

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,
INDIANA, HELD A REGULAR COUNCIL MEETING IN THE COUNCIL
CHAMBER AT NEW ALBANY CITY HALL ON MONDAY, JUNE 2, 2025 AT
7:00 P.M.**

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

ALSO PRESENT: Mrs. Manning, Mr. Wood and Mrs. Glotzbach

President Dickey called the meeting to order at 7:00 p.m.

MOMENT OF REFLECTION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mrs. Murphy moved to approve the Regular Meeting Minutes for May 15, 2025, Mr. Phipps second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Mrs. Collier stated that she just would like to give her condolences to Mr. Unruh for the passing of his mother. She said other than that, school's out and we are full steam ahead into summer, so everybody just enjoy the warm weather and stay safe.

Mr. Phipps stated that he also would like to offer his condolences to Mr. Unruh. He then said that we're in a new month here and June is Men's Health Month. He added that it's also LGBTQ+ Pride Month and the Southern Indiana Pride Festival is this Saturday, June the 7th at Big Four Station in Jeffersonville from 4:00 p.m. to 11 p.m.

Mr. Fitzgerald stated that he also would like to give his condolences to Mr. Unruh. He then said the only thing he has, again, is congratulations to all the seniors who graduated this past weekend from Floyd Central, New Albany and whoever else graduated. He stated that the commencement happened yesterday and there were great achievements and he looks forward to seeing what we planted in our students, and see how they bloom as they go out into the world.

Mrs. Gohmann stated that she attended the library's first Monday event that they do every month and one of the things they talked about was that the cooling stations will be open starting next week as the temperature goes up. She added that there are five different cooling stations that are available around town. She also added that there's a hotline number and the TARC bus will take people to the cooling stations if necessary. She said there is a new group called Mindful Connections, which is a suicide prevention and awareness support group that is meeting on the first Thursday of every month in Jeffersonville. She said you can get the information from the library and it looks like a really good group. She then stated that June is also Gun Safety Month. She said that gun safety means balancing the right to own and use firearms for sport or personal protection with responsibility of owning such weapons. She stated gun safety includes background checks, age and training requirements, safe storage laws, red flag laws, removal of bump stocks, high-capacity magazines and weapons of war from civilian markets. She said gun safety is pro-life.

Mr. Blair told Mr. Unruh that he was sorry to hear about his mother.

Mrs. Griffith stated that she did not realize Mr. Unruh's mother had passed and she was so sorry to hear that. She then said that like Mr. Fitzgerald said, congratulations to all of our graduates and we're excited to see what they bring to our community. She stated that

the only other thing she had was the Cultural Pass with the Carnegie Center and the library. She said it's a free program for anyone 21 and under, so that's huge. She also said to sign them up and go enjoy some free passes throughout the city.

Mrs. Murphy stated that she had just a couple reminders. She said this Saturday the Kentuckiana Epilepsy Foundation will be having their annual walk at Louisville Slugger Field. She stated that it starts at 9:00 a.m. and is a good day and a good event. She added that the money goes towards epilepsy research. She then stated that if anyone in your family has epilepsy, please be aware of SUDEP (Sudden Unexpected Death in Epilepsy) and talk to your doctor about that. She said also on the 21st, the SIP will be at the Culbertson Mansion and New Albany Main Street will be sponsoring that. She then stated that our next meeting will not be on the third Thursday; it will be on the Wednesday before the third Thursday because we'll be celebrating Juneteenth.

Mr. Unruh thanked everyone for their condolences. He then stated that he was reminded by his grandchildren of the New Albany/Floyd County Public Library All-Star Reader Program for the youth of our community. He said it began two days ago on May 31st and it goes all the way to the end of July, so people can register whenever throughout the summer. He said there are a lot of prizes for each five hours of reading, so he hopes that everybody gets their children and grandchildren there to take advantage of that program. He knows it's been going on for at least 62 years, because he remembers being a part of it a long time ago. He stated that he also wanted to congratulate all the graduates.

Mr. Dickey stated that he wanted to begin just by saying how sorry we are to lose his mom, Rosemary. He said at 100 years of life, that's quite a testament to a life well lived and all the things that she had. He knows that she cherished her family more than anything else and he certainly joins everyone else here tonight in giving those condolences again to Mr. Unruh, because we know how big that impacts his life and how meaningful she was to his family. He then stated that he attended the opening interview for the State Board of Accounts Audit for 2024 that is going on currently. He said if council members receive correspondence, there is a traditional fraud questionnaire so please complete that and return that to the State Board of Account staff members. He added they expect this will be a pretty quick turnaround, so his expectation is more or less in about a month, we should be concluding their work expeditiously. He said that he also wants to join the congratulations for graduation. He stated that as someone who had to go by graduation to drop off part of the performers for the event, he would tell them they had no lack of crowd, so he thinks that's a very appropriate way to honor our graduates. He also stated that he looks forward to seeing all of them do many great things in the years to come. He said earlier today, Mr. Fitzgerald and he were able to attend Friends of Scouting with State Representative Wendy Dant-Chesser. He stated it was a very good event and it was their luncheon fundraiser at Huber's. He said that the point that he would make is clearly scouting is on the way up in our community and they mentioned 800 scouts. He said we also got to hear from an Eagle Scout, Katie Wright, who did a fabulous job, and quite frankly, he is ready for her to join the council. He stated she was such an eloquent speaker. He just wanted to call out the fine program that Scouting America is doing and the work there, and if you'd like to support them, he has a QR code that you can send your donation if you'd like. He stated that he also wanted to make sure that folks, council members, were aware that the mayor and the Fire Union 410 did execute the contract for a three-year period, so that has officially concluded. He said as part of our previous discussion with regards to some of the materials that the fire union had provided us, we will go ahead now that the negotiations are complete and schedule at the first convenience a quick presentation from them on their study. He then gave a reminder about the summer concert series. He said the first one was this past Friday, but he knows with the holiday, everyone may have not got to that. He said that the next one is Nick Dietmeier and the Sawdusters and the Jenkins Twins, and that is again on Friday the 6th. He then stated as Mrs. Murphy correctly noted, because of the Juneteenth holiday, we will not be here on Thursday for our second meeting of the month. He said it will be instead on Wednesday the 18th.

COMMUNICATIONS – MAYOR:

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

ADMINISTRATIVE ITEMS:

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

- Development & Annexation Committee Report – Z-25-02

Mr. Dickey stated that we do have one report from the Development Annexation Committee. He apologized because he was a little bit lax in getting this out, only because of the weekend commitments, but that meeting was held and he reported on the following:

The following report is respectfully submitted from the Development & Annexation Committee's consideration of Z-25-02, an ordinance amending the Code of Ordinances and the official Zone Map of New Albany, heard on Thursday, May 29, 2025, with Committee members Dickey, Phipps & FitzGerald present. Plan Commission Director Scott Wood was also present.

Following opening remarks by Committee Chair Adam Dickey, the Committee heard a brief introduction by Council Member Greg Phipps as sponsor of the legislation. Plan Commission Director Scott Wood outlined the rezoning request, the particulars of the Plan Commission's review and favorable approval, and related features. It was noted that the request was a move to a less intense Mixed Density Residential use from a previous industrial zoning. Open Space Steep Slope remains unchanged as part of the request.

Jake Elder, representing the ownership / development interest, was also recognized and allowed to make brief remarks and address questions of the Committee. There was no public present for comment.

In discussion, the Committee members noted that the general form of the Zone Change appeared to be in order. Following discussion, by a vote of 3-0 with Mr. Phipps making the motion and Mr. FitzGerald seconding the motion, the Committee recommends the favorable passage of the legislation on second reading.

The committee adjourned following the report.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES FOR FIRST READING:

Z-25-02 Ordinance Amending the Code of Ordinances and the Official Zone Map of New Albany, Indiana, Title XV Chapter 156 Phipps

Action Taken: Referred to the Development & Annexation Committee.

INTRODUCTION OF ORDINANCES FOR SECOND READING:

COMMUNICATIONS PUBLIC: Z-25-02 Official Zone Map Amendment

COMMUNICATIONS PETITIONER: Z-25-02 Official Zone Map Amendment

Z-25-02 Ordinance Amending the Code of Ordinances and the Official Zone Map of New Albany, Indiana, Title XV Chapter 156 Phipps

Mr. Phipps introduced Bill Z-25-02 and moved to approve the second reading, Mr. FitzGerald second, all voted in favor.

Mr. Phipps stated that he is basically just going to summarize what's already in the committee report. He said it's basically changing the zoning from industrial to mixed density residential, the open space and steep slope will remain unchanged. He stated it received a unanimous favorable recommendation from the Plan Commission, and it also passed our Annexation and Development Committee unanimously as well. He said that 40 to 43 acres will be developed for housing and the other 50 acres likely will be turned over to the city for a park and/or connection to the trail.

Jake Elder with Elder Company, 501 East Pearl Street, stated that they had a great turnout with the Planning Commission, had some neighbors attend as well. He said we conducted a neighborhood meeting on April 8th just to make sure the surrounding neighbors at Lancaster Court were aware of what was going on. He stated that assuming we would be successful at a rezone, we are committed to working with them just to kind of keep them in the loop, let them know when there would be any other hearings. He said they also had concerns about any improvements to Reas Lane, which would be part of the development. He stated there would be increased traffic and so on, but we're willing to work with them and the city just to try to make this the best development possible. He added at the tail end of this was the survey, and as Mr. Phipps stated, the development should be somewhere between 40 and 45 acres with the remainder of the 96 acres being donated back to the city for a nature reserve park.

Mr. Dickey stated that it should also be noted that Mr. Wood is here in case there are any questions related to the Planning Commission approval or process.

Mr. Elder said one other thing he should note is that he is sure Mr. Wood would have one condition put on by the Planning Commission and that is that it needed to stay single-family homes, which we're 100% on board with and wanted to make sure that was part of the conditions for this vote here tonight.

Mr. Dickey said he believes that was written into the ordinance, correct, Mr. Wood?

Mr. Wood replied yes.

INTRODUCTION OF ORDINANCES FOR THIRD READING:

INTRODUCTION OF RESOLUTIONS:

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Mr. Gabe Pfefer, Pastor at Park Christian Church, stated that he just wanted to invite the council members to an event they are having tomorrow. He thanked Councilwoman Gohmann for announcing about the cooling stations that we're hosting as well as a number of local churches. He said we're going to be having a blessing ceremony service tomorrow at Culbertson Baptist Church at 6:30 p.m., so we would welcome and love anybody who wants to come, come join us as we get ready for the summer. He stated that thankfully it's cool weather right now so we haven't had to open this week, but we know it'll be getting hot soon. He thanked the council for the opportunity to speak.

Ms. Lee Ann Tincher, 3616 St. Joseph Road, stated that she had just learned by the news that there is a proposed hotel on St. Joseph Road next to the Cattlemen's and we don't like that; our neighborhood is totally against it. She said we only found out about it in the Tribune and are just kind of flabbergasted at how this large facility can go into our small road neighborhood, and we're concerned about a plethora of things. She stated that she had a nice conversation with Mr. Blair this afternoon. She said we are in the city fringe so we really basically have no rights and we never have had any rights when the City of New Albany wanted to infringe upon our neighborhood. She feels like it's a frustrating experience to be here and ask for the council's help and concern. She said we feel like this is going to bring in drugs, guns, transients, increased crime, of course, increased traffic because there's been a failure on the City of New Albany to fix the

intersection at Charlestown Road, St. Joseph Road and Kamer Miller Road. She stated that we're really concerned about putting in additional businesses and it's not like it's an office complex where people go home at night or a restaurant that closes at night. She said that hotels or the communities around them are not respected. She stated there will be increased trash, noise, lights and we're going to lose our privacy. She said people will be looking into the backyards because this is a smaller lot and it's going to be backed up to neighbors' homes, and we're really concerned about that. She added that she doesn't know what to do. She knows that the council makes these decisions about what's going to pass and she would really like to invite everyone to come down our little street and see that there are no lines on the roads and it's breaking off on each side. She added where the county starts and the city ends, we have new asphalt and we have lines on the road, so the county is trying to take care of us. She feels like the city disrespects the fringe and doesn't show us any kind of respect for our many years of paying taxes. She said she is old now and retired and on living on Social Security, and we've been in that home since 1987, so it is not easy for us to pick up and move to another neighborhood to avoid the infringement into our little community. She knows that we have to advance and progress, but she would really beg you to not put a hotel there. She stated it is about the worst thing you could put there. She said offices, little shops or anything but not a hotel. She stated to look at what happened to the hotel where you get off of the highway to go to Clarksville on Eastern Boulevard. She said that hotel turned into a transient hotel and homeless people live there, and this is not going to be any different. She is just here to beg the council, if you do move through, consider the infrastructure and fix that intersection, widen that road, put in a turning lane and some sidewalks because people bike and walk through there. She said to put in some walls that would separate that hotel from our neighborhood to give us some privacy from the noise it's going to cause. She stated that Mr. Blair and she talked about all the events that could bring people, and in if you want to bring in people for the Derby, they're going to be drunk and they're going to be destroying everything around them.

Mr. Dickey stated that we don't have any information with regards to the hotel directly and the area in question is currently zoned for what they call a highway service category which will allow this type of placement. He said with that being said, if they require any sort of development variations or other items, that would have to go through the normal approval process which would bring them toward the Planning Commission to make sure that they had all the appropriate zoning and related approvals for that. He added that would include a public comment period with that. He said with regards to the road, he as a Redevelopment Commission member can say that there is a project there and that's why the road has not been resurfaced. He stated that the project is to look at essentially redesigning the intersection between Kamer Miller Road, St. Joseph and Charlestown Road. He said he will defer to the Redevelopment Commission and director Claire Johnson if you want to reach out to her to speak to that a little bit more as far as where that project stands.

Ms. Tincher stated that they've been saying that for four years, that they're going to fix that.

Mr. Dickey stated that unfortunately, it takes a little bit of time, and that's not the only improvement project being designed, so, again, he'll leave it to Ms. Johnson to make further comments to that.

Ms. Tincher asked if there will be a public comment period if they put something in there?

Mr. Dickey stated that as far as the hotel itself, that's a better question for the Planning Commission with regards to what they present because he doesn't know anything about their plans. He said typically, there are some standards that we will want to see as a plan from a planning and zoning standpoint as well as a development standpoint. He added there are other regulations with regards to the site, with regards to stormwater and all of those type of development features.

Ms. Tincher stated that we have no stormwater drainage in our entire community.

Mr. Dickey said so they will have to abide by city standards in that regard, so there will be pieces that will have to be handled and approved through the stormwater board or in the case of the sewer connection, the sewer board.

Ms. Tincher stated that there are three businesses there on that road now that have no drainage. She said that that their drainage is a slanted entrance onto the road and all of the drainage that comes from Cattlemen's and Waffle House just drains right onto the road.

Mr. Dickey said that the road has a certain drainage feature to it and he won't say it's great, but when they did those developments, they had to meet certain approval standards with retention. He stated again, he doesn't want to speak to those particulars because he doesn't have that information, but a development like a hotel or any sort of bigger operation has to have those features and they have to be approved. He said he would pay attention as well to those boards and bodies to see what approvals they grant to any sort of development there.

Ms. Tincher asked if there will be any opportunity for community involvement? She stated that she is not on any kind of special list or anything. She said she doesn't even know how to reach these people, but she's not stupid and has a master's degree in public health. She stated that she knows how to get around but she can't really get anywhere.

Mr. Dickey stated that the plan commission would go through the plan commission itself and you can request information through them. He said the sewer board and the stormwater board are similar and the city clerk is responsible for the distribution of the sewer board packet, and the stormwater packet goes through Mrs. April Dickey in the municipal utilities department.

Ms. Tincher said thank you so much because she appreciates all of the advice.

Mr. Dickey said again, if they do require something of a zone change, if it's developed as a planned unit development or something, that could potentially come back here, but his understanding is that the zoning of that site is such that they probably don't require that. He added it might be a development exception, a variance, for example, that they would require.

ADJOURN:

There being no other business before the board, the meeting adjourned at 7:33 p.m.

Adam T. Dickey, President

Vicki Glotzbach, City Clerk