

A MEETING OF THE BOARD OF PUBLIC WORKS & SAFETY OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WAS HELD IN ROOM 100 AT NEW ALBANY CITY HALL ON TUESDAY, OCTOBER 24, 2023 AT 10:00 A.M.

PRESENT: David Brewer, member, Chery Cotner-Bailey, member, and Mickey Thompson, president.

OTHERS PRESENT: Police Chief Bailey, Fire Chief Juliot, Brad Fair, Phil Aldridge, David Rake, Bryan Slade, David Hall, Alicia Meredith, Jessica Campbell, Krystina Jarboe, Claire Johnson, Tonya Fischer, Councilman Dickey and Vicki Glotzbach

CALL TO ORDER:

Mr. Thompson called the meeting to order at 10:04 a.m.

PLEDGE OF ALLEGIANCE:

BIDS:

NEW BUSINESS:

1. Jason Copperwaite, Paul Primavera & Associates re: Final plat approval for Kamer Crossing

Mr. Copperwaite explained that Kamer Crossing is on Kamer Miller Road just northeast of Glenbrook West, which is in the county. He stated that the city has no other responsibility at this location other than planning and zoning, however he was asked to get this board's signature to move forward to get the plat recorded.

Mr. Thompson explained that he checked with planning and zoning and they said there were some minor concerns with the county but they were all addressed.

Mr. Brewer moved to approve, Mrs. Cotner-Bailey second, motion carries.

2. Delta Electric re: Request a lane shift to work on traffic signal at Grant Line Road and University Woods

Mr. Jeremy Shumate requested a lane shift at the intersection of Grant Line Road and University Woods. He explained that the work there is a traffic signal modernization project for the city and it will bring the intersection up to speed with others in the area. He stated that they will be working in both the north and southbound lanes October 25- November 1. He explained that traffic will be pushed over with cones as they will be working at different areas to reach differing portions of the signal, but they will always be able to maintain access for vehicles, emergency services and any businesses affected.

Mrs. Cotner-Bailey asked what hours they will be working.

Mr. Shumate stated they will be working from 8:00 a.m. until 2:00 p.m.

Mrs. Cotner-Bailey asked if this is just during the week or will they be working on the weekends.

Mr. Shumate stated that it will be during the work week only.

Mrs. Cotner-Bailey asked if it is possible for them to start at 9:00 a.m. instead to avoid school bus traffic.

Mr. Shumate replied yes.

Mrs. Cotner-Bailey moved to approve, Mr. Brewer second, motion carries.

COMMUNICATIONS – PUBLIC:

Qwyntrell Christiason, Project Manager Valiant Construction, requested permission to close the sidewalk on Ekin Avenue in front of the National Cemetery at the corner of Jay Street at the entrance of the cemetery. He stated that they would like to have the closure in place from October 24-27 to install a storm sewer for the New Albany cemetery. He added that the sidewalk will only be closed for one day and after that they will have equipment near the sidewalk, but they prefer to not have foot traffic around the equipment.

Mr. Thompson stated that he has been emailing with Mr. Christiason and thought at one point they would be taking the bricks out.

Mr. Christiason explained that they redirected the storm line out of the road to avoid any lane closures so they still have to go through the back grass area to tie into the catch basin.

Mr. Thompson asked if they are going to remove the brick pavers.

Mr. Christiason stated that they will remove the brick pavers and replace it.

Mr. Brewer asked how much sidewalk is being replaced.

Mr. Christiason replied ~15 square feet.

Mr. Brewer asked how deep the pipe is as he is concerned about compaction issues.

Mr. Christiason replied ~3 square feet and explained that they intend to backfill with stone and sand so that the pavers have a good base.

Mr. Brewer moved to approve, Mrs. Cotner-Bailey second, motion carries.

UNFINISHED BUSINESS:

TABLED ITEMS:

COMMUNICATIONS – CITY OFFICIALS:

1. Cheryl Cotner-Bailey re: Trick or Treat hours

Mrs. Cotner-Bailey stated that the board meant to set Trick or Treat hours last week so they need to do that this week. She explained that historically it has been recommended for 6:00 p.m. until 8:30 p.m. on October 31 and would recommend utilizing those same hours.

Mrs. Cotner-Bailey moved to approve, Mr. Brewer second, motion carries.

2. Mickey Thompson re: Flagging work on Main Street in front of City Hall.

Mr. Thompson stated that he misunderstood Duke's request regarding the pole removal. He explained that he thought their intent after the outage last night was to take the aerial across Main Street down immediately following. He stated that they actually need to come back and take the aerial down so they are out there today and they have flaggers while they are doing the work. He added that they anticipate about five hours to be able to take those overhead lines down since it isn't a complete closure.

3. Mickey Thompson re: Request for a sidewalk closure at 145 E. Main Street.

Mr. Thompson explained that they replaced the windows in the building across from City Hall during the remodel and some of the brick was damaged that need to be repaired. He stated that they will need a sidewalk closure next week for ~3 days as they will be using a small lift to complete the work. He added that they will use the same signage as when they replaced the windows to show the sidewalk is closed.

Mrs. Cotner-Bailey noted that when they removed the windows, they were not good about cleaning up the glass on the sidewalk which made it dangerous for pedestrians and pets using the sidewalk. She asked if it would be reopened when they aren't working.

Mr. Thompson replied yes. He stated that he did mention to them that the board will likely ask that they put plywood down for the lift so that it doesn't damage the sidewalk.

Mrs. Cotner-Bailey moved to approve contingent upon confirming that they will clean up after each day and that they put plywood down for the lift, Mr. Brewer second, motion carries.

4. Claire Johnson re: Presentation regarding recent housing study and resulting housing initiative.

Ms. Johnson reviewed the completed Housing Study with the University of Louisville Urban Studies Institute as well as the Generating Residences, Opportunities, & Wealth Through Housing (GROWTH) Housing Initiative and explained that the initiative is a result of the recent housing study to ensure that the City of New Albany is moving in the right direction to meet the housing needs and demands of our residents now and into the future. **Full presentation is on file with the City Clerk's office.**

Key Reasons for Study:

Accessibility to Housing: Ensuring housing accessibility for all our residents is a top priority. When I say "accessible housing" I am talking about an inclusive concept that applies to residents across the entire income spectrum, The goal is to ensure that everyone, regardless of their economic background, can find a suitable and comfortable home in New Albany.

Supply and Demand Dynamics: We know that in order to proactively address the supply of housing options we need to match the demands of our population, so to do this, we need a data-driven approach to focus on areas of improvement.

Sustainability and Growth: We need to formulate a well-planned housing strategy for the sustainable growth of New Albany.

Ms. Johnson explained that the Redevelopment Commission initiated a comprehensive housing study In July of this year that was led by an expert in the field, Dr. Matt Ruther with the Urban Studies Institute at the University of Louisville. She stated that they asked him to assess our current housing conditions, to identify demographic shifts, to help plan for the future, and to look at how housing can help Enhance Economic Development in New Albany. She reported that the study was completed in late September and encompassed several principal goals including Demographic and Housing Characteristics, Parcel-level Land Use, Homeownership, and Population and Household Projections.

Key Findings from Study:

Single-Person Households: The number of single-person households in New Albany is quite high – more than one-third of housing units in New Albany are occupied by a single individual. This number has also been quickly increasing.

Homeownership Rate by Age: A high rate of homeownership was found among New Albany seniors, suggesting that older populations might be less likely to move to senior facilities than older populations in other cities. This means that we need to continue our programs that help our seniors stay in their homes for longer, like the CDBG Emergency Repair Program.

New Albany's owner vacancy rate: the low owner vacancy rate in New Albany implies that there is a significant demand for housing in the area. However, this high demand is met with a limited supply, making it a competitive market for homebuyers and potentially contributing to barriers to homeownership.

Final Key Findings:

High demand for owner-occupied units: The study found that the future demand for owner-occupied units will outpace demand for renter-occupied units, however this is pursuant to the availability of such homes.

GROWTH: This is a transformative housing initiative launched by the City of New Albany in response to the critical housing needs identified in the recent housing study by the University of Louisville.

Key Objectives of GROWTH: Addressing housing needs, promoting homeownership, preserving our existing housing stock, streamlining the housing development process, optimizes land resources, and Growth Infrastructure: GROWTH infrastructure

Ms. Johnson explained that the immediate actions being taken are both strategic and proactive, aiming to address the housing needs in the community and include a Request for Proposals (RFP) for City-Owned Lots, Pre-Approved Building Plan Sets, and READi 2.0 and Federal PRO Housing Grant Application. She stated that in summary, these immediate actions demonstrate a sense of urgency and a commitment to tackling housing issues in New Albany promptly. By initiating the RFP process, developing pre-approved building plan sets, and seeking financial support from relevant programs, we are taking concrete steps to make homeownership a reality, all while ensuring efficiency, cost-savings, and swift progress in addressing the housing needs.

5. Nick Pierce, Clark Dietz re: 2023 Paving Update

Mr. Pierce reported that work continued on South Audubon Drive, continued sidewalk/curb/gutter on Greendale Drive, Lawn Court and Dale Court, completed milling work on West 1st Street, Pearl Street and East 6th Street and, surface placement on West 1st Street, and completed patch work and surface placement along Pearl Street. He stated that their upcoming activities include Surface placement on East 6th Street and new pavement markings along several priority streets.

APPOINTMENTS:

CLAIMS:

Mrs. Moeller presented the following claims for the period of 10/10/23 to 10/23/23 in the amount of \$2,701,806.05:

Genera Claims (Bank 2)	\$400,307.90
Fire Department	\$6,155.34
Police Department	\$7,445.80
Street Department	\$6,510.98
Park Department	\$36,692.88
Medial/Drug Fund (Bank L)	\$760,972.41
Payroll Claims: (Bank 2)	\$934,135.58
Thursday Utilities	\$547,554.41
Bank Service Fee	\$2,030.35
Total:	\$2,701,806.05

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

Mrs. Moeller presented the following ARP claims for the period of 10/10/23 to 10/23/23:

ARP Claims (Bank 6)	\$73,762.00
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Mr. Brewer moved to approve the above ARP claims, Mrs. Cotner-Bailey second, motion carries.

APPROVAL OF MINUTES:

Mr. Brewer moved to approve the Regular Meeting Minutes for October 17, 2023 as amended, Mrs. Cotner-Bailey second, motion carries.

ADJOURN:

There being no further business before the board, the meeting adjourned at 10:39 a.m.

Mickey Thompson, President

Vicki Glotzbach, City Clerk