

**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 THURSDAY, FEBRUARY 20, 2014 AT 7:30 P.M.**

**PRESENT:** Council Members, Mr. Coffey, Mr. Caesar, Mr. Phipps, Mrs. Benedetti, Mr. Blair, Mrs. Baird and Mr. Gonder. Mr. Zurschmiede and Mr. McLaughlin were not present.

**OTHERS PRESENT:** Mr. Lorch, Police Chief Knight, Major Whitlow, Mr. Thompson, Mr. Hall, Mr. Gibson, Mr. Brewer, Mr. Duggins, Mrs. Moeller and Mrs. Glotzbach.

**MOMENT OF REFLECTION:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:**

**Mrs. Baird moved to approve the Executive Session Meeting Minutes for February 3, 2014, Mr. Coffey second all voted in favor.**

**Mr. Phipps moved to approve the Public Hearing Meeting Minutes for February 3, 2014, Mr. Coffey second, all voted in favor.**

**Mr. Phipps moved to approve the Regular Meeting Minutes for February 3, 2014, Mrs. Baird second, all voted in favor.**

**COMMUNICATIONS – PUBLIC:**

**Amber Bowles** stated that she was at St. Elizabeth's for two years and they have done a lot for her and her family and helped them get back on their feet and just wanted the council to know how important they are.

**COMMUNICATIONS – CITY OFFICIALS:**

**Mr. Phipps** stated that the weather sirens have been connected and everyone should be able to hear them being tested on the first Saturday of the month.

**Mrs. Baird** stated that the bids for the Farmers Market came back higher than expected and they are working on getting a grant from Horseshoe but will probably need to come to the Council for an appropriation.

**Mr. Coffey** asked how much was dedicated to it.

**Mrs. Baird** stated \$275,000.00.

**Mr. Coffey** asked what additional funds she would want to appropriate.

**Mrs. Baird** replied another \$75,000.00.

**Mr. Gonder** stated that seems terribly expensive and asked what kind of work needed to be done.

**Mrs. Baird** stated that it is ground leveling which is a major part of it, the pavilion, and restrooms.

**Mr. Duggins** explained that the expense is the ADA requirements and milling & grading for the drainage. He stated that there were three pieces of the bid which was the base bid that is a mirror

of what they have now with the addition of storage and bathroom. He explained that the base bid came back at \$321,000.00 which included the site work and the site work is the largest piece of it. He stated that there are two add-ons like they do for every project which includes the connector project for an additional \$50,000 and stainless steel for an additional \$7,000.00. He explained that it is a highly successful thing that they have downtown and well used even if it seems rather expensive.

**Mrs. Benedetti** asked if it is pretty much going to stay a farmers market.

**Mr. Duggins** stated that they have looked at everything from having it sealed to be able to use it in the winter to basically what they already have and they compromised.

**Mrs. Benedetti** asked if it is mainly people coming in selling vegetables and stuff.

**Mrs. Baird** stated that it is mostly vegetables but there are some people that come in to sell handmade crafts but they are all local people with local merchandise.

**Mr. Duggins** stated that when they did the first grant application they estimated that they had 18,000 people come through there.

**Mrs. Baird** stated that there are more people moving downtown and so that number will be on the rise and benefit New Albany.

**Mr. Coffey** asked how much it generates. He stated that if they look around at other areas their farmers markets are self sustaining and they don't have to ask the local governments to pay for it.

**Mr. Duggins** stated that they don't ask them to provide financials but this space will be City property and they will be allowed to use it. He explained that the benefit is what it brings to the community.

**Mrs. Benedetti** asked if they charge the vendors.

**Mr. Duggins** replied yes but it is very minimal.

**Mr. Coffey** stated that he heard they would need refrigerated areas.

**Mr. Duggins** stated that they aren't doing that.

**Mr. Coffey** stated that it needs to be looked at because it hasn't been run right for years and hasn't grown because of what they have done but all of the work that the City has done for it.

**Mrs. Benedetti** asked if they could see some plans.

**Mr. Blair** stated that he would like to see a plan to recapture some of that cost.

**Mr. Duggins** stated that he is getting together with Mrs. Baird on Wednesday and he will get together before that with the representative from DNA and put it together to give them some more information. He explained that they did not overdesign and the bids are actually fair it is just the site work was more than what they had anticipated.

**Mrs. Benedetti** asked if they had a good response with the bids.

**Mr. Duggins** stated that they did and explained that they had 12 take the plans and 6 submit bid.

**Mr. Phipps** asked if there was land acquisition needed.

**Mr. Duggins** replied no. He explained that the City owns all of the property.

**Mr. Gonder** asked what work will be done on the existing structure.

**Mr. Duggins** stated that they aren't doing anything the existing structure because it is sound.

**Mr. Gonder** asked if we have ever considered using the parking garage for the farmers market since it is covered.

**Mr. Duggins** replied no because what they were asked to do was look at the area that is already farmers market. He stated that bathroom and electricity was expensive but they felt it necessary.

**Mr. Gonder** asked if the big factor is the grading what about the existing structure because there is no grading needed for that.

**Mr. Duggins** stated that he has to remember that they will be doing some ADA updates on the existing structure and a new structure which is where the land is that needs the milling and grading.

**Mr. Gonder** asked how the grading of this site compares to the milling of the street.

**Mr. Duggins** stated that they could mill it for very little but it is the leveling, grading, installing drainage pipes, and tying it into the storm drainage that makes it so much more expensive.

**Mr. Gonder** said he did hear one negative comment about the farmers market because the other merchants downtown have to keep up their stores and there is nothing that the City is doing extra for them.

**Mr. Duggins** stated that it is the same argument for Harvest Homecoming and it is a concern but he would say back to that the fact that the market is drawing 18,000 people downtown on Saturday's and that is good for the other businesses as well.

**Mr. Coffey** stated that the farmer's market is not being run to its fullest potential and until it is it doesn't make sense to throw that much money at it. He suggested that they make the farmers market a separate entity that works with DNA. He explained that they can't keep doing the same things if they don't work.

**Mr. Duggins** stated that they are going to meet Wednesday and he will get the financials and any other information that they need.

**Mr. Gonder** stated that the problem is that they train has already left the station. There is already a plan and now they are just trying to figure out how to get more money.

**Mr. Duggins** stated that the council budgeted money for this construction.

**Mr. Gonder** stated that it was obviously drawn in such a way that they can't afford it.

**Mr. Duggins** stated that it was designed at a very basic level to be a duplicate of what they have with the additional of a bathroom and a storage facility.

**Mrs. Benedetti** asked how big the storage was.

**Mr. Duggins** stated about 10'X10'

**Mr. Coffey** stated that they need to see how much is generated and what will be applied to upkeep it.

**Mr. Phipps** stated that he was going up Market Street and almost got hit by a car turning north from State Street who thought it was two way. He explained the painting on that median is yellow when usually it is white on a one-way street and suggested that maybe changing that would help out.

**Mrs. Benedetti** asked where the traffic study is for the two-way.

**Mr. Coffey** stated that they are still putting the plans together to let it out for bid.

**Mrs. Benedetti** stated that once that study is done she would like to see it.

**Mr. Coffey** stated that they will definitely get it as will the public.

**Mr. Gonder** stated that in Redevelopment they talked about what they want to see in the study.

**Mrs. Benedetti** asked what the holdup is on awarding it to be done.

**Mr. Coffey** stated that they want more information before they turn loose the money.

**Mrs. Benedetti** asked Mr. Caesar who has the films from the bicentennial events and if they could get them to download on the website.

**Mr. Caesar** stated that a lot of that stuff is in the hands of several different people and that is part of the problem in herding it all together but he is close.

#### **COMMUNICATIONS – MAYOR:**

**Michael. Hall** stated that Mayor Gahan wanted to thank everyone especially Mr. Phipps for the warning sirens. He explained that the Parks Department has been hard at work on the Billy Herman Ballpark and they have tournaments dates scheduled for the summer and it will be open to outside organizations.

**Mrs. Benedetti** asked if the Little League is going to be able to continue practicing there.

**Mr. Hall** replied yes. He stated that the East Main Street Project is going to kick off in late February and letters will be going out to residents about the first steps and they can find out more information on [www.eastmainstreet.com](http://www.eastmainstreet.com). He explained that this weekend is the College Event on Sunday at IUS to help students fill out FAFSA Forms to get financial aid for college.

#### **APPROVAL OF CF-1 FORMS:**

#### **INTRODUCTION OF ORDINANCES AND RESOLUTIONS:      READING**

R-14-02	Resolution Concerning Statement of Benefits for United Investment Group/Urethane of Kentuckiana (DBA Insulated Roofing Contractors) By the Common Council of the City of New Albany	Blair
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**Mr. Blair introduced R-14-02 and moved for approval, Mr. Coffey second, all voted in favor.**

**Mr. Blair** stated that he is familiar with the company and it is a company that they want in New Albany because they are investing in the community with a significant payroll and they are very charitable.

**Mr. Duggins** introduced Rick Stumler who is the owner of the company.

**Mrs. Benedetti** stated that she had the opportunity to tour it last year and it is a very nice company.

**Mr. Gonder** stated that it was explained to him that this is not essentially a manufacturing facility.

**Mr. Blair** stated that they still have to have storage, inventory and equipment so they are using it more for distribution than manufacturing but it doesn't downplay their contributions.

**Mr. Gonder** asked if that wasn't the hook for a normal abatement.

**Mr. Duggins** explained that legislature has reviewed this several times and because of the changing economy they can abate different styles of distribution and it has started to be geared toward providing incentives to the companies outside the traditional abatement.

**Mr. Gonder** asked if it is possible to put a cost on each abatement.

**Mr. Duggins** stated that it doesn't cost the City anything. He explained they are entering into a contractual position that says if you do all the things you are supposed to do there would be a tax abatement on the new assessment.

**Mr. Gonder** stated that it is like a TIF district.

**Mr. Duggins** replied no. He explained that a TIF District capture new assessment above the base year.

**There was a lengthy discussion regarding how a tax abatement works and the steps in goes through after it is granted.**

**Mr. Caesar** stated that the carrot for him is that not only do you get to keep the jobs but grow them as well.

A-14-02	Ordinance for the Appropriation of Riverboat Funds for the Salvation Army and St. Elizabeth's	Benedetti 3
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**Mrs. Benedetti introduced A-14-02 and moved to approve the third reading, Mr. Coffey second, all voted in favor. Bill A-14-02 becomes Ordinance A-14-05.**

A-13-11	Additional Appropriation in an amount of \$450,000.00 from the EDIT/Riverboat Fund for the Police Department	Coffey 3
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**Mr. Coffey introduced A-13-11 and moved to approve the third reading, Mrs. Benedetti second,**

**Ms. Benedetti withdrew her second.**

**Mr. Coffey** stated that he met with the Police Chief and there is some different language and other concerns so he would like to table it.

**BOARD APPOINTMENTS:**

**MISCELLANEOUS ITEMS:**

**COMMUNICATIONS – PUBLIC (non-agenda items):**

**Mark Cassidy** stated that he sent Mr. Thompson an email the other day and wanted to thank him for doing a wonderful job this winter. He explained that he is not happy about the lack of understanding of what a tax abatement is yet they vote on them all the time. He stated that he is not against tax abatements but he thinks that they need to be looked at before and after because Mr. Duggins told him that no one checks those numbers.

**Mr. Blair** stated that he is scolding them about something that they just did tonight. He explained that the tax abatement that they passed tonight does detail for them the number of jobs and the distribution.

**Mr. Duggins** stated that he told Mr. Cassidy that they do not go out to the business and walk through.

**Mr. Cassidy** stated that he loved the farmers market but it is a ridiculous amount of money to spend on it.

**Roger Baylor** stated that the businesses that are here year round represent a lot of investment in this community and they are all responsible for their business and it seems the city is more geared to give incentives to those that go into the Industrial Park but they need to also consider the downtown business owners who often get overlooked. He expressed concern about spending so much money on the farmers market when they don't even have a plan for it and there wasn't an opportunity for the public to comment.

**Jill Segesser** gave a brief history of the Jeffersonville homeless task force. She explained that they want work towards doing something long term for the homeless issue and so they have started to work on a strategic plan and they would love to extend that to surrounding counties.

**IN COMMITTEE:**

**TABLED ORDINANCES:**

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 8:35 p.m.

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John Gonder, Vice President

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Vicki Glotzbach, City Clerk