

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,  
HELD A WORK SESSION IN THE THIRD FLOOR ASSEMBLY ROOM OF THE  
CITY/COUNTY BUILDING ON MONDAY, APRIL 29, 2013 AT 6:30 P.M.**

The meeting of the **New Albany City Council** was called to order by President Pat McLaughlin at 6:32 p.m.

**MEMBERS PRESENT:** Mr. Coffey, Mr. Caesar, Mr. Phipps, Mrs. Benedetti, Mr. Blair, Mrs. Baird, Mr. Goner and Mr. McLaughlin. Mr. Zurschmiede was absent.

**OTHERS PRESENT:** Mr. Lorch, Mickey Thompson, Josh Rosenbarger and Mindy Milburn

**Mr. Caesar** stated that they have had a lot of ideas on the table but he is in favor of taking \$2M from EDIT but he wants to make sure the list is a current list regarding what the priority streets are to pave. He explained that they do want to include alleys and sidewalks that are in bad shape.

**Mr. Coffey** stated that if they have to take the money out of EDIT that says to him there are no monies available for the sidewalks and they will have to come up with it.

**Mr. Caesar** stated that they also need to keep in mind that they have to do Old Vincennes Road at some point.

**Mr. Coffey** stated that a section of Main Street towards Corydon Pike is completely shot that needs to be addressed.

**Mr. Caesar** stated that he agrees with that too.

**Mr. Coffey** stated that Mr. Thompson has filled the potholes in that area but they are not going to hold up and if you aren't from the area and don't know where the potholes are and it can really damage your vehicles.

**Mrs. Benedetti** asked if they received anything by districts.

**Mr. Coffey** stated that he doesn't think they should do anything by districts that it should be based on which streets need it the most.

**Mr. Thompson** stated that he doesn't know where their district boundaries are but there is a map in the handout presented that shows where each identified ranked roads are.

**Mr. Coffey** stated that Mr. Thompson should dictate what needs to be done because he is the one that is on top of this. He asked if Old Vincennes Road could be part of a TIF

**Mr. Caesar** stated that it isn't part of a TIF right now but it is being looked at to make it part of the TIF.

**Mr. Thompson** explained that they would like to keep a half million to work on sidewalks but there are some roads on list that shouldn't be done because of where they located are such as roads down on the riverfront where there aren't any houses.

**Mr. Coffey** stated that they have Grantline Road here and asked if it was included in the \$1.5M.

**Mr. Thompson** stated that it isn't and this just a list of roads that were identified, it doesn't mean that there aren't others out there that need to be looked at.

**Mrs. Benedetti left the meeting at 6:40**

**Mr. Thompson** stated that they can look at where their districts are and see what streets were identified.

**Mr. Coffey** stated that districts shouldn't play a factor in this because they all want them done but it needs to be up to Mr. Thompson.

**Mr. Blair** stated that he agrees with Mr. Coffey and they should concentrate on the roads that have the most need but they do represent a certain district so they will obviously know what is needed in those areas more than they would in areas outside of their districts.

**Mr. Thompson** explained that will be difficult because of where they are down to local streets and alleys. He stated that every street is important to the residences that live on it and if you do one street and not the next on over you will have residence that get mad and not understand why their roads aren't being taken care of.

**Mr. Gonder joined the meeting at 6:47**

**Mr. Coffey** stated that Camp Avenue looks like it is sliding down.

**Mr. Thompson** stated that they haven't done Camp Avenue yet and explained that there is a section of Corydon Pike that is falling in that was done when James Garner was Mayor and it failed not long after.

**Mr. Coffey** stated that Corydon Pike is in really bad shape.

**Mr. Thompson** explained that the state owns that so they can't address it.

**Mr. Rosenbarger** stated that they have it programmed for 2014.

**Mr. Coffey** stated that it will not last until 2014 and they have a heavy amount of semi traffic that goes through there

**Mr. Thompson** stated that the second handout shows roads that they get a lot of calls on regularly. He stated that this study was done in 2008 so there are some on there that weren't included that now need to be looked at.

**Mr. Blair** asked what happens if things have changed since this report was done.

**Mr. McLaughlin** stated that a couple of streets on the list were paved last year so they can come off.

**Mr. Thompson** stated that he just went through the roads that they have and he stopped when he got close to \$2M worth but there are probably a few million dollars more in repairs that needs to be done. He stated that this survey doesn't mean that these are the roads that they have to do but the 1's are clearly the roads that have the most need and there are some 7's on here that probably need some work

**Mr. Blair** stated that there are some roads on here that got a higher rating that he has driven that don't seem to need that much work by comparison

**Mr. McLaughlin** asked about road sinking in on Charlestown Road and asked if that was a storm water issue.

**Mr. Thompson** stated that he thinks it is a base failure.

**Mr. McLaughlin** mention May Drive and explained that there is an alley that crosses it that is almost grass now and asked how they would get something like that done that didn't get caught on their radar

**Mr. Thompson** stated that he spoke with Mr. Gonder about that exact issue and explained that there are some places out there that didn't get recognized and he would welcome their input.

**Mr. Caesar** stated that as a district rep they all know about streets in their area that they need to have done and maybe if they all brought back their suggestions to Mr. Thompson they will have some that are similar on each of their lists and some that need to be added.

**Mr. Coffey** stated that a lot of times roads that have already been done get done a second time while they are still waiting for a roads to be taken care of for the first time in different districts. He mentioned how horrible some of the alleys and stated that some people use those as their main roads to get to their homes.

**Mr. Thompson** stated that there is no real list he just gave them some examples of calls that they have gotten from citizens concerned about safety and complaining about the roads and the map was done based on a study done in 2008.

**Mr. Gonder** stated that he was driving on West 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> and back in 2009 it looks like they were on list of roads that did not need to be done and now they are in terrible shape today.

**Mr. Caesar** stated that he understands what Mr. Coffey is saying but the council is 9 members and they need to come to an agreement and he thinks it is their responsibility to hand a list to the Mayor and Mr. Thompson to tell them what streets they need done. He explained that if they don't want to do that the \$2M is going to get spent the way it gets spent and they have to accept it.

**Mr. Coffey** stated that is the way it should be done is that it should be in Mr. Thompson's hand and they should trust him and his expertise to identify the roads that need to be taken care of.

**Mr. Thompson** explained that every time money has been appropriated they have spent it based on this survey and the roads that have the heaviest traffic.

**Mrs. Baird** stated that they have a certain amount of money and it will be spent on the worst roads first and then they will go from there because they don't have \$5-\$10M to do the whole city.

**Mr. Coffey** stated that they would have the \$5M if they bonded but regardless they aren't going to have the money to do the sidewalks and do it right and they need to leave it up to the experts that know what is going on

**Mrs. Baird** stated that they do have a say because they drive in the roads in their district and they could bring in their worst roads to Mr. Thompson to take a look at.

**Mr. Coffey** stated that then roads that really need to get done don't because it has become political

**Mr. Phipps** stated that it does come across that way if it is intentional or not.

**Mr. Thompson** stated that until they started appropriating money they didn't get a lot done on the streets so this has been built up for a long time.

**Mr. Gonder** stated that it seems the logical way to do this is to tackle the worst roads and be disciplined about it and if they can't shame on them. He explained that it is a good idea to look at their districts to bring the worst areas to light and he can't be convinced that it isn't cheaper to jump around.

**Mr. Caesar** stated that is where the smaller companies come into play and he thinks there are some smaller ones that could do a better job at a cheaper rate.

**Mr. Gonder** stated that they opened some bids at Redevelopment a couple of weeks ago and the differences in the amount between the larger and smaller companies were staggering.

**Mr. Coffey** stated that they have to watch out on those types of bids because they get a lot of change orders that brings up the price.

**Mr. Thompson** stated that it wasn't their intent to fix the roads and sidewalks of the same areas but to find the troubled areas for sidewalks in the city on their own.

**Mr. Coffey** stated that these are two different things and explained that there is some money to do spot repairs for sidewalks and that should be kept separate.

**Mr. Gonder** asked if those would be the same contractor

**Mr. Thompson** stated that they can be the same contractor and mentioned that they are required right now to make the sidewalks ADA compliant if they pave a road.

**Mr. Caesar** stated that he brings these things up because he doesn't want them to forget about alleys and sidewalks.

**Mr. McLaughlin** stated that there are some sidewalks where the curbs are completely gone and then they get paved and asked how that gets considered if they come back in and do sidewalks and curb cuts.

**Mr. Thompson** stated that it depends and explained that if it is an attached sidewalk it could damage the street if they do it that way.

**Mr. Gonder** asked if milling was a recent requirement.

**Mr. Thompson** explained that for quite a while they did just do overlays and that is what caused most of the buildup on the curbs.

**Mr. Gonder** asked if they can go in an bevel that and deepen the curb

**Mr. Thompson** explained that they can.

**Mr. McLaughlin** stated that they had a situation where the road was holding water and they did use a milling machine and didn't look that great once it was done.

**Mr. Thompson** stated that it isn't good for aesthetics but storm water has been working on this to get water to the catch basins.

**Mr. Gonder** stated that aesthetics shouldn't factor into a street because if it is smooth and safe that is all that is required and asked how much it is considered in this survey

**Mr. Thompson** stated that it isn't considered. He explained that it was based on cracks and damage.

**Mr. Gonder** stated that Mr. Coffey mentioned it being political and that might be a perception that some get done because it doesn't look good.

**Mr. Blair** stated that he thinks some roads have deteriorated more quickly than others based on his observation so he is concerned that by just using this list they will miss some that are in really bad shape.

**Mr. Coffey** stated that they have to trust that Mr. Thompson will do it. He explained that they can appropriate the money but they don't tell them how to spend it so they need to have faith in Mr. Thompson to do his job instead of trying to piecemeal it by their districts. He stated that they will get so many complaints if they try to do it that way.

**Mr. Blair** stated that he would like to see a revised and updated plan if they are going to go that way.

**Mr. Caesar** asked how much it would be to update this survey

**Mr. Thompson** stated \$25-30,000

**Mr. Gonder** stated that he thinks the Council input is necessary but it doesn't have to be followed. He explained that they can put together what they are concerned with and see how it lines up with his survey.

**Mr. Coffey** stated that he does agree with that.

**Mrs. Baird** stated that she thinks he will have more input that way so that his area doesn't get passed over.

**Mr. Coffey** stated that Mr. Thompson brought up a good point and explained that there is one street with four houses on it that is in terrible shape but he doesn't think that should take precedence over a street that has more traffic and serves more residents.

**Mr. Blair** asked how they rated it by traffic usage.

**Mr. Thompson** stated that the study rated them by major/minor arterials and collectors.

**Mr. Blair** stated that they should give Mr. Thompson their input for their priorities and let him come back with an updated plan based on their input.

**Mr. Thompsons** stated that there is some urgency because they are running out of time so if they get that information to him he will get on it.

**Mr. Coffey** stated that once the bridges get going the cost of this is going up.

**Mr. Blair** stated that they should set a date to get him this information and asked if they should rank them.

**Mr. Coffey** recommended that they each identify ten roads.

**Mr. Gonder** stated that the higher numbers shouldn't get consideration even if it is identified by a council member.

**Mr. Coffey** stated that they could look at where districts merge and that would save some money by covering more area.

**Mr. Blair** stated that he would ask that he look at the roads that get the most traffic on them when he revises the plan.

**Mr. Gonder** asked if Bono Road was on the list

**Mr. Thompson** stated that it wasn't because when the survey was done it has just been paved and it failed shortly after and he thinks they are going to be looking at some major repairs there.

**Mr. Blair** asked what they do if there is just an intersection that has to be paved

**Mr. Thompson** stated that they have never done anything like that but it isn't to say that they can't. He explained that they do have to look at the cost from the contractors for these local roads because of a mobilization issue.

**Mr. Gonder** asked how they have the guidelines written up for paving

**Mr. Thompson** stated that Jacobi Toombs and Lanz does the spec work for the City.

**Mr. Gonder** stated that it grates on him that Bono Road ended up like that and someone should be held accountable for paving over a failing base and they knew if they were good at their job so it was wasted money in his opinion.

**Mr. Thompson** stated that he can't speak to that because he wasn't here but since the council has been appropriating money they have made base failures a priority.

**Mr. Gonder** stated there should be something in these bids akin to a warranty to ensure it lasts for so many years

**Mr. Thompson** stated that from what he knows they did a lot of overlays in the past and now they have been milling and it is good but it really isn't how you fix the roads and what they would need to do is way more expensive.

**Mr. Gonder** asked about the cost of replacing a base

**Mr. Thompson** stated that they have never gotten quotes for something like that

**Mr. Blair** asked if there was an inspection process

**Mr. Thompson** stated that the last time money was appropriated they hired someone to do inspections and they would like to do that again because he can't be with them.

**Mr. Rosenbarger** stated that to replace a base is about 5-20 times more expensive than repaving and it becomes a road reconstruction project.

**There was a lengthy discussion regarding the failure on Bono Road.**

**Mr. McLaughlin** mentioned an area on Mt. Tabor Road that is starting to give way

**Mr. Blair** stated that Redevelopment is addressing that issue.

**Mr. Gonder** asked why they even pave if there is no real use to it.

**Mr. Caesar** stated that it tears up cars for one thing.

**Mr. Thompson** stated that they get complaints from residents, it is a safety issue, and they are addressing Bono Road but they don't want to address it as a part of paving

**Mr. Caesar** stated that it goes under special projects.

**Mr. Coffey** stated that they need to have performance bonds on these projects and retain them some time after and that will save a lot of the problems

**Mr. Thompson** stated that is why they haven't repaved it because they knew something deeper was going on so that needed to be addressed first.

**Mr. Gonder** stated that they shouldn't let a contractor get away with knowingly paving something that they shouldn't have been paved.

**Mr. Caesar** stated that they are at the point now that they need to be thinking about hiring an inspector or City Engineer that would be responsible for looking at these types of issues.

**Mr. Phipps** asked about the base repair taking so much more money and how much more of a life of the pavement they would they get

**Mr. Rosenbarger** stated that of course it would last a lot longer.

**Mr. Phipps** asked if it would be more cost effective to do less but do it right to get a longer life span.

**Mr. Rosenbarger** stated that they would be dealing with such a small area that it wouldn't even come close to addressing the worst roads in the city.

**Mr. Phipps** stated that they pave the roads because they are so dependent on their cars and they have folks moving further out of the city which will only make it worse.

**Mr. Caesar** stated that they need an inspector or someone to go out to their current roads and identify base failures projects and asked how this could fit into their conversation.

**There was a lengthy discussion regarding a possible utility failure on Bono Road and their responsibility to take on the repair.**

**Mr. McLaughlin** mention an alley on the west side of Vincennes that is really bad and sunken in and stated that he thinks that is a storm water failure issue so some of these issues could possibly be other utility issues that could be addressed by them

**Mr. Caesar** stated that they need to move forward with how they are going and take their concerns to the Mayor. He explained that they are willing to appropriate the money but they want it done right and things to be done that weren't done before

**Mrs. Baird** stated that she would like them to ask that the Mayor be present at the next meeting so that they can all work something out together.

**Mr. Blair** stated that they need a plan of action and he thinks each council member should come up with a list from their district and let Mr. Thompson come back up with a plan taking those into consideration. He explained that and Mr. Thompson would the final say but he does want traffic to be factored in.

**Mr. Phipps** asked if they should include alleys and sidewalks

**Mr. Blair** stated that he absolutely thinks they should

**Mr. Thompson** stated that they have a lot more alleys in worse shape than streets because they have focused on streets

**Mr. Blair** stated that they can't prioritize an alley that gets very little traffic over a street.

**Mr. Thompson** stated that in some instance an alley is just important to some residents as a street is.

**Mr. Phipps** stated that alleys are streets in an urban area

**Mr. Thompson** stated that they need to get their recommendations to him as soon as possible.

**The Council set a deadline of Wednesday to get their lists to Mr. Thompson.**

**Mr. McLaughlin** asked about state funding

**Mrs. Baird** stated that she read something about that in the newspaper that the state would have a certain amount but it wouldn't be a lot by the time it got to them.

**Mr. McLaughlin** stated that would be a good windfall if they did receive it.

**Mr. Blair** asked Mr. Thompson what his thoughts are on hiring an inspector.

**Mr. Thompson** stated that he would highly recommend having one and explained that the last time they paid for it out of the money that was appropriated for paving.

**Mr. Gonder** asked who the person would be.

**Mr. Thompson** stated that it would be someone that is familiar with paving and the specs for that type of work.

**Mr. Gonder** stated that it shouldn't be someone involved with the contractor.

**Mr. Rosenbarger** stated that he would recommend that they hire an inspector with engineering support

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 7:42 p.m.

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Pat McLaughlin, President

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Mindy Milburn, Deputy City Clerk