

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,
INDIANA, WILL HOLD A REGULAR COUNCIL MEETING IN THE COUNCIL
CHAMBERS AT NEW ALBANY CITY HALL ON MONDAY, FEBRUARY 2,
2026 AT 7:00 P.M.**

INVOCATION: To be given by ministers of different faiths, if present. If none are present, then a moment of reflection.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Regular Meeting Minutes for January 15, 2026

COMMUNICATIONS – COUNCIL:

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:

- Public Health & Welfare Committee Report – Collier

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES FOR FIRST READING:

INTRODUCTION OF ORDINANCES FOR SECOND READING:

INTRODUCTION OF ORDINANCES FOR THIRD READING:

COMMUNICATIONS PUBLIC: G-25-06 Common Council Procedures

COMMUNICATIONS PETITIONER: G-25-06 Common Council Procedures

G-25-06	An Ordinance Amending Chapter 30 of Title III of the Code of New Albany to Clarify and Streamline Common Council Procedures	Collier 3
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COMMUNICATIONS PUBLIC: G-26-01 Depauw Ave. Conservation District

COMMUNICATIONS PETITIONER: G-26-01 Depauw Ave. Conservation District

G-26-01	Ordinance Amending Chapter 151 of the Code of the City of New Albany, Indiana, Known as the Historic Preservation Ordinance, to Create the Depauw Avenue Conservation District	FitzGerald 3
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New Albany City Council Members

Jennie Collier; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Adam Dickey; President; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Greg Phipps; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Chris FitzGerald; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Louise Gohmann; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Scott Blair; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Stefanie Griffith; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Elaine Murphy; Vice President; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

Don Unruh; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

INTRODUCTION OF RESOLUTIONS:

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

INDIVIDUALS WITH DISABILITIES WHO MAY REQUIRE SPECIAL ASSISTANCE TO ATTEND THE ABOVE-MENTIONED MEETINGS MAY MAKE THEIR REQUEST KNOWN BY CONTACTING THE CITY CLERK IN ROOM 114 OF THE NEW ALBANY CITY HALL OR BY CALLING 948.5336

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Don Unruh; Member; Appointing Authority: Elected; Term: 01/01/2024 - 12/31/2027

**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 THURSDAY, JANUARY 15,
2026 AT 7:00 P.M.**

MEMBERS PRESENT: Council Members: Mrs. Collier, Mr. Phipps, Mr. FitzGerald, Mr. Blair, Mrs. Griffith, Mrs. Murphy, Mr. Unruh and President Dickey. Mrs. Gohmann was not present.

ALSO PRESENT: Mrs. Manning, Mr. Wood, Mr. Gibson 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 January 5, 2026, Mr. Phipps second, all voted in favor with the exception of Mr. Blair who abstained and Mrs. Gohmann who was not present.

COMMUNICATIONS – COUNCIL:

Mr. Unruh stated that congratulations are in order for New Albany High School freshman Alexis Goodman because she won her weight class at the Bloomington Regional, and she'll compete at the state meet on Saturday in Indianapolis. He said they've had wrestling at New Albany High School for girls for several years, but he believes last year was the first year that became an IHSA official sport. He stated we wish her the best and hope that we come home with the state championship on Saturday. He then stated that he wanted to remind everyone that has interest in the youth sports, New Albany Parks have two youth leagues in April. He said the Youth Lacrosse League starts April 6th, and Little Slugger Baseball on April 2nd.

Mrs. Murphy stated she wanted to say congratulations to the New Albany Main Street Award winners which were Paul Kiger, Tom Stumler, the District, the Madhouse, Libby Ellswick, Cozy Candles and Agave and Rye. She added New Albany Main Street does a lot to promote New Albany businesses in the community. She then said that Floyd County Head Start had a meeting today, and there are three open positions at Floyd County Head Start if anyone's interested in being a teaching assistant, bus driver, which starts out at like \$15.00 to \$16.00 an hour and goes up to \$21.00 an hour. She stated you can just check out their website and apply. She said congratulations to Sheila Smith because she was the Martin Luther King Catherine Hickerson Legacy Award winner last night at the Martin Luther King Dinner.

Mrs. Griffith stated that she didn't get to say this at the last meeting, but thank you to Mr. Wood and the planning & zoning team for accepting our amendments. She said it was in our packet last week that they accepted all of them for the comprehensive plan. She then stated that she knows we're becoming more of a walkable city, and she had another person reach out about crosswalks. She said we have a lot of pedestrian walkways, and she knows that's on our radar and she just looks forward to it. She stated the area was by Mickey's on Vincennes Street and they have a lot of kiddos that cross there. She just wants that at the top of awareness for us going forward, figuring out how to get those caution signs where it's easier to use and people pay attention to them. She then said at the end of their meeting, Main Street New Albany presented that they're redoing all of their neon signs, which is exciting. She stated there's like a three-part program so she is very excited about that.

Mr. Blair stated he'd like to add one more youth sports event on the list, and that's the Youth Soccer Clinic. He said it's a free soccer skills training on Wednesday nights at the sports center from 6:00 p.m. to 7:00 p.m., and it's open to any grade school, anybody who's interested in soccer. He stated it's meant to be an introduction to soccer, but also to advance skills, so you may want to check that out.

Mr. Fitzgerald stated that the Martin Luther King birthday event that was at the Grand was a great event, and he is glad that we were able to honor some of our students and just remind everyone to continue to celebrate and live the message of Dr. King, and make sure that our community is still bending towards the arc of justice. He added it is a long and winding road but we still need to have one foot in front of the other. He then said he had an update for Mr. Klingman who came and spoke with us during non-agenda comments. He stated the administration's been in contact with Robinson Lumber and it will be a temporary issue that's there. He said they're testing out some equipment that's also in place while they repair a kiln that's been there for 30 years. He added that's part of it but there are some outstanding questions he needs to follow up on with Mr. Klingman. He also added that he talked to Mr. Woodcock probably a half hour ago, so he just wanted to close that loop and that we were all brought up to speed.

Mr. Phipps stated he just also wanted to remind everybody that Monday is the holiday in honor of Dr. Martin Luther King and to remember that the fight for justice is not over. He said as the words of the song say, let us march on until victory is won.

Mr. Dickey stated he was going to start on a somber note. He said on January 9th, a former member of this body, Mr. Kenny Keilman passed away. He stated Kenny was a member of this council for 16 years, retired from the Courier-Journal and Standard Gravure after 42 years, leaving behind his wife Linda as well as three daughters. He added he was a Korean War Navy veteran. He was also a member of the New Albany Police Commission, the Floyd County Police Merit Board in addition to several local civic organizations. He stated he obviously had a very long life at 92 years of age, but we still are saddened by his loss and want to reflect that to his family and send our sympathies along as the council. He then said some of you may have noticed that he was suddenly not at the tree board yesterday, and that is because he was reviewing the services of the New Albany Police and Fire Department for an unscheduled review. He happened to be stopped for a school bus, and he and another gentleman got the benefit of being rear-ended by an inattentive driver. He said he does want to publicly thank Officer Jennings for a fine response because he got on scene pretty quickly and was able to take care of not only the traffic snarl up, but also make sure that all of us were, more importantly, safe. He also said obviously, Engine 5 and the Station 5 crew arrived shortly thereafter, and they also did a stellar job working with EMS and getting her attention. He walked away and his car technically drove away so he is grateful for that, but it just underlines how important our public safety officials are. He then said please, now that school is back after the holidays, be mindful that we will have school bus stops and things like that because had he maybe not been there, that could have gone much more badly. He added if anything, he can sacrifice a vehicle to make sure a school bus is safe. He stated lastly, he just wanted to mention that obviously, again, Martin Luther King holiday is coming up and he wanted to make note of a parks program that we have coming up. He said there's a Dr. Martin Luther King workshop free for boys and girls, age 5 to 12, on Monday, January 19th, from 1:00 p.m. to 2:30 p.m. He said it includes a free lunch at 1:00 p.m., and that is at the Griffin Recreation Center at 1140 Griffin Street. He stated you can call the center there, 812-949-7275, to register. He just wanted to make sure that folks knew about that opportunity because it's a great way to help the kids learn a little bit more about Dr. King and his legacy and enjoy the holiday.

COMMUNICATIONS – MAYOR:

Mr. Gibson stated that Mayor Gahan wanted to extend an invite to the public and any council members to two workshops coming up at the end of the month. He said one of them is the Fair Housing Workshop, which will be held January 22nd in the media room downstairs at 9:00 a.m. He stated that is obviously to go over the Indiana Fair Housing Act, how it's applicable to the city of New Albany, and how we implement and do

various things. He said the other one is a CDBG workshop coming up on January 30th at 2:00 p.m., again in the media room. He added that is regarding our CDBG applicants if they want to apply for funds. He said it is for eligible entities or anybody of moderate to low-income organizations that sponsor or help those categories. He stated it also addresses prevention, elimination of blight, slums, those kinds of things, and also addresses any other community development needs, urgent type of needs. He said some activities could be child care, job training, recreation programs, public safety services, transportation, service for seniors, drug abuse and youth programs. He stated if you have any organizations that are similar to what we funded last year, please let them know and he can give even more details on that time and that date. He said that's the 30th for them to come apply and go through the process, and if they meet the criteria, they could be funded. He said there is a social media post that the city did already for the fair housing one and we'll be doing another one advising organizations, hopefully, at that CDBG one.

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 – FitzGerald**

Mr. FitzGerald stated we met on the 8th downstairs in the media room as well. He said there were lots of conversations that will be in his introduction for the second reading, but we did end up approving and sending it back with a three to zero vote for approval from the committee for the conservation district.

- **Rules Committee Report – Dickey**

Mr. Dickey reviewed the following report:

To: New Albany City Council
From: Rules Committee
Date: 1/9/2026
Re: Rules Committee Report – Ordinance G-25-06

The following report is respectfully submitted following the Rules Committee's consideration of Ordinance G-25-06, an Ordinance amending Chapter 30 of Title III of the Code of New Albany to clarify and streamline Common Council procedures, heard on Friday, January 9, 2026, with Committee members Dickey, Phipps & Griffith present. Common Council Attorney Corrie Manning was also present.

Committee Chair Dickey introduced the Ordinance and explained it is intended to streamline Council procedures and increase meeting efficiency. He also presented some minor amendments from the original version. Starting with the proposal in Section 1 of the Ordinance to expressly incorporate public hearings into the Council meetings (proposed as an addition to (A)(8) of Section 30.22 of the Code), he suggested deletion of the proposed amendment noting concerns about ensuring compliance with statutory notice and procedural requirements. Mr. Dickey noted that, as a practical middle ground, public hearings could still be scheduled closer in time to Council meetings when appropriate. Committee members agreed.

Mr. Dickey also presented another amendment to Section 1 – the invocation provision in (A)(2) of Section 30.22 – explaining that a minister is often not present and when one is, prayers have occasionally included content more appropriate for public comment. Ms. Griffith stated that she preferred retaining the prayer. Mr. Phipps then noted that many surrounding jurisdictions do not include an invocation. He suggested adding the word "silent" to in the proposed amendments accomplish the intended purpose, and the ordinance was amended accordingly to provide for a "moment of silent prayer, centering or reflection."

With respect to the portion of Section 1 and Section 3 of the Ordinance pertaining to the Committee of the Whole (including amendments to (A)(9) – modified to (A)(8) – of Section 30.22 and Section 30.54 of the Code), Mr. Dickey explained that the amendments were intended to avoid duplicative proceedings in light of the shared composition of the Committee and the Council. Committee members indicated support.

Ms. Griffith questioned whether language should be added to Section 30.22(C) to limit communications to items pertaining to the City of New Albany. Mr. Phipps expressed concern regarding the difficulty of defining what constitutes items “pertaining to the City of New Albany,” and no amendment was adopted.

Regarding Section 2 of the Ordinance and the amendments to Section 30.53 pertaining to committee reports, Mr. Dickey explained intent to increase flexibility and reduce unnecessary formality, at the discretion of the committee chair, rather than requiring written reports in all cases. Ms. Griffith suggested a record of committee discussions could also be accomplished through livestreaming. Mr. Phipps questioned whether the Ordinance should further clarify that committee reports on ordinances on second reading should be presented in conjunction with the Council’s consideration of the ordinance, rather than separately under the general committee reports agenda item. Committee members expressed support for this clarification, and additional amendments were made to item (A)(9) of 30.22 of the Code during the meeting to make this distinction explicit.

Regarding Section 4 of the Ordinance (amending (D)(3) of Section 30.15 of the Code), Mr. Dickey explained that this would allow the President to defer items by only one meeting if necessary to avoid an excessively long agenda but also noted the council could override this with a 2/3 vote as a failsafe. Ms. Griffith expressed concerns regarding the necessity of the change, stating the scenario does not arise often. Mr. Dickey agreed to note her concerns in the committee report.

Following this discussion, the Committee voted 3-0 to approve the amendments made to the original version of the Ordinance, with Mr. Phipps making the motion and Ms. Griffith seconding. The Committee then voted 3-0 to recommend the favorable passage of Ordinance G-25-06 with the proposed amendments, with Mr. Phipps making the motion and Mr. Dickey seconding.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES FOR FIRST READING:

G-26-01	Ordinance Amending Chapter 151 of the Code of the City of New Albany, Indiana, Known as the Historic Preservation Ordinance, to Create the Depauw Avenue Conservation District	FitzGerald 1
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Action Taken: Referred to the Development & Annexation Committee.

INTRODUCTION OF ORDINANCES FOR SECOND READING:

COMMUNICATIONS PUBLIC: G-25-06 Common Council Procedures

COMMUNICATIONS PETITIONER: G-25-06 Common Council Procedures

G-25-06	An Ordinance Amending Chapter 30 of Title III of the Code of New Albany to Clarify and Streamline Common Council Procedures	Collier 2
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Mrs. Collier introduced Bill G-25-06 and moved to approve the second reading, Mr. Phipps second, all voted in favor with the exception of Mrs. Gohmann who was not present.

Mrs. Collier stated she thinks collectively we've discussed different things that we would like to see changed in our procedures so that we can streamline and be a little bit more efficient with our time. She thinks these changes reflect that and we may need to make a few changes, but as was said in the committee report, we can discuss those now to see what they might look like. She added overall, she thinks it's what we all want to just be more efficient here.

Mrs. Murphy stated she thinks the suggestions for streamlining our meetings are very appropriate. She would like to add that if we could have some type of template or guideline that we could give to people who are presenting, so that they will know to either email us information in advance or have hard copies for all council members at the presentation. She also would like for them to let us know about any technology needs they may have and just to state that if there are technology needs, they need to be here five to ten minutes prior to the meeting so that we can get things set up and ready for them to go. She added that would be helpful since Mr. Dickey is our president and technology person, it kind of slows things down a little bit when he has to stop what he is doing.

Mr. Dickey stated there's been some conversation regarding that, but it's not embodied in or formatted as a rule change, but from this point forward, what he has kind of committed to is that when we have particularly an outside group coming to make a presentation, we want to get the presentation to be released with the packet. He thinks that will help also streamline that process if we've got it beforehand so the public can also see it and just and review it with the packet. He said that's one thing that we're going to ask and he also believes that we want to hold to a little bit tighter schedule. He stated we have been gracious with our time, but he'd like personally to hold the presentation to about 10 minutes and then that gives us about five minutes for questions for a total of 15 minutes on a presentation, so he thinks that would help.

Mrs. Murphy stated she thinks that a template or guideline would help them as well because many times when we have presenters, they'll come up and speak about how nervous they are or what should they do, and this might clear up some of that and relieve some anxiety.

Mr. Dickey stated he thinks we can provide something in writing that will work to that effect.

Mr. Blair stated we've had the prayer in our agenda for as long as he can remember. He also stated that ever since his and Mr. Phipps's existence on the council, we've always done the prayer of a minister.

Mr. Phipps stated it's gone back and forth a couple different times.

Mr. Blair stated he remembers having discussions about it, but he personally likes the tradition of a minister providing a prayer in front of the council, but he also understands the situations we get into sometimes with those presentations. He said they tend to sometimes be more of a content or agenda-related versus just a true, let's give thanks on this council. He stated he really hates to see that go just because he thinks it's been a tradition of this council. He said the other thing he has a question on is that in the gist of efficiency and streamlining, have we thought about just doing committee meetings as needed? He said a lot of times we'll have a committee meeting outside the council, and it's just talking about the ordinance that's written, and there's a vote, it moves on, and then we have that same discussion in the council meeting. He also said there are sometimes that committee meetings are beneficial such as the health and welfare when we're doing the opioid, that's definitely a needed committee meeting. He said but if you're not drafting legislation and you're just basically reviewing the ordinance or the resolution, is it really necessary to have a committee meeting? He stated what he thinks would streamline it more is just give the president the discretion whether to hold a committee meeting or not because a lot of times we meet and sometimes sort of cram it in before a regular council meeting just so we can say we had a committee meeting. He asked if it is

really necessary to have a committee meeting at times? He added he thinks that's just something we need to consider and think about for that third reading.

Mr. Phipps stated he used to feel that way, and he still sort of feels that way a little bit, but we had a committee meeting last week on the conservation area, and he thinks they had ideas that they wouldn't have probably had had we not had that meeting. He said it was even more so on the rules committee because when we found out that certain things that we wanted to request wouldn't be compatible with state statute, like incorporating the public hearing with the regular meeting. He thinks in that regard, that committee meeting helped save some time of debate that we would have to do here. He stated secondly, he can see what Mr. Blair is saying there, giving the president discretion, but then if you give the president discretion, you would run the risk of someone saying, well, the president's going to bias whether or not something is heard by the committee. He added that could work on either side particularly if you've got one political power that has a dominance on the council and you've got a minority, they can make accusations like well, I think that really should have been on the committee, but there was partisan politics involved or something like that. He thinks if we do something like that, it has to be either or and not necessarily give the discretion to the president.

Mr. Blair stated he understands what Mr. Phipps is saying, but obviously if we don't have a committee meeting, the discussion is going to be in the council chambers, he thinks there are times that he feels like if he is not in that committee, he has missed out on things. He added if he doesn't hear the full discussion because the committee has already discussed it and they voted unanimously then it's like, well, we've already decided, so he would rather have the discussion in the regular council.

Mr. Phipps stated well, there's still room for that discussion now.

Mr. Blair stated there is, but you also don't hear the complete arguments. He said there are times here where the council members have great opinions and ideas and things, but they don't share it. He said he likes to hear all the discussion and opinions, but because it was already shared in a committee meeting, they don't share it with the council members. He stated there are examples where you actually drafted things and drafted legislation, and he gets that it does make it more efficient, but there are other times he felt like we had a committee meeting, we opened it up and five minutes later we're done so it just wasn't necessary.

Mrs. Griffith stated one thing that she thinks will help address that is the committee as a whole, we've now added that to the agenda, so we don't have to meet at 6:00 p.m. for a committee as a whole and then meet at 6.30 p.m. She said the committee as a whole discussions will be during our regular meetings and she likes that change.

Mr. Blair stated he thinks we've only had one committee as a whole which was budget and finance.

Mr. Dickey stated well, the committee has met several times, because generally, that's where the appropriation bills go, but there's only one committee that is a committee of the whole, and that's budget and finance.

Mr. Phipps said usually it is an ordinance that we sent to a committee, so there would be some drafting or at least a revision. He asked Mr. Blair if he could think of a situation where it wasn't something that we were creating for an ordinance that went to the committee?

Mr. Blair said he can think of several ordinances that went to committee and there was no change coming out of committee. He stated the committee has a function, but to him it's just redundant plus there are things you miss. He knows that on the one legislation he drafted around the debris left on roads, we met and had a quick five-minute discussion and we were done, so everybody had to take additional time out of their day to come meet. He added there are sometimes we have them right before the council meeting so that we can say we had a committee meeting. He said it's like, well, why do we have to

be here at 6:30 pm., why don't we just incorporate it in the regular council meeting? He just thinks it would make it more efficient.

Mr. Dickey stated from his standpoint, the reason we have committees is to help vet. He also stated that one of Mr. FitzGerald's first legislative accomplishments was on revoking of the pinball ordinance, which had long passed, lived its time since we don't regulate pinball machines anymore. He thinks everyone agreed that needed to go because it was an outdated relic that had just never been cleaned off our books. He thinks there have been many other times where we've had discussions. He said even before we changed the rules to kind of reflect the system that we've got now, he can remember legislation that former member Josh Turner brought about the chain-link fence, and the conversation in the committee meeting that was essential to find a compromise. He thinks that's really what those committee meetings are for. He stated there's a mechanical thing because he thinks it's appropriate to either say we're going to do all or none, but he thinks that by doing that, we streamline business for the public. He said then the public can decide, too, because those are all public meetings, whether they want to be part of that as well. He added each and every one of us are made aware of the committee meetings that are happening and can attend as a spectator or observer, and in many cases, we've had members of this council who've done that to better understand pieces of legislation that are being brought forward, particularly the more complicated pieces. He then stated he did want to note, just so the public was not confused, what we're actually talking about with regards to the prayer. He added as we did tonight, we called forward, if there's a minister present, to come to the podium. He said we're proposing, since in many cases that doesn't happen because there isn't a minister present, and just to streamline things, we would have a moment of silent prayer, centering, or reflection. He stated that's how it would be phrased, so we're not eliminating that; we're just obviously kind of making that a function, kind of how we did it tonight.

Mrs. Collier stated she thinks part of the reasoning for that was that a prayer that's appropriate for us may be different. She said we might have somebody here that may be a different religion, so that way we can all say a prayer that is appropriate for us, and everybody that is attending the meeting of different faiths can say a prayer that is appropriate for themselves.

Mrs. Griffith stated one other thing that was brought up during the Rules Committee meeting was number 3 on Section 4, and if it was needed or not. She just wanted to see what other fellow council members felt about that.

Mr. Dickey said this is the deferral, correct?

Mrs. Griffith replied yes and stated just because it was brought to our attention that sometimes to streamline, we may need to put that in there. She stated she can only think of one time that has affected us, but she has only been on the council for three years.

Mrs. Murphy said it would only be deferred for one meeting so it would still be at the next meeting unless there is a deadline that we have to meet. She thinks that gives the president just a little more wiggle room in setting the agenda when there are presentations and things that we really need to be mindful of. She stated she has no problem with deferring it for one meeting,

Mr. Blair stated his concern is it could be used politically like deferring something that's more immediate and it can be used as a political thing. He also stated it was mentioned committees could be done that way and this definitely could be used as a way to move things off the agenda that someone doesn't want to be discussed or try to defer it or try to take it off the hot button right away. He said there is a way to override it in here, so he gets that, but he still thinks each one of us were voted in by the citizens and we all have the right to bring something to the agenda if we feel like it's necessary, as long as we submit it under the appropriate time and circumstances. He stated we shouldn't give the power to somebody to take that or move that off the agenda for one meeting.

COMMUNICATIONS PUBLIC: G-26-01 Depauw Ave. Conservation District

Laura Renwick, 1604 Shelby Place, stated that she was here this evening on behalf of the Historic Preservation Commission of the City of New Albany regarding the Depauw Avenue Conservation District proposal. She said for those of you who may not be aware, the City's Historic Preservation Commission was established back in 1998 and we currently have four historic districts and one single site district in the city. She stated Depauw Avenue would be our first conservation district that would be created. She also stated within a conservation district, just moving of buildings, demolition, and new construction would be regulated as opposed to the full-fledged historic districts where we're also reviewing any kind of exterior changes to the buildings within the district. She said the idea of that is to provide preservation commission review and neighborhood input into what's going on in the neighborhood and preserving the character of that neighborhood, so the preservation commission followed our standard process on looking at this conservation district. She stated we had meetings with the neighborhood residents, we had a public hearing in conjunction with our meeting in December, and we sent letters to all the property owners as well as the owners of surrounding properties. She added we had a public hearing and the response was overwhelmingly positive for the establishment of a conservation district, so we did have a positive recommendation from the preservation commission coming out of our meeting in December. She said the preservation commission recognizes the importance of this historic neighborhood and the unique character that it has and the city has recognized that. She stated back in 2008, the city government helped to fund a grant-funded project to list the neighborhood on the National Register of Historic Places. She said the neighborhood really recognizes that they've got someplace special that they live, and they want to be sure to protect the character of that neighborhood, and we think that the conservation district will really help to preserve that. She added we're hoping that the council sees it the same way and if you have any questions for her, please let her know. She thanked the council for their time.

Tim Osborne, 2017 Depauw Avenue, stated he was born and raised here in New Albany and left from a previous marriage where he lived 21 years over in Louisville. He added he came back here to home. He just wanted to say that the residents are not so much against development in the city of New Albany. He said it's still a growing community and it's a vibrant community, but this is also a very historic city right here on the river, and he and the residents of the Depauw neighborhood really see that we're probably the last bastion of New Albany's historic area and residential community. He stated personally, he can't see it beneficial to build any sort of residential home, whether that is townhomes, apartment buildings, or other residential dwellings on an area that, from what he has heard, is a floodplain. He said that area that is projected to be developed is right behind his house and is right behind his father-in-law's house, so when he looks out his kitchen window, he gets to see this big, huge field. He added that right now, there's a family of about 10 deer back there and we have other wild animals that it's probably a passage through for them. He also added there are coyotes as well as foxes. He stated everybody walks back in that area with their dogs or just to go on a neighborhood walk and it is a very beautiful area. He said it's a small wooded area and there's a creek that runs through there. He stated his argument here is, he personally is not against development, but he is against development when he looks out that back kitchen window and he is going to see a building within 50 feet of his backyard. He thinks that with the age and the charm of their neighborhood, the history of that neighborhood, the conservation district would be more sustainable and a better path for the city of New Albany. He can probably speak for his neighbors and they can only hope that the city council will see that too.

Robert Burton, stated he got married in 1968 and the house that he lives in now was a duplex apartment house. He said we lived there a couple of years and he got ready to get drafted and he ended up enlisted in the Army and went in. He was in there a couple years and came back. He stated while he was in the Army, his wife's dad bought the house so when he got back, they lived in his house. He said his wife's dad was having trouble getting the people to pay their rent, so he said, how would you like to buy that old place, so we did. He bought it for a little more than nothing compared to what it's worth now, but it's always been a place he has called home for many, many, many years. He had grandkids that lived with him and one of them played with Romeo. He added Romeo and

he used to shoot basketball out there because he put a basketball goal out there and widened the alley big enough for them to spread out and shoot. He added he paid for that himself. He stated the thing is, there have just been so many good memories and the thought of him looking out his back window and seeing tall, tall apartment houses out there and not being able to see the deer and the woods just hurts his heart. He said that's basically his biggest complaint. He also said hopefully, if they do build back there, it'll be a nice neighborhood with nice people. He thanked the council for their time.

COMMUNICATIONS PETITIONER: G-26-01 Depauw Ave. Conservation District

G-26-01 Ordinance Amending Chapter 151 of the Code of the City of New Albany, Indiana, Known as the Historic Preservation Ordinance, to Create the Depauw Avenue Conservation District FitzGerald 2

Mr. FitzGerald introduced Bill G-26-01 and moved to approve the second reading, Mrs. Collier second, all voted in favor with the exception of Mrs. Gohmann who was not present.

Mr. FitzGerald stated that tonight, with the second reading, we are voting to acknowledge and accept the report of the Development & Annexation Committee, which met January 8th, to discuss establishing a conservation district in the Depauw Avenue neighborhood. He said on December 17, 2025, the New Albany Historic Preservation Commission approved a resolution recommending the conservation district and sent it to the council for approval. He also said that Chapter 151 in New Albany's Code explains the process of creation and use of such districts. He explained it is basically a phased approach towards involvement by historic preservation and approval of development within the district, and it requires a certificate of appropriateness from the Historic Preservation Commission for demolition, moving of a building or new construction, but does not go as far as full Historic Preservation District goes in restricting materials, colors, etc. He stated according to the code, the first phase will last a period of three years from the date when the ordinance is adopted, and at the end of that three-year period, the district would become a full historic district unless the majority of the property owners in the district object. He added then from that, it will just maintain as the conservation and that second phase would not go into effect. He said Depauw Avenue, the neighborhood, is very unique in this city and he thinks what makes this conservation district extra unique is the inclusion of the lot behind the 2000 block of Depauw. He is supportive of this inclusion based on the fact that as the proposed road begins and ends on Depauw Avenue, it is linked to the neighborhood, and there is no way you can get outside of that road without going through Depauw Avenue. He considers it just pretty much like a subblock of the avenue as well. He thinks that inclusion, as it envelops within the neighborhood, would be beneficial for that. He appreciates the public coming out and the attention in this matter. He has spoken to many of the residents for the past five, six months since this process began, but he wants to make sure that our eyes are wide open as we go forward in these next steps as the council discusses this ordinance. He said approving this district will not override the decision of the planning commission and the ministerial role that they had in approving the plat, and additionally, if approved with the inclusion of the lots, know that this may not be the final decision or version of the ordinance as we may need to discuss amendments to mitigate any legal risk. He just wants to make sure we are 100% clear of that today, and if approved for third reading, there will be more opportunities for discussion going through, but for tonight, as with the second reading, the council will be discussing again the ordinance and approving the committee report as it is still subjective to amendments in the third reading, if approved. He stated we have Laura Renwick from Historic Preservation and we have Scott Wood from Planning and Zoning, who are here to answer any questions that he might not be able to supply answers for at this time.

Mr. Phipps stated he would just like to concur as a member of the Development & Annexation Committee that he thinks Mr. FitzGerald described it very accurately, and he would agree with him that it's a unique situation there because there's only one way in, so it literally becomes part of that neighborhood by virtue of its connectivity. He then said to

clarify some of the comments earlier, a conservation district is not preserving nature, as that term is often used in the general public, so there's nothing we can do to keep building off of that lot, but this ordinance may help try to shape what's built there. He added lots of times that term conservation, people think of preserving woodland, and that's not what conservation means here.

Mr. Dickey asked Mrs. Manning if she wanted to speak to that a little bit more as to the nature of this, just to kind of explain that piece?

Mrs. Manning stated the conservation district is a step towards a historic district. She said this is a two-phased approach, the statute allows a jurisdiction to take a two-phased approach. She stated if there's a majority of property owners that object to moving to the next stage, then that could prevent the next stage from going into effect. She added the municipal code uses that term, the state statute doesn't, but essentially what it means is that it's the first phase of that two-step process.

Mrs. Murphy stated Mr. Osborne mentioned the floodplain issue in that area and she did have another constituent call her and ask about that.

Mr. Wood stated there isn't any floodplain on the property. He said it's on St. Mary's Cemetery property.

Mrs. Murphy said so there aren't any water issues that we need to be concerned about?

Mr. Wood stated the Stormwater Board will require 150% detention on this property. He said that's 50% above the normal standard because this stream discharges to Falling Run Creek and Falling Run Creek carries 150% requirement for detention, so he believes that this project will actually help improve drainage in the vicinity. He then said just to be clear to everybody, he owns and resides at property on Aebersold Drive and he has not been involved with the neighborhood, either pro or con. He just wanted to get on the record that he does have a property interest in the vicinity. He added the Neighborhood Association in Depauw had been putting notes on everybody's property, including his.

Mrs. Griffith said just for clarification, you said you were excluding the 2000 block?

Mr. Fitzgerald said no, the inclusion.

Mr. Unruh stated on the map, behind the 1700 block property, that seems to be an inclusion not much different than around the 2100 block?

Mr. Fitzgerald stated they're part of the plats that are existing already.

Mr. Unruh said so those properties go all the way back through and maybe split with Florence Avenue?

Mr. Fitzgerald stated it doesn't go up into other plats other than what is there and the map is not to scale. He said so it includes the houses, the properties that are on Depauw Avenue that have Depauw Avenue addresses and the ones that are listed that are within that boundary of Beechwood and Vance, and then the lot that is behind the 2000 block. He asked Ms. Renwick to correct him if he is wrong. He also stated the list of the properties that are currently here are within the historical register when that was included in that, so it's not a historic district, but there is a historic registry.

Mr. Unruh stated that was going to be his question that he was getting to. He asked who determines how wide and how reaching this boundary would be because he sees Beechwood, Vance, and then those two properties.

Ms. Renwick stated that is correct. She said we went with the boundaries of the National Register of Historic Places District and just included that vacant lot as well because of the impact that lot could potentially have on the neighborhood. She added the initial boundaries for the National Register were established just based on the density of historic

resources, and they used kind of the creek there as a kind of a natural break there for Beechwood and Vance.

Mrs. Murphy said so just a clarification, this boundary that we have was determined by the National Historic Register.

Ms. Renwick stated that is the National Register of Historic Places District, correct.

Mr. Phipps stated he didn't notice this at the committee meeting, but there are three structures there that are just outlined where all the rest of them are solid. He asked if those are non-contributing?

Ms. Renwick said correct. She said that is pretty special about Depauw, that there are only three buildings within the district that are considered non-contributing because they are newer or have been altered. She added that's another component of what makes Depauw so special.

Mrs. Murphy asked what property the developer owns?

Mr. FitzGerald said just behind the 2100 block.

Mrs. Murphy asked who owns this property that's behind the 1700 block?

Mr. FitzGerald stated those are the property owners.

Mr. Dickey added those are the existing houses.

Mr. Phipps added with large backyards.

Mrs. Murphy asked if the developer will be able to develop that and will need to follow the guidelines within the conservation district?

Mr. FitzGerald stated the plat was approved a couple months ago through ministerial, so it was by rights, but there are still lots of other checkpoints and the Board of Works has to approve some other things before they can start construction at all.

Mr. Dickey stated he wanted to interject here and wanted to focus on this just for a second, because what's up for the ordinance discussion and debate is the conservation district, not the development or the plat approval. He added if there are questions about the plat approval process, Mr. Wood can answer that just for reference for council members. He also added that Mrs. Manning may wish to give some additional clarification on the issue.

Mrs. Manning said thank you because this was mentioned during the committee meeting and should have been clarified when she was talking about the difference between a conservation district and historic district. She said when we're talking about establishing a historic district, it really pertains more to design and the way the statute is written, it is to make clear that it's completely separate from zoning. She said if you look at section 151 of the municipal code, there's a section that clarifies that so that this is kind of an additional step. She also said in addition to what will be required for purposes of zoning approvals in an area that gets designated as a conservation or historic district, there are additional requirements that have to be satisfied. She stated basically the developer would have to get a Certificate of Appropriateness and there are specific criteria that would be considered. She then stated in the conservation district, there are three criteria Ms. Renwick mentioned which are moving a building, new construction or demolishing. She said then in the next phase, that's where you would pull in the additional requirements that are applicable to a historic district like colors and more detail in regard to the development.

Mr. Dickey stated Mrs. Manning kind of warrior on this subject in the committee meeting and we had made reference to some additional research that we had asked her to look at.

Mrs. Manning stated that's another thing we discussed because the question was raised during the committee meeting if this would apply to the application that was already submitted for the preliminary plat approval by the developer of the vacant lot. She said Mr. Wood pointed out during that committee meeting that there's a state statute that freezes when somebody submits an application, and they kind of get the current regulatory framework frozen in time for three years. She stated the reasoning behind that statute is because it was the legislature's attempt to codify the vested rights doctrine, which essentially says, if they're submitting this application, they should have some level of certainty because they're making this investment. She said they've obtained a right and so that particular statute is not 100% clear, but she believes that it's written very broadly. She stated in her opinion, the way that it's written would include any type of local regulation that would apply to the development, so she does believe that this particular project would fall within that statute that essentially gives them three years of what was existing at the time they obtained that approval.

Mr. Blair asked if there is anybody here to represent the development or the developer's interest? He also asked what kind of undue burden or what it is going to mean to the developer if they have to comply with some of the design elements of this conservation district?

Mr. Dickey stated no one signed up to speak on behalf of the developer.

Mr. Wood stated the Planning Commission staff would recommend at secondary plat review that, if this ordinance is approved, the developer would be responsible for acquiring a Certificate of Appropriateness for the new construction. He said if the council does not approve this, the staff would recommend, and he thinks the Planning Commission would adopt, a stipulation requiring staff approval of the new construction. He said he doesn't see a burden being added by this approval.

Mr. Dickey stated he had asked Mrs. Manning a couple questions about some technical amendments, for example, at third reading since we kind of used some language here, we're not technically amending the section we're adding. He asked Mrs. Manning if she wanted to mention that because we'll probably need to bring that up on third reading too if this approves tonight.

Mrs. Manning stated if you look at Section 151 of the municipal code, essentially it sets forth the framework pursuant to which a conservation district can be established. She said the ordinance wouldn't actually be amending the language of Section 151, it just establishes the district pursuant to that section, and we had a question Mr. FitzGerald asked about how you know where the districts are. She stated that in addition to the map that was included, the city will maintain that map and the Historic Preservation Commission will also maintain that map on their website. She said so what would happen with this ordinance is it's not actually going to amend the language of section 151 of the municipal code at all; it's just utilizing that language to establish a district if that's what the council decides to do.

Mr. FitzGerald said he looks forward to working on those amendments.

Mr. Blair asked if this couldn't backfire or have a detrimental effect on the district? He said you're adding and you said three years out, you've got to vote if you want to turn this into a historical district so you've got 18 more voters in that pool. He asked if that could not affect that? He thinks it's great that we have historical districts, especially when you've got as much interest and participation for the residents to do that, but to add this new piece of land that's going to be structured a little bit differently, you're adding another 18 houses that may or may not be compatible with your existing homes. He asked if that could not be detrimental to that district when you're trying to turn it into a historic district?

Mr. FitzGerald stated he thinks that's sort of the difference when we go into the degrees and the phases. He said by the end of the three years, the majority of the residents there would determine if they're going to be going to the second phase that has more of the stricter restrictions for materials, colors, heights, that sort of stuff. He stated while he can't speak for the people who aren't quite living there or the people who might be leaving and moving here in three years along the streets, he sort of has a sense that a lot of the residents who he has talked to like the idea of having more of a cooperative design, but don't want to be under so many restrictive policies.

Mr. Phipps stated as somebody who lives in a historic district, there are no color restrictions other than you can't use black.

Mrs. Griffith asked if after the three years, if they decide that they do not want to do the historic, does it stay the conservation district then?

Mr. FitzGerald said correct, they don't go forward into that second phase.

Mrs. Griffith said but they don't go back either?

Mr. FitzGerald said correct. He stated if the residents in historic preservation do want to do that, they would have to go back through historic preservation he would say as a recommendation to get rid of that designation, period. He added he doesn't quite know that process.

Ms. Renwick stated there is a process established by state ordinance on how to de-designate if they wanted to do that. She said the process is in three years, do you want to go up a notch to historic district or stay the same. She stated those are the two options unless you go through a whole de-designation process that would be separate.

Mr. FitzGerald stated the he does know that while we are mainly talking about Depauw, he knows that there are questions about, well, isn't this going to lead to a lot of neighborhoods that want to be conservation districts? He also wants to make sure that he is really singling out this neighborhood as something that is unique, especially with that because you see in the map all the contributing factors.

Mr. Dickey stated he wanted to add to that for just a second, because in his view, if we're moving this forward, the intent is to recognize that there is a singular and unique historic nature to Depauw Avenue. He said the intent then is to preserve that first through the conservation district and the limitations set there, particularly with regards to demolition, new construction and those type of things for that area, and then to see at the conclusion of the three years whether or not it wants to go to the next level which is a full historic designation. He thinks it's important that we remember, again, the question before us is with regards to the creation of the district, not with regards to any particular development itself. He said a house may burn down and then there's a question of what do we do with a lot in that case when the house is gone. He stated there could be individuals that would come and have interest in buying a part of that and maybe they want to develop some sort of larger development along Vincennes Street. He said that could be a possibility and then how would that affect the neighborhood. He thinks it's important that we take into account what the true intent here is because that makes a tremendous bearing because we are, again, are trying to preserve the unique nature of that neighborhood. He added there may need to be some additional language that helps clarify or address that, and he knows Mr. Fitzgerald will continue to have conversations with council on recommendations for that to try and best fit this for our city, in this case, our neighborhood. He just wanted to again stress that clarity.

INTRODUCTION OF ORDINANCES FOR THIRD READING:

INTRODUCTION OF RESOLUTIONS:

BOARD APPOINTMENTS:

Mr. Dickey stated there is a minor clarification when he made the announcements with regards to board appointments last time. He said he neglected to note a change that had occurred that we had approved mid-year last year due to a resignation. He stated Mr. Brian Bell resigned and Mr. Matt Bergman was added to the Historic Preservation Commission by the mayor and confirmed by this body. He added that still stands and Mr. Bergman will continue to serve the remainder of the term that Mr. Bell had. He just wanted to clarify that since it was a notation problem on our record sheet and he wanted to apologize for that.

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Cisa Kubley, 1926 Ekin Avenue, stated as a representative of the transparency chapter with Hoosier Action, she was there to renew the call for transparency and accountability around how much of our public money has been spent on the mayor's litigation battle over the dam. She said his argument that he can't tell us or tell the council the numbers because of the ongoing litigation is over, and so we are here, and we are ready to hear how much was spent. She stated we are happy to see that most litigation has been resolved, but this issue is not over because we still need to know how much was spent, and people are still angry, and trust in our local leadership is still shattered. She added the stance that no further information is needed because nothing has been spent over approved budgets doesn't really hold water and is not good enough. She stated the projects and services that our community really needed in this time of crisis were not funded because allocated funds were wasted on the unapproved work and the unnecessary lawsuits and appeals that the city continued to lose. She said the crisis that we face at the national level continues to grow as we race into this new year, so strong local leadership is needed now more than ever, and we need local leaders that we can trust to tell us the truth of the work that they're doing and how our tax dollars are being spent. She stated we need to know that as things continue to be chaotic around us, our community is standing strong together, and that we can trust in our local leaders that they are making decisions in all of our best interests and not just their own. She said part of leadership is taking accountability and repairing trust when it has been broken. She also said the mayor continues to refuse to meet with us, his constituents, and we are still waiting for the answers to questions we've been asking for almost six months. She added we aren't going away, and we aren't going to stop asking for this. She stated we still need to know those numbers, and we still need your leadership. She also stated we still need you to hold this mayor accountable, like you said that you would. She said we will continue to be here and continue to make the requests for this information meeting after meeting until we have answers. She then thanked the council for their time.

ADJOURN:

There being no other business before the board, the meeting adjourned at 8:15 p.m.

Adam T. Dickey, President

Vicki Glotzbach, City Clerk

Vicki Glotzbach

From: Jennie Collier
Sent: Tuesday, January 27, 2026 11:33 AM
To: Vicki Glotzbach
Cc: Adam Dickey
Subject: Public Health and Welfare Committee Report

Public Health and Welfare Committee Meeting

Monday, January 19, 2026 - 10:15 AM
140 E Main Street, New Albany, Indiana

In Attendance:

Jennie Collier, committee chair
Elaine Murphy, committee member
Stephanie Griffith, committee member
Corrie Manning, Council Attorney

The Public Health and Welfare Committee met to discuss the presentations that were received from organizations in the community that are doing work in the substance abuse/recovery field. The committee felt there were a couple of organizations that were not a good fit at this time and the chair agreed to draft letters to each to explain the decision.

The committee agreed that going forward, there should be defined perimeters given to organizations prior to receiving/asking for presentations. This will be the next focus for the committee.

Three organizations were unanimously agreed upon to receive opioid settlement funds.

Our Place Drug and Alcohol Services - \$3,700 to fund their after school ROCK program

Liberty Place - \$5,000 for residential housing

LifeSprings - \$3,000 for residential housing

Jennie E. Collier
New Albany City Council - 1st District Representative
812-987-3324