

**A MEETING OF THE BOARD OF PUBLIC WORKS & SAFETY OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WAS HELD IN THE THIRD FLOOR ASSEMBLY ROOM AT THE CITY/COUNTY BUILDING ON WEDNESDAY, DECEMBER 27, 2017 AT 10:00 A.M.**

**PRESENT:** Mickey Thompson, member, Cheryl Cotner-Bailey, member and Warren V. Nash, president.

**OTHERS PRESENT:** Robert Lee, Chris Gardner, Sidney Main, Police Chief Bailey, Fire Chief Juliot, Fire Marshal Koehler, Linda Moeller, Larry Summers, Jessica Campbell, Courtney Lewis, Shane Gibson and Vicki Glotzbach

**CALL TO ORDER:**

**Mr. Nash called the meeting to order at 10:00 a.m.**

**PLEDGE OF ALLEGIANCE:**

**BIDS:**

**NEW BUSINESS:**

**COMMUNICATIONS – PUBLIC:**

**Ms. Susan Stoy, 116 Franklin Drive,** stated that her family home is on Coyle Drive and she and her sister own two properties there. She said that she and about 18 individuals on Ann Place and Coyle Drive would like to petition to close Coyle Drive at State Street to thru traffic with a single entry at Daisy Lane and Coyle Drive. She explained that the neighborhood is being hammered with a steady stream of vehicles that are circumventing the backup on the interstate ramps at State Street and Daisy Lane. She stated that this will only increase at the completion of the commercial properties mushrooming on State Street and Daisy Lane. She also stated that there have been quite a few wrecks and damages to vehicles with the latest being Holy Family's priest's car where the whole rear axle was disengaged. She said that from an informal tally, she is certain that the majority of homeowners on Coyle Drive would be greatly relieved if the city would close Coyle Drive to local traffic so they can reclaim some semblance of a neighborhood where the children can safely play in their front yards and cars can safely exit from their driveways. She then commended the city on the beautiful work they did on the bridge on Franklin Drive.

**Mr. Nash** stated that there have been many discussions about Coyle Drive and generally it is the city's responsibility to keep streets open instead of closing them but this is a unique situation. He said that the board would take it under advisement to give it further study and come to a decision.

**OLD BUSINESS:**

**TABLED ITEMS:**

**COMMUNICATIONS – CITY OFFICIALS:**

**1. Linda Moeller re: Bank Reconciliation Worksheets for November 2017**

**Mrs. Moeller** presented the Bank Reconciliation Worksheets for November 2017 and asked that they be read into the minutes.

**Mr. Nash** requested that the record reflect that the board received the Bank Reconciliation Worksheets for November 2017.

**2. Shane Gibson re: Finalize lease terms for the new city hall**

**Mr. Gibson** stated that he is trying to finalize the lease terms for the new city hall. He explained that we have spent approximately about \$5M if not more for the current location of city hall over the time period of the lease which started back in the 1960s. He stated that we pay about \$25.71 per square foot for our current location and the new location is about 23,700 square feet so the size is substantially larger but we will only pay about \$9.25 square foot. He said that they have also calculated in \$1.25 per square foot which goes into a reserve for a restricted account to use for unforeseen maintenance costs so total cost is about \$10.50 per square foot. He stated that it equates to about \$750,000.00 over the time of the lease for replacing heating, a/c, etc. He said that it is a 25 year lease and payments will start at \$250,000.00 and then starting year six there will be CPI adjustment for rent and lease payment thereafter. He added that the great thing is that at the end of the lease, the city and the citizens will own the structure outright.

**Mr. Nash** asked what the status is of the lease on this building.

**Mr. Gibson** stated that it ran for 40 years until 2000 and now we go year to year but still operate under the terms of the original lease with adjustments because there has been no newly executed document that he has been able to find. He said that as we get closer to moving, we will make sure that we let the building authority know as well as the county officials because he thinks they have some ideas and some needs that they would like to fulfill once we are out. He added that we presently pay approximately \$194,000.00 now.

**Mr. Nash** asked which departments will be there.

**Mr. Gibson** replied all of the current offices on the third floor, a new council chambers, a new HR component, a SBOA area, IT area and working offices for the chiefs and whoever else may need to be in there at various times for various things.

**Mr. Nash** asked if it would affect the street department, sewer billing office, sewer utility office or police department.

**Mr. Gibson** replied no but said there will be available working areas if other departments need them at various times. He then said that he will have the final document to the board next week for a signature but right now he just needs the board's approval on the core terms that he just discussed.

**Mr. Thompson** asked if he said that it will belong to the city outright upon completion of the lease.

**Mr. Gibson** replied yes.

**Mrs. Cotner-Bailey** moved to accept the terms of the lease which include the 25 year lease starting at \$250,000.00 per month and equates to about \$10.50 per square foot with \$1.25 of that going into a reserve account, a CPI adjustment on lease payments starting after year five and after 25 years is owned by the citizens and the city, **Mr. Thompson** second, motion carries.

### **3. Mickey Thompson re: Grant Line Road work**

**Mr. Thompson** stated that the work that was approved on Grant Line Road and Mt. Tabor Road where they have a tie-in for utilities for the old Kmart parking lot begins today.

**Mr. Nash** asked if that is a one lane closure.

**Mr. Thompson** stated that is correct.

### **4. Larry Summers re: Road work**

**Mr. Summers** explained that because of weather, construction work is pretty light right now but there is still some work going on at the intersection of State Street and Daisy Lane.

Mr. Nash asked if he could give an update on that work.

Mr. Summers stated that the curbs, sidewalks and ramps have been put in at the southeast corner and at the northeast corner they have torn out the curb so they can put in the additional ramp. He also stated that they will be modifying the entrance to Burger King and Tucker's Station.

**5. Mickey Thompson re: Paving**

Mr. Thompson stated that the section of Charlestown Road from Vincennes Street to the North Y has been paved and striped and is now open to traffic.

Mrs. Cotner-Bailey asked if it is completely finished.

Mr. Thompson replied yes and explained that because of weather, paving is done for the year so they will begin working on manhole adjustments now.

Mr. Summers added that a good majority of the manholes just need new lids so they are ordering those but there are some that do need adjustments.

**6. Warren Nash re: Construction signs**

Mr. Nash asked if all signs have been removed.

Mr. Silliman stated that all of the signs on the Bono Road project have been removed.

Mr. Summers stated that the signs on McDonald Lane were all removed on Friday.

Mr. Nash asked if they were removed on Roanoke Drive as well.

Mr. Summers stated that he was told that they were but he can go check this afternoon.

**APPOINTMENTS:**

**CLAIMS:**

Mrs. Moeller presented the following claims for the period of 12/12/17 to 12/21/17 in the amount of \$1,551,169.88:

<b>General Claims (Bank 1):</b>	575,059.40	
<b>Fire Department:</b>	495.79	
<b>Police Department:</b>	2,755.00	
<b>Street Department:</b>	-	
<b>Parks Department:</b>	400.07	
	<b>Total From Above:</b>	578,710.26
<b>Medical/Drug Fund:</b>	10,692.48	

(Bank L)

**Payroll Claims:** 779,607.14

(Bank 2)

**Sanitation Fund:** 182,160.00

**Thursday Utility Claims:** -

**Total From Above:** 972,459.62

**Grand Total:** 1,551,169.88

Mrs. Cotner-Bailey moved to approve the above claims, Mr. Thompson second, motion carries.

**APPROVAL OF MINUTES:**

Mrs. Cotner-Bailey moved to approve the Regular Meeting Minutes for December 19, 2017, Mr. Thompson second, motion carries.

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 10:30 a.m.

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Warren V. Nash, President

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Vicki Glotzbach, City Clerk