

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,
INDIANA, HELD A REGULAR COUNCIL MEETING IN THE COUNCIL
CHAMBERS AT NEW ALBANY CITY HALL ON THURSDAY, JANUARY 4,
2024 AT 7:00 P.M.**

MEMBERS PRESENT: Council Members: Ms. Collier, Mr. Phipps, Mr. FitzGerald, Mrs. Gohmann, Mr. Blair, Mrs. Griffith, Ms. Murphy, Mr. Unruh and President Dickey.

ALSO PRESENT: Ms. Stein, Ms. Johnson and Mrs. Glotzbach.

CALL TO ORDER: President Collier called the meeting to order at 7:00 p.m.

MOMENT OF REFLECTION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ELECTION OF COUNCIL PRESIDENT AND VICE PRESIDENT:

Mr. Phipps nominated Mr. Dickey for President, Mrs. Griffith second, all voted in favor.

Mr. Phipps nominated Ms. Murphy for Vice President, Mrs. Collier second, all voted in favor with the exception of Mr. Blair and Mrs. Griffith who voted no.

Mrs. Griffith nominated Mr. Blair for Vice President, Mr. Blair second.

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

COMMUNICATIONS – COUNCIL:

Mrs. Collier stated that she wanted to welcome all of the new members here tonight and she is looking forward to a productive term and to keep the city moving in the great direction that it is going. She also stated that she hopes everyone had wonderful new year.

Mr. Phipps stated that he just wanted to concur with what Mrs. Collier said and told all of the new members welcome aboard. He said that he looks forward to working with them over the next four years and we will New Albany moving forward.

Mr. FitzGerald stated that he feels very welcomed and is very excited about this next term and what they are going to be doing with and for our city. He said that email, phone number and business cards are all made up and he is finalizing his community office hours schedule, so be on the look at for that.

Mrs. Gohmann stated that she is excited and thrilled to be here and a little nervous. She said that she appreciates the warm welcome and how helpful everyone has been so far.

Mr. Blair stated that he is looking forward to working with all of the new members and working as a team and continue the progress and improvements to the city. He said that the one thing that he thinks they are all wanting to do is make this a place where people want to be to either live, shop, dine or for entertainment. He stated that we all want to make New Albany the best we can and we have tough competition with our neighbors when you look at Clarksville and Jeffersonville. He said that we have to do our best and put our resources forward to make this a great place where people want to be. He stated that he does have a request for the counsel attorney. He stated that he has run into this issue several times in the past and then this year again. He said it is when someone is doing construction on land and doing excavating, putting a foundation in or dropping materials. He stated that when they leave the jobsite, they are messing up the road and

leaving gravel and dirt on the street, which makes it hard for other people to travel the street. He went through the codes fairly quickly and thought that it would be under building commission or street department but didn't find anything. He said that he really doesn't know who has the authority and responsibility to manage that situation and if there are fines associated with it. He stated that he would like to ask Ms. Stein to research that for us and get back with us as far as what's out there, and if we need to, he can do an ordinance or something to make sure construction crews clean their vehicles before they leave the jobsite.

Mrs. Griffith stated that she wanted to welcome the new members and say she is looking forward to working with them and is excited about the fresh eyes. She said she is not the newest one anymore, so she is really excited about that. She stated that she is looking forward to working with them and keeping New Albany moving forward.

Ms. Murphy stated that she wanted to say Happy New Year to everyone and she is looking forward to working on the board and hopes everyone is happy and healthy this coming new year. She said that she thinks this is going to be a very effective team and that we will keep New Albany moving forward. She wanted to give a shout out to Mrs. Collier for her work as president over this past year. She admired her leadership while watching the meetings this past year while preparing to become a councilwoman. She stated that she is ready to work for the citizens of New Albany and you can reach her at emurphy@cityofnewalbany.com. She said to email her anytime.

Mr. Unruh stated that he would like to echo what everyone else has said and he feels it is an honor to be part of this council, and he looks forward to working with everyone and feels it will be a good year.

Mr. Dickey stated that he would add again admiration for President Collier and Vice President Aebersold. He said that both of them did an excellent job last year providing leadership to the council and we certainly appreciate the continued leadership that Mrs. Collier will be providing. He told Mrs. Collier to expect to be called upon as needed.

Mrs. Collier thanked Mr. Dickey and Ms. Murphy.

COMMUNICATIONS – MAYOR:

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-24-01 JCA Holdings, LLC

COMMUNICATIONS PETITIONER: R-24-01 JCA Holdings, LLC

R-24-01 A Resolution Concerning Statement of Benefits Murphy
for JCA Holdings, LLC

Ms. Murphy introduced R-24-01 and moved to approve, Mr. Phipps second, all voted in favor.

Ms. Murphy stated that this resolution is for a building project out in Industrial Parkway at 4115 Capital Drive. She said it is a \$2.5M project with eight individual hires with annual combined salaries of \$720,000.00. She stated that it is for a tax abatement and Mr.

Sean Stumler is making the request on the Statement of Benefits and he is not here this evening, but we do have Mr. Nick Lawrence here if anyone would have any questions for him.

Ms. Claire Johnson stated that the council has before them a resolution for JCA Holdings, LLC for the construction of the one flex industrial building in Park North, Industrial Park at 4115 Capital Drive. She said that it is approximately 20,000 square feet, light industrial office and warehouse space and two-thirds of this facility will be leased to a new business, Innovative Polymer Systems, with a total estimated development cost of new construction at \$2.5M. She said that IPS manufactures and sells spray foam insulation primarily to residential contractors and distributors, and the uses of this facility will be office sales and warehouse distribution. She stated that the anticipated completion is in quarter three of 2024, and at that time, they anticipate hiring eight new employees with average wages of \$43.27 per hour at start up. She said that the remainder of the building, which is 6,400 square feet, would be marketed to end users in the service or distribution industry. She stated that Mr. Nick Lawrence with the Wheatley Group is here and has prepared an economic impact summary, which goes into further detail and she will provide that to the council. She said that she has also prepared the tax abatement results to give an indication of what the savings would look like with this development, which she will provide to the council.

Mr. Blair stated that he is guessing that there is no equipment abatement and it is all real estate.

Mr. Lawrence stated that it is all real estate. He thanked the council for considering this request this evening. He said that he is with the Wheatley Group and is here on behalf of his client, Mr. Sean Stumler with JCA Holdings, LLC. He explained that the request is only for real property improvement for the building, and in these situations, the taxes are usually paid in triple net fashion by the tenant, so the savings are ultimately passed along to the ultimate tenant of the building.

Mrs. Griffith stated that she would just request that they receive additional information on these a little sooner because she is not a quick reader, and just in case she has questions in the future, she is sure that she can reach out to Mr. Lawrence.

Mr. Lawrence said absolutely, please do.

Mr. Dickey stated that as a reminder to the council members, as a resolution this is approved in one meeting, but resolutions can be sent to a committee if the council would elect to do so, but typically on items like this, they are usually handled the night of the meeting.

BOARD APPOINTMENTS:

STANDING COUNCIL COMMITTEES

BUDGET & FINANCE – Council as a Whole
DEVELOPMENT & ANNEXATION – Dickey (Chair), Phipps & FitzGerald
RULES – Dickey, Phipps (Chair) & Griffith
PUBLIC UTILITIES & TRANSPORTATION – FitzGerald (Chair), Gohmann & Blair
POLICE DEPARTMENT – Phipps (Chair), Murphy & Unruh
SCHOOL & LIBRARY – Unruh (Chair), Phipps & Murphy
PUBLIC WORKS – Dickey (Chair), Collier & Blair
PUBLIC SAFETY & TRAFFIC – Phipps (Chair), FitzGerald & Gohmann
FIRE DEPARTMENT – Collier (Chair), Dickey & Unruh
PUBLIC HEALTH & WELFARE – Collier (Chair), Gohmann & Griffith
AD HOCK COMMITTEE FOR ARP – Dickey (Chair), Collier & FitzGerald

COMMISSION & BOARD APPOINTMENTS

CAESARS BOARD (Annual) – Collier & Open Position
ONE SOUTHERN INDIANA (Annual) – Chris FitzGerald (Economic), Claire Johnson (Economic), Jeremy Sprecher (Board)
PLAN COMMISSION (Annual) - Phipps
NA BUILDING CORPORATION (Term Expires 01/01/26) – Elaine Murphy
ZONING APPEAL BOARD (Term Expires 12/31/24) – Max Gosman
DEVELOP NEW ALBANY (Annual) - Collier
SOLID WASTE (Annual) - Dickey
URBAN ENTERPRISE (Annual) – Maria Schmidt, Morgan Sprigler & Chris FitzGerald
REDEVELOPMENT (Annual) – Collier & Dickey
ECONOMIC DEVELOPMENT (Annual) - Blair
HEAD START (Annual) - Murphy
HUMAN RIGHTS (Term) – Two Open Positions
TREE BOARD (Annual) – Dave Barksdale
HISTORIC PRESERVATION (Term) – Kate Berliner (Expires 10/26), Colt Sanders (Expires 11/26) & Brian Bell (Expires 12/26)
SEWER BOARD (Term) – Ed Wilkinson & Nathan Grimes
STORM WATER BOARD (Term) – Terry Pennington & Nathan Grimes
FC – JRAC (Annual) – Murphy

LIAISON APPOINTMENTS

PARKS & RECREATION (Annual) - Unruh
ANIMAL CONTROL (Annual) - Collier
BUILDING COMMISSION (Annual) – Gohmann

Mr. Dickey stated that he has been notified that we may have an appointment with Community Action. He said that he is trying to research that a little bit before he makes an appointment there and that will be one that we will come back to in the future.

Mrs. Collier moved to confirm the above appointments, Mrs. Gohmann second, all voted in favor with the exception of Mr. Blair and Mrs. Griffith who voted no.

Mr. Phipps stated that on the school and library board which consists of himself, Ms. Murphy and Mr. Unruh, he asked if it would be wiser if one of the other two members chaired that since they were actually involved in public school education? He said that he is willing to chair it but wondered if we want to pass some of the chairmanship around so that other people can chair. He stated that he just wanted to offer it to them first.

Mr. Dickey asked if there is a preference?

Mr. Unruh stated that he would be willing to chair.

Ms. Murphy asked if it would be possible to be co-chairs?

Mr. Dickey stated that he doesn't think the ordinance allows for that possibility. He said that he will make that change.

Mrs. Griffith stated that she didn't get appointed to any board or commission appointments and she just wants to make sure that she is doing her job, so she would love to have an opportunity to serve on one of them. She said she doesn't know of anything other than the human rights commission that is left.

Mr. Dickey stated that there are a couple of positions that he hasn't appointed yet, so that point is not left out on him.

Mr. Blair asked why those appointments weren't made? He asked why he didn't go ahead and fill the Caesars Board, the building commission, animal control and human rights?

Mr. Dickey stated that some of the ones that he didn't appoint, he just wasn't ready to make those appointments tonight.

Mr. Blair asked why he wasn't ready?

Mr. Dickey stated that he just wasn't ready. He said that he hadn't gone through them and he is still, in some cases, doing research.

Mr. Blair stated that you did enough research to appoint one person to the Caesars Board but not the second person?

Mr. Dickey stated that he wasn't ready to move forward on those tonight and he is prepared to move forward on the ones that he announced.

Mr. Blair stated that first of all he feels like the Republican members of this council are being slighted. He thinks that he and Ms. Griffith both got two appointments on standing committees and he got one appointment on a commission and Mrs. Griffith got zero. He said they are not chairing on any committees and there obviously was not an appointment for the second person on the Caesars Board. He stated that it just looks to him like it is being more divisive and political with what is going here, so he is voting no.

Mrs. Griffith stated that she agrees with Mr. Blair. She said that she wants to make sure that they are able to serve and she doesn't feel like she is going to be able to help represent as much she would like to, so she is voting no.

Mr. Blair asked Mrs. Glotzbach if she would publish the list of appointments for them?

Mrs. Glotzbach stated that they will be in the minutes.

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

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

Adam T. Dickey, President

Vicki Glotzbach, City Clerk