

**CITY OF GREENDALE
Council Meeting
April 12, 2017**

Mayor Weiss called the meeting to order and asked for a 10 minute recess. Councilman Karsteter made a motion to recess. With a second by Councilman Bowell, the motion passed 7-0.

The meeting was called back to session at 7:09pm.

PRESENT: MAYOR ALAN WEISS
 TY BOWELL
 JERRY ABBOTT
 VINCE KARSTETER
 WALT WILSON
 SCOTT LIBBERT
 MATT McCOOL
 KURT MOLLAUN
 CITY MANAGER STEVE LAMPERT
 CITY ATTORNEY ANTHONY SMART
 CLERK TREASURER MARY JO LYNCH

After the Pledge of Allegiance, Mayor Weiss asked Councilman Libbert if he had any comments for the March 12, 2017 minutes. He replied no. **Councilman Abbott made a motion to approve the March 12, 2017 minutes. With a second by Councilman McCool, the motion carried by voice 7-0.**

Mayor Weiss proclaimed the following:

Child Abuse Prevention Month – April, 2017

Sexual Assault Awareness Month – April, 2017

Arbor Day – April 28, 2017

Teacher’s Appreciation Day – May 2, 2017

National Public Works Week – May 21 through May 27, 2017

Mayor Weiss read a thank you note to Council from CASA for the donation that the City gave the organization.

The following **requests for donations** were provided to Council prior to the meeting:

- **Lawrenceburg Lions Club** – *Request for Renewal of Banners @ LHS Baseball Fields*
- **Dearborn Adult Center** – *Request for Donation for Painting & Repairs*

A representative for each organization was present to make a request for donation. After discussion, Council voted as follows:

Steve Sandbrink appeared before Council. After discussion, **Councilman Abbott made a motion to renew the Baseball Banners and give the Lawrenceburg Lions Club \$150 for 2017. With a second by Councilman Libbert, the motion carried by roll call as follows: Abbott: Aye; McCool: Abstain; Bowell: Aye; Karsteter: Aye; Wilson: Absent; Mollaun: Abstain and Libbert: Aye. The motion carried 5-0.**

Marie Edwards appeared before Council to request a donation. CT Lynch asked Ms. Edwards to provide her with a financial statement for the organization. She said she would get a copy to her. **Councilman Mollaun made a motion to give the Dearborn Adult Center \$500 for 2017 to paint and make repairs in the building. With a second by Councilman Karsteter, the motion carried by roll call as follows: Abbott: Aye; McCool: Aye; Bowell: Aye; Karsteter: Aye; Wilson: Absent; Mollaun: Aye and Libbert: Aye. The motion carried 7-0.**

CT Lynch provided Council with the **2017 Donations Report.**

Mayor Weiss asked if there were any audience comments. **Greg Rahe, resident, commented that he cannot hear the weather siren in Greendale.** Mayor Weiss stated that he would talk to the County.

The Financial Report, Riverboat Revenue Summary and 2017 Riverboat Budget was provided to Council prior to the meeting. There were no questions.

CT Lynch asked Council for approval of a **Merchandising License from River City Overstock.** Code Enforcement Officer McMullen has given his final approval. After discussion, **Councilman Wilson made a motion to approve the Merchandising License for River City Overstock. With a second by Councilman Karsteter, the motion carried by voice as follows: Abbott: Aye; McCool: Aye; Bowell: Aye; Karsteter: Aye; Wilson: Absent; Mollaun: Aye and Libbert: Aye. The motion carried 7-0.**

Lastly, CT Lynch wanted to make **Council aware that next month they need to invite the Lawrenceburg Township Trustee Lonnie Walcott to the meeting to begin negotiations on the 2018 Fire Agreement.** She stated that a contract will need to be finalized prior to Mr. Walcott handing in his budget in July. Council asked that Chief Craig provide figures to them regarding the number of runs, etc. and attend the Council meeting.

Council received the Redevelopment Commission report in their package. ED Abdon stated that there was a **ribbon cutting today at Zimmer Tractor.** He went through the report. ED Abdon stated that they've **broken ground on the St. Elizabeth's Physician Building.** Also both the extensions (north and south) on Flossie Drive are underway.

ED Abdon added that he met with INDOT on the **new intersection project on US 50 beyond VA Clinic.** He said that INDOT has tentatively approved the design. He commented that at the end of April he should know what type of funding is available through the Community Crossing Grant program.

With regard to **State Rt 1 / Belleview Project,** ED Abdon commented that he spoke with INDOT regarding this project and he's asked if they could bump the project up and do it in phases. ED Abdon asked if there were any questions.

There was no Unfinished Business.

Under New Business, Code Enforcement Officer McMullen stated that there are **19 vacant homes in Greendale.** With regard to **528 Ludlow Street,** Councilman Wilson stated that work has begun on the residence. There was discussion.

With regard to **72 Ridge,** Code Enforcement Officer McMullen stated the property has been sold. There was discussion.

Under the **City Attorney Report,** City Atty. Smart indicated that Mr. Willis was in the audience regarding the purchase of the **Water Tank Property.**

Councilman Karsteter stated that he thought the property should have been purchased back in 1955 and at least in 2006. He feels that the City needs to secure the property and protect our water source. He also thinks that the City would be short sided not to give some thought to a water tower that is 62 years old. **Councilman Karsteter made a motion to offer Brandon Willis \$100,000 for the roughly 13 acres with absolutely no easements for accessibility to the property.** Brandon Willis, from the audience, stated that he has spoken with the Mayor and he agrees to these terms. **Councilman Mollaun seconded the motion.** Mayor Weiss asked if there was discussion or comments. Mayor Weiss asked CT Lynch if the funding would come from the Water Account. CT Lynch explained to Council that the Water Dept. had a bond that they've been paying on since 1996 and the stipulations of the Bond Agreement was that we deposit enough money monthly into a "water bond account or sinking account" to cover principal and interest and any expenses. At the end of the term, because we had deposited more

than enough money into the water bond account, there were remaining funds in this account to the tune of \$172,000. **She commented that this remaining money can only be used for water.** Councilman Wilson stated that it goes against his beliefs to give Mr. Willis \$100,000 for something he and the past City Attorney forgot to do in 2008. Mr. Willis stated that in 2008 the City wasn't going to receive 13.8 acres either. City Atty. Smart assured Council that there would be an Agreement with Mr. Willis along with the purchase of the property. He stated that once the City purchases the property there would be no easements for him to drive on the road to the hillside; although Mr. Willis does own 6 acres of property on the backside of the hill and he will have access to this property on Dorman. Councilman Libbert wanted to comment for the record that he is opposed to the purchase of the property in the amount of \$100,000. He stated that Council has been talking about budget cuts and services down the road. Purchasing this 13 acres will take it off the tax record. He stated that 10 years ago the City Mgr. stated that they needed 1.183 acres. What has changed in 10 years that we now need 13 acres? He commented that the only argument he has heard is for safety and securing the road. He feels that to spend \$100,000 seems like a luxury at a time when the City could be facing some tough decisions down the road. Mayor Weiss's response to Councilman Libbert's comment was that the \$100,000 is not coming from the General Fund Budget, nor is it coming from the Riverboat Budget. It is coming from the Water Fund, a fund that is designated for water purposes. He preceded to say that he would understand if this was coming from the General Fund or Riverboat Budget as well. He said that this why we have finance meetings every two weeks to keep a handle on the City funds. The Mayor added that as for taking the property off the tax roll, we would be losing \$650 per year.

With regard to the surplus funds from the bond account, Councilman Libbert asked what these funds could be used for. City Mgr. Lampert stated that any additional funds remaining in the bond account fund revert to the water fund for operations or projects. Councilman Libbert stated that the money could revert to the water fund and be used for a water infrastructure project down the road and some water operations money comes from the General Fund, so it still has an impact. CT Lynch responded that the money would come from the utility fund which is separate. Councilman Libbert remarked, one way or another, in the future, the funds could be utilized down the road for infrastructure. CT Lynch mentioned that Riverboat Funds could be used for infrastructure if needed. City Mgr. Lampert added that the Riverboat Fund pays for all of the utility projects. Mayor Weiss stated that if we didn't have Riverboat Funds, we would

have to bond the utility projects which would require us to do a rate study in order to determine if we had to raise utility rates to pay a bond payment. Councilman Libbert concluded that he agrees with Councilman Wilson that he is not in favor of spending \$100,000 to purchase the property.

Councilman Howell stated that the fact that the City can secure the property has changed his mind and vote. Councilman Mollaun stated that after hearing City Mgr. Lampert talk about the need for the property has changed his vote too.

After lengthy discussion and no further comments, the motion carried as follows by roll call: **Abbott: Aye; McCool: Aye; Howell: Aye; Karsteter: Aye; Libbert: Nay; McCool: Aye; Mollaun: Aye; and Wilson: Nay. The motion carried 5-2.** Mayor Weiss asked City Atty. Smart to get with Mr. Willis on a closing.

Mayor Weiss indicated that he spoke with Mrs. Hoffman, resident at the bottom of the water tank hillside, and she is onboard and willing to help with the costs of surveying and recording. Councilman Wilson asked if the City could just do the right thing and pay the \$1,500 costs as Mrs. Hoffman has lived there and this is not her fault. Mayor Weiss explained the property line issue of Mrs. Hoffman's house to the audience. Mayor Weiss thanked Mr. Willis.

Mayor Weiss asked if there were any other audience comments.


CT Lynch added the following comments:

1. She announced that Greendale's 2017 Tax Rate (*corporation only*) is \$1.58 and when you add in all the other taxes the total was \$2.98 per \$100 value of residence. She stated that Greendale finally did not have the "highest" tax rate in Dearborn County.
2. CT Lynch announced she submitted Angie Walters name for a government public service award from OKI (*Ohio, Kentucky & Indiana Regional Government*). Angie was one of 5 recipients to win this award and of 96 names that had been submitted. She receives the award in May on Fountain Square.
3. CT Lynch shared with Council that she is the Co-Chair to the Education Committee of the Indiana League of Municipal Clerk Treasurers (*ILMCT*) and as so was awarded a scholarship to attend the International Institute of Municipal Clerk's (*IIMC*) Conference in Montreal, CA from May 21-25, 2017. She stated that IIMC asked for an essay on a community project that you were instrumental in and that has been very successful in your city. I wrote about Greendale's Arbor Day Program and this won

my scholarship. She added that because she is an officer of the ILMCT, they will pay for her hotel and flight to Montreal (up to \$1,000). Clerk Lynch is very excited for this experience.

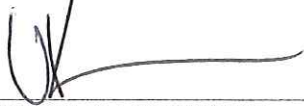
Mayor Weiss asked if there were any other comments. A resident from the audience made the following comments: (1) Mr. Rupe owns a pool in the backyard and the water has been stagnant for going on 3 years and mosquitoes are all around. (2) He added that people have received money from MGPI for the mold on their houses and the houses look awful still. Mayor and Council commented that you cannot tell anyone how to use that money that they've received. (3) Resident said that 25 Oakey has a sink hole that when he was mowing the lawn about fell into the hole. City Mgr. Lampert stated that he would take a look at it.

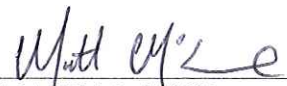
There being no further business to come before the board, Councilman Mollaun made a motion to adjourn. With a second by Councilman Wilson, the motion carried by voice 7-0.



MAYOR ALAN WEISS


JERRY ABBOTT



TY BOWELL


VINCE KARSTETER


MATT McCOOL


KURT MOLLAUN


WALT "DOC" WILSON


SCOTT LIBBERT

ATTESTED: 
Clerk Treasurer Mary Jo Lynch