

**CITY OF GREENDALE
Council Meeting
August 10, 2016**

Mayor Weiss called the meeting to order.

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

ABSENT: TY BOWELL

After the Pledge of Allegiance, Mayor Weiss asked for **approval of the July 13, 2016 minutes. Councilman Karsteter made a motion to approve the minutes. With a second by Councilman Abbott, the motion carried by roll call: Abbott-Aye; Karsteter-Aye; Libbert-Aye; McCool-Aye; Mollaun-Aye; Wilson-Aye. The motion passed 6-0.**

Mayor Weiss asked for approval of the **July 20, 2016 Budget Work Session minutes. Councilman Wilson made a motion to approve the minutes with the correction that Matt McCool was absent from that meeting. With a second by Councilman Mollaun, the motion carried by roll call: Abbott-Aye; Karsteter-Abstain; Libbert-Aye; McCool-Abstain; Mollaun-Aye; Wilson-Aye. The motion passed 4-0.**

Mayor Weiss asked for approval of the **July 27, 2016 Special Council minutes. Councilman Abbott made a motion to approve the minutes. With a second by Councilman Wilson, the motion carried by roll call: Abbott-Aye; Karsteter-Abstain; Libbert-Aye; McCool-Abstain; Mollaun-Aye; Wilson-Aye. The motion passed 4-0.**

The Mayor asked if there were any audience comments.

Cheyenne Chase and Kensington Harrison appeared before Council to request a contribution to sponsor their MAC Beauty pageant to Nationals in Orlando, FL. The girls offered examples of how they have raised other funds and how their competition is geared toward building confidence in young girls. The girls have created a group called "Helpful Hearts" wherein they do a lot of volunteering. Helpful Hearts is looking for members.

Councilman Mollaun made a motion to contribute \$200 to each girl. With a second by Councilman Abbott, the motion carried by roll call: Abbott-Aye; Karsteter-Aye; Libbert-Aye; McCool-Aye; Mollaun-Aye; Wilson-Aye. The motion passed 6-0.

Tom Biedenharn appeared before Council to discuss the **possibility of developing a community park in honor of Lauren Hill at the Greendale Landfill.** He presented a letter that he sent to Brent & Lisa Hill regarding a park for Hidden Valley Lake (HVL) (at the Landfill). Councilman Libbert commented that the park would greatly benefit HVL. He asked if Mr. Biedenharn sees any benefits for the Greendale community. He stated that HVL has spoken with City Mgr. Lampert about walking trails. Mayor Weiss concluded that Council needs to investigate the allowable uses of the landfill property.

Adam Duvel appeared before Council to discuss the **possibility of putting a Mountain Bike Trail at the Greendale Landfill.** He commented that Dearborn County does not have a mountain bike trail. City Atty Smart commented that he would need to check into liability insurance and City Mgr. Lampert would need to review restrictions from IDEM on the property.

Councilman Mollaun liked the idea of having a Public Hearing and asking the public to attend to get the public's ideas about what could be put up at the property. City Mgr. Lampert said that he will review the IDEM letter of closure for usage.

Mayor Weiss asked if there were any other audience comments. **Rick Carlton, Ridge Avenue resident, appeared before Council to discuss speeding and thru trucks on Ridge Avenue.** He stated that something needs to be done regarding the speeding.

Wayne Kennett appeared before Council indicating that he had a lot of potholes down on the property purchased from Bill Yelton. He indicated that the pot holes have standing water and he is concerned about mosquitoes and the Zika virus. City Mgr. Lampert indicated that this is property that the City has gone to court over and basically Mr. Kennett needs to comply with the City code. This property is over the well-head protection area; this area drains toward the City wells. Mayor Weiss asked Mr. Kennett if he has applied for any permits. Mr. Kennett stated that he has not applied for permits. City Mgr. Lampert indicated that Mr. Kennett is using the property for parking and this has been the ongoing issue wherein Mr. Kennett wants to change the use of the property and needs to apply for a City permit and abide by the City code. He stated that there must be the oil / water separators. Mr. Kennett agreed with City Mgr. Lampert but said that this procedure is very expensive. Councilman McCool asked City Mgr. Lampert what is the likelihood of the Zika virus or our water supply

being contaminated. Mr. Lampert indicated that everyone in the wellhead area has to have an oil / water separator and comply with City code. Councilman Karsteter asked if this procedure could be done in phases. City Mgr. Lampert replied that he could do the procedure in phases. Mr. Kennett replied that he has already spent \$80,000 and that he takes it that Council is telling him no. He thanked the Council and left.

CT Lynch passed out a copy of the **Riverboat Summary** for Council's review. She indicated that she had received **supplemental admissions revenue in the amount of \$850,271.76** and felt very fortunate to receive this additional income; but she does not count on this additional revenue.

CT Lynch passed out a **memo and proposal for backup batteries for the 5 workstations at the City Admn Building**. After discussion regarding batteries and consideration of a generator for the building, Council asked CT Lynch to get quotes for longer lasting batteries. City Mgr. Lampert indicated that he would get quotes for a generator and bring back the quotes to the next BOW meeting. Asst Chief Lane added that he felt that a generator for the City Admn building is a good idea. He mentioned that if there was a catastrophe and in accordance with the NIM training / policy it is important that the City be able to get money from the Clerk Treasurer.

CT Lynch advised Council that she and City Atty Smart will be conducting **employee training on 8/24 & 8/25 for Internal Control and Title VI** (which is mandatory to receive our 2017 Budget). All department heads and employees must take the training and sign off on Certifications of Training that will be sent to the State of Indiana. She commented that she also needs Council to attend training and will set up a date for them in the very near future.

CT Lynch reminded Council that at the September meeting she will schedule a **Public Hearing at 7:00pm** for interested parties to review the 2017 Budget and ask questions. She will schedule the **regular Council meeting at 7:10pm**.

Lastly, CT Lynch concluded that she meets with the State next Thursday, 8/18/16 to go over the 2017 Budget. She will know how much she needs to cut the proposed budget.

The Redevelopment Commission Report was provided to Council. Director Abdon introduced Fred Prazeau from Context Design who passed out information *regarding the proposed Greendale Community Trail*. He went over each slide in his power point presentation. In conclusion, Mr. Prazeau asked Council to review the information and offer their input.

Under New Business, City Mgr. Lampert stated that **Dearborn Leasing LLC has subdivided their property and is requesting an extension of Flossie Drive.** This request went to Planning Commission last month for approval and they are waiting for a recommendation from Council for the subdivision and the dedication of the city right-a-way on Flossie as well as the unnamed connector road. City Mgr. Lampert commented that there are developers working together to improve the intersection where they could connect Flossie and the property across the street as well as the Buldoc property. After lengthy discussion, **Councilman Karsteter made motion to approve the lot split for Tract 2 the dedication of the new Flossie Drive right-of-way which would be a city street as well as the future connector road 80 ft. right-away to US 50. With a second by Councilman Abbott, the motion carried by roll call: Abbott-Aye; Karsteter-Aye; Libbert-Aye; McCool-Aye; Mollaun-Aye; Wilson-Aye. The motion passed 6-0.**

The next item is the **Flossie Drive extension improvements** as part of our subdivision requirements that when a developer wants to subdivide it and there is utilities and road improvements the developer has to provide a set of plans. He referred to their letter and set of plans. He stated that **all of these improvements, cost and bond are the responsibility of Dearborn Leasing LLC.** After lengthy discussion, **Councilman Wilson made a motion for approval for the developers to make the improvements pursuant to the letter they submitted that it's their intention to install all the facilities in accordance with the city's standards. With a second by Councilman Karsteter, the motion carried by roll call: Abbott-Aye; Karsteter-Aye; Libbert-Aye; McCool-Aye; Mollaun-Aye; Wilson-Aye. The motion passed 6-0.**

Code Enforcement Officer McMullen went over the **Code Enforcement Report for July.** He stated there are 20 vacant properties. There was discussion on **18604 Green Street.** He stated that this house is empty and owner, Mr. Tanksley has passed away. The house has been sitting and there are a lot of code violations. He commented that **this property is moving toward an Unsafe Building Hearing as soon as he and Atty. Smart can find an heir or work with Chase Bank.** Council asked City Atty Smart if there were any taxes due on the property. He replied the taxes owed are \$1,875 which have not been paid since 2014. With regard to **72 Ridge Ave.,** City Atty. Smart sent out letters, made several phone calls and the answer that he's gotten is that they are not allowed to talk to anybody involved with this property. **Officer McMullen stated that they are going to move forward with an Unsafe Building Hearing.**

Mr. McMullen went over **pictures he passed out regarding Western Mineral**. He stated that he spoke with Mr. Greer and he has moved a lot of things from property, but still has a bunch of tires and a bulldozer. Mr. Greer stated that he will have the tires gone if the city would give him until Monday, he will have everything gone.

City Atty. Smart commented that he **transferred the properties (South Schenley and Western Minerals) to the Greendale Redevelopment Commission (GRC)** and the City should have received its first payment from GRC on the property purchase.

City Atty. Smart stated that he and Fire Chief Craig are still revising the language for *the Ordinance regulating Open Burning in the City of Greendale and providing penalties for violations of such regulations*. The Ordinance was tabled.

With regard to **231 Park Grove Wells Fargo has deeded the property to the City**. City Atty. Smart indicated that the Mayor would like to put this property up for sale. He asked Council to allow the Mayor to appoint 2 appraisers to appraise the lot. **Councilman Mollaun made a motion to allow Mayor Weiss to appoint 2 appraisers to appraise the lot 231 Park Grove. With a second by Councilman Abbott, the motion carried by roll call: Abbott-Aye; Karsteter-Aye; Libbert-Aye; McCool-Aye; Mollaun-Aye; Wilson-Aye. The motion passed 6-0.**

City Atty. Smart indicated that he is **gathering information regarding the local port authority**. He explained the benefit of being a part of the local port authority. He stated that if anyone wants to talk to him about the port authority, he would be happy to talk to them. **After discussion, this item was tabled.**

With regard to **property that our water tower is located on Parkside is owned by Brandon Willis**. City Mgr. Lampert explained that within the past 8 years the City purchased a portion of the top of the hill where the tower is located. He stated that the water tower was built in 1955 and he recently discovered that the portion of the property that the City owns, the tank is not on. At the very bottom of the hill, the City owns Lot 9 and Mr. Willis had bought the property from Chip Perfect. The City had a couple of hillside slips and Mr. Lampert felt it imperative that the City get the proper amount of property to be able to maintain the tank and be able to maintain the hillsides. Mr. Willis had a desire to build a house up on the hill and for him to get up to his property he would have to come across Lot 9 which is above Parkside. He made an agreement with Board of Works and Council in 2008 or 2009 that he could have access across Lot 9 and that he would deed the city a rectangular piece of property that ran from the north and

south across the property over the hill and that he would be allowed to build one house up there and could cross the city's property. City Atty. Smart stated that if you look on Beacon easements are recorded, but the property the tower is on is not in the name of the City of Greendale. After discussion, he indicated that the property is up for tax sale on September 8 for \$4,283.57 (13 acres). Mr. Willis purchased it for \$90,000 in 1997. City Atty. Smart wasn't sure the City could purchase the property without appraisals, but he also felt that the water tower is safe and possible the deed was never recorded. Mayor Weiss asked Atty. Smart to check with the State Board of Accounts on this issue and they would go from there.

There being no further business to come before the board, Councilman Mollaun made a motion to adjourn. With a second by Councilman Karsteter, the motion carried by voice 6-0.

MAYOR ALAN WEISS



JERRY ABBOTT



ABSENT / *Abstain*
TY HOWELL



VINCE KARSTETER



SCOTT LIBBERT



MATT McCOOL




KURT MOLLAUN



WALT "DOC" WILSON

ATTESTED:



Clerk Treasurer Mary Jo Lynch