go down that route with this ordinance is there some other approach they can take to accomplish the same goals.

**Mr. Brewer** stated that it could be done potentially if it is funded and they have the manpower for it.

**Mr. Gonder** asked if they could track violations and if they keep seeing the same name over and over if they can come down harder on them for repeated violations.

**Mr. Brewer** stated that they can only be penalized by what the law allows.

**Mr. Phipps** stated that he would like to build this into the ordinance with a repeat offender clause and make no distinction between and landlord and an owner.

**Mrs. Baird** stated that a lot of times the people that rent these home can't afford the better kept homes.

**Mr. McLaughlin** stated that yard sale signs are one of his pet peeves and they always have address on them so he doesn't understand why they aren't being fined.

**Mr. Coffey** stated that might have fallen to the side because it isn't as severe as the other offenses.

**Mr. McLaughlin** stated that maybe that is something that should fall into Mr. Brewer's lap.

**Mr. Zurschmiede** asked if they should keep track by individual names because those repeat offenders are causing Mr. Brewer and his department a lot of problems.

**Mr. McLaughlin** stated that would definitely be something for them to discuss.

**Mr. Zurschmiede** thanked Mr. Lorch and Mr. Brewer for all of their work on this ordinance.

**Mr. Lorch** stated that if anyone wants to meet with him to go over the draft he would be happy to do that.

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 7:30 p.m.

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Pat McLaughlin, President

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Vicki Glotzbach, City Clerk