

**CITY OF GREENDALE
Council Meeting
August 12, 2015**

Deputy Mayor Abdon called the meeting to order.

PRESENT: DEPUTY MAYOR AL ABDON
TY BOWELL
WALT "DOC" WILSON
EDDIE EDWARDS
VINCE KARSTETER
CITY MANAGER STEVE LAMPERT
CLERK TREASURER MARY JO LYNCH

ABSENT: MAYOR DOUG HEDRICK
BILL LANSING
BOB BISCHOFF
CITY ATTORNEY RICHARD BUTLER

Deputy Mayor Abdon asked for approval of the July 8, 2015 minutes. **Councilman Bowell made a motion to approve the July 8, 2015 minutes as presented. With a second by Councilman Wilson, the motion carried by voice 4 to 0.**

Deputy Mayor Abdon asked if there were any audience comments.

Sally Beckley, Executive Director of **LifeTime Resources**, appeared before Council to ask for a **2016 contribution in the amount of \$3,100**. After discussion, **Councilman Karsteter made a motion to give \$3,100 to LifeTime Resources for 2016. With a second by Councilman Edwards, the motion carried by voice 4-0.**

Brad Rupel, Rupel Development, provided Council with a petition from residents on lake property in Valley Woods. He gave a brief history of the lake development and referred to the map he had provided. He concluded that the lake has become a detention pond and the storm water from the top of the hill and Hidden Valley drains into the lake. He stated that he's been discussing with Councilman Bowell for the past couple years whether the lake should be a closed lake or should it be open to the community. Mr. Rupel claims that the City is involved in the lake whether it's maintenance or street right-of-way. **He indicated that of the 21 lake front properties, he has 19 signatures that agree that the City of Greendale should take ownership of the lake and make this a public lake.** He commented that whether the City chooses to work with Rupel Development or the Lake Homeowner's Association, the City owns

the road and is responsible for the lake. He stated again that he was going to get rid of the lake whether it be to a non-profit or Oxbow. Councilman Howell commented that Mr. Rupel was agreeable to donating the property *(highlighted in orange on the map provided)* to be used for a City park. Deputy Mayor Abdon asked Council if there were any questions. Councilman Karsteter asked Park Board President Linda Cromer if she had any comments. Mrs. Cromer added that there is no will on the Park Board's part to make that area a park. She didn't feel that the City needed to make a decision today. She reiterated that the Park Board is not interested in the ground and that the Board is not in any position with its budget to take on the maintenance for the property. Scott Libbert, Valley Woods resident, stated that the residents that he's spoken to want a park in the development. He stated he was in favor of the City taking over the area. Bob Hrezo, Valley Woods resident, stated that he's in favor of the City taking over the area. Councilman Karsteter asked Mr. Rupel who currently mows the area. Mr. Rupel replied that he has been mowing and maintaining the area. **Deputy Mayor Abdon asked the Board to give the above request some thought and be prepared to discuss next month.**

Kevin Mollaun, resident, appeared before the Board to ask permission to hold a fundraiser: **Greendale Golf Cart Poker Run on 8/22/15 @ 5:00pm to benefit the Bruner Family**. Chief Uhlman asked Mr. Mollaun to discuss his proposal with the Board. He explained the route in Greendale and explained that there are a lot of outsiders not living in Greendale that want to participate and he asked permission for others to be able to join in (without Golf Cart Permits on their carts). There being no further discussion, **Councilman Karsteter made a motion to waive Greendale's Golf Cart permits on August 22, 2015 for the fundraiser. With a second by Councilman Howell, the motion carried by voice 4 to 0.**

Clerk Treasurer Lynch provided Council with an **updated Riverboat Revenue Summary Spreadsheet.**

City Mgr. Lampert opened the following bids on the proposed **Administration Building at 498 Ridge Avenue:**

- **Maxwell Construction** Bid: **\$425,900**
- **Poole Group** Bid: **\$441,100**

Deputy Mayor Abdon suggested giving City Mgr. Lampert a chance to review the bids and give all of Council a chance to review the information that they were given tonight regarding

a proposed second location that the Greendale Redevelopment Commission (*hereinafter referred to as the "GRC"*) had been working on.

Councilman Karsteter motioned to award the bid to the lowest most responsible and responsive bidder. Councilman Bowell asked to take the bid under advisement; he stated that the purchase of the Greendale Food Mart building was rushed at the last second, with no choice of ours, and by the time the project was brought to the GRC's attention the decision to purchase the building was done very hastily. He said with a second choice for an administration building, he'd hate to see Council make a rush decision again. He asked Council to table the decision until next month's meeting. Deputy Mayor Abdon stated before there was any more discussion, let's handle the motion on the floor with a second for discussion. Councilman Edwards asked why they couldn't have discussion before a motion was made. Deputy Mayor Abdon stated that the proper procedure was to make the motion, get a second and then have discussion and then Council can do what they want with it after that. Council can vote on the motion or withdraw it after discussion. Deputy Mayor Abdon reiterated that the proper procedure was to make the motion, get the second, have discussion and then you'll know how to vote one way or the other. Councilman Edwards stated there won't be a need for discussion if the Council passes the motion on the floor. Deputy Mayor Abdon replied that it would be two (2) people making a motion and a second and you can't pass anything with less than four (4) votes. He said this was the proper way to handle the motion, but if no one seconds the motion, you can discuss it all you want. Councilman Wilson asked if there was a second on the motion would it still take four (4) votes to pass. Deputy Mayor Abdon replied we have quorum and you have to have four (4) votes to pass any motion. **Councilman Wilson seconded the motion.** He asked City Mgr. Lampert if he felt if they put the bid back out to rebid would there possibly be more bidders and would the number come in a little lower. City Mgr. Lampert stated that he had the two (2) individuals at the prebid; he asked Bob Hrezo if anyone else picked up a copy of the prints or plans. Mr. Hrezo replied no. Mike Hrezo approached the podium and he explained that with any bid you never know what the response will be. He stated that there were two (2) bids received very quickly and no other response. To answer Councilman Wilson's question, Mike stated that if you rebid the project, you can't necessarily make the assumption that you'll have more bidders. City Mgr. Lampert concurred.

Deputy Mayor Abdon asked Councilman Wilson if he had anything else he wanted to follow-up on Mike Hrezo's explanation. Councilman Wilson asked City Mgr. Lampert if you were to rebid the process how long would it take. Mr. Lampert responded probably 3-4 weeks. Bob Hrezo added that both bids are good bids and he's very pleased with the estimate. Councilman Karsteter stated that the bids were well below the estimate. Deputy Mayor Abdon commented that the estimate was \$449,000. Deputy Mayor Abdon asked if there were any more comments. Councilman Edwards stated that Councilman Bowell said he didn't want to rush into anything; Councilman Edwards said he wanted to get started on the project to show the people in Greendale what they meant for this building and that Council wasn't trying to put anyone out of business. Deputy Mayor Abdon stated that he understood what Councilman Edwards was saying, but from the political aspect that this makes a lot of sense, but from a number standpoint and the facility standpoint, there is a cheaper and better option. Councilman Edwards asked if this was a cheaper option other than the two (2) bids opened tonight. Councilman Wilson replied no. Deputy Mayor Abdon said no I'm talking about another building as an option. **Deputy Mayor Abdon said there is a Motion and a second on the floor; the motion being to award the bid tonight to the most responsive responsible bidder. With a second and no further discussion, he asked for a vote by voice: Councilmen: Wilson: AYE; Edwards: AYE; Karsteter: AYE and Bowell: NAY. Deputy Mayor Abdon stated the vote failed 3-1.**

Code Enforcement Officer McMullen went over the monthly Report. He stated that there were 37 vacant houses. The Western Minerals Building demo has been completed and the asbestos has been removed. Councilman Karsteter asked about the Giles property where Mr. Greer stored miscellaneous items. City Mgr. Lampert stated that Mr. Giles's attorney wrote Mr. Greer a letter and gave him 2-3 weeks to remove his items. There were no more questions.

Councilman Karsteter suggested to Council that they consider renaming Gages Lane to "Lauren Lane" in remembrance of Lauren Hill's fight. Linda Cromer from the audience commented that the Park Board had an existing project going on with an Eagle Scout. She explained that the Park Board did something similar for the Danny Miller Park with a boulder that represented a "touch stone/marker" in the park. Mrs. Cromer stated that when Lauren Hill passed away an Eagle Scout came to the Board and asked to put a similar boulder in an area next

to the basketball courts in the Greendale Park. The sentiment would be Lauren's Motto: "Never Give Up" and the Park Board is willing to assist with funds to help the Eagle Scout.

Bill Libbert, resident of Oberting Road, wanted to get clarification about the bids. He said he heard 3 Ayes and 1 Nay he asked Deputy Mayor Abdon if he abstained. Deputy Mayor Abdon explained that he doesn't need to vote if he's running the meeting; he only votes if he needs to break a tie. Mr. Libbert asked Deputy Mayor Abdon if he'd go on record with his vote. He stated for the record his vote would be Nay. Mr. Libbert stated that he understood that at this late date there was a potential for another site for the administration building and he hasn't heard any mention of this before and he feels the public is entitled to know what is going on. Deputy Mayor Abdon asked Mr. Libbert if Council could finish the discussion at hand with regard to the Lauren Hill memorial and then they would get back to Mr. Libbert's questions.

Councilman Karsteter stated that he was open for suggestions in doing something in memory of Lauren's *courage*. After discussion, Council agreed that they did like the Eagle Scout's project and asked Mrs. Cromer to keep them updated on the project.

City Mgr. Lampert reminded Council that years ago **Drees donated property from Beckett Landing to the City and Mr. Tibbetts was interested in a portion of this property.** Mr. Lampert explained that City Attorney Butler researched that the City could do an abbreviated sale with this property. The procedure to sell this property was to pass a Resolution and then advertise the property. The owners adjacent to the property (City of Greendale and Chuck Tibbetts) would be allowed to bid on the property. City Mgr. Lampert concluded that Mr. Tibbetts does desire to bid on the property. He stated that Mr. Tibbetts and the City of Greendale would be the only two (2) bidders to bid on the property and Council would be charged with determining if there was an acceptable bid.

City Mgr. Lampert presented Resolution 2015-5 titled: *Resolution of the Common Council of the City of Greendale concerning the Sale of Real Property having a certain value or less.* After discussion, Councilman Karsteter made a motion to pass Resolution 2015-5. There being no discussion, Councilman Bowell seconded the motion and it passed by voice 4-0.

Deputy Mayor Abdon went back to Mr. Libbert's question and explained that a second location for the administration building was not a last minute thing. He stated that it was talked about at the very first meeting after Council passed the motion to purchase the Food Mart

building. He said the reason a different location wasn't discussed at that meeting was because the GRC wasn't represented at that meeting because Councilman Abdon was in the hospital. He stated that the GRC has been working on another location for two (2) years. It has followed up on this property, but it has taken awhile to get all the information together and this is why it hadn't been passed out to Council until just recently. Deputy Mayor Abdon stated that there are two Councilmen (Edwards and Bischoff) that have not received the information; both of these men were out of town when the information was passed out. He reiterated that this is not a last minute thing, what it is though is it's a location that helps the GRC help the economic development. In the GRC's opinion, this location is a better structure to house the entire City (including the Utilities Dept.) as opposed to being in two separate buildings. To purchase the other building and rehab it is much less than what would be involved in the Food Mart building and the maintenance would be for one building instead of two. He stated that there were a lot of good reasons to consider the other building, but they'd have to have some more discussion on this. He said that it may seem last minute, but it's not. There were several discussions in meetings after the initial Council meeting, but until there was absolute documentation that you could show to compare you couldn't bring it to the point to where it's at today. Deputy Mayor Abdon stated that he's not being critical of anything that anyone did; he felt what needed to be done was done. He reiterated that he personally did not vote on purchasing the Food Mart building because he personally was not present for that vote. If he would have been present, he stated that he would not have voted to purchase that building, because at that point he had his Redevelopment hat on instead of his Council hat. He asked if there were any more questions for him.

Stephanie Libbert asked than she could make the assumption that if another building had been considered to purchase for two (2) years, what was the big haste to buy the *Food Mart*. Deputy Mayor Abdon answered that he thought because it was going up for auction at that time and that the City was desirous of having more office space and in need of having more office and storage space. He offered that the GRC has been working on this project as part of a bigger development. Mrs. Libbert asked Councilman Karsteter why he was in such a hurry to buy the Food Mart building if they knew there was another building being considered. Councilman Karsteter stated that he didn't know anything about the other building that GRC was considering. He stated that this was the first time he's heard about purchasing another building. Deputy

Mayor Abdon reminded everyone that he was not present the night that Council passed the motion to purchase the Food Mart. Mrs. Libbert added that there's also another Councilman, Lansing that is on the Council and the GRC. She asked if they really expected her to believe that you all can't communicate between the two boards (Council and GRC). Deputy Mayor Abdon replied that they did communicate that the other building was in the GRC's Master Plan that they were looking at a mixed use development and the GRC was trying to get this all in one area of the City. He stated that the Master Plan was passed unanimously by Council in 2013. He said this was not a surprise, it was a timing issue. Deputy Mayor Abdon stated that the Councilmen that voted on the Food Mart voted with the knowledge that the Clerk Treasurer and everyone else in the City needed space and they needed ADA assessable and storage space. He commented that he was not being critical of the fact that Council made that decision the night they voted to purchase the Food Mart. It was a decision made at the time it needed to be made because the building came up for auction so if they were going to use that building, it needed to be decided on now. Mrs. Libbert stated that it seemed the City bid on the Food Mart building, but didn't have plans for it. Deputy Mayor Abdon stated that it takes time to develop plans.

Bill Libbert added that he felt it seems there was a disconnect or a breakdown in communication. He said that he's sitting here tonight and he's heard a motion, a second and three (3) votes to go with the bids, yet two (2) council members are absent and Mr. Abdon didn't vote, which he felt Mr. Abdon should go on record; he doesn't understand. Deputy Mayor Abdon stated that it will be in the minutes and on record that if he would have voted, he would have voted no. He stated that the vote has been taken and there's no reason to go back and reopen it. Mr. Libbert asked what Council was going to do about the two (2) absent councilmen if one of them are in favor of accepting the bids and then they'd have four (4) votes. He commented that the City's already bought the Food Mart building and bid on the refurbishing of it to make City Hall, you're two (2) councilmen short and one (1) vote short and now it sounds to him that there's a move to just drop the Food Mart and pursue this other building. He asked what the other building was. Deputy Mayor Abdon replied the Dearborn Savings Bank on Ridge Avenue (*hereinafter referred to as the "DSB"*). Mr. Libbert asked Mr. Abdon if this would cost considerably less than refurbishing the Food Mart. Deputy Mayor Abdon replied yes. Councilman Wilson stated that that was Deputy Mayor Abdon's opinion. Deputy Mayor Abdon

said that was what the numbers say. He added that it's not like the City would leave the Food Mart building just sitting; he stated there was another use for it in negotiations.

Bill Libbert wanted to go on record that the City bought a building and he felt proper action was to table this project and take another vote and motion next month. Deputy Mayor Abdon stated that that was exactly what was going to happen. He asked if there was any additional comments.

Scott Libbert asked if Council has ever considered teleconferencing someone in if they cannot make a meeting. Deputy Mayor Abdon stated that they've never discussed this. He said that is a good idea though. Councilman Wilson asked if it's ever happened before that a vote couldn't pass because of a lack of quorum. Deputy Mayor Abdon stated that in the 16 years he's been in office, not to his knowledge.

Linda Cromer asked City Mgr. Lampert to advise the audience that Council has 60 days to act on the bids. Scott Libbert asked Bob Hrezo if he had any comment on the second building that is being considered for the new administration building. Bob Hrezo stated that he had no other knowledge of the other building that the GRC is talking about. Scott Libbert commented that he finds it difficult to understand that there's this building, and I'm trying to wrap my head around how the Council has plans to buy property for two (2) years and how to put everybody under one roof, and the opportunity to purchase the Food Mart comes along at the last minute and Council decides that it better bid on it because it has the opportunity, but no one says, but wait a minute we've already got these other ducks in the fire and that's really not a good solution and we really need to look at a reasonable solution. He stated there were how many public meetings and this is the disturbing part, you have ½ a dozen public council meetings and not one word was said about the DSB. Deputy Mayor Abdon rebutted that was not correct. He stated that there were other options mentioned in other meetings. He told Mr. Libbert he could pull the minutes if he wanted to. It was discussed more than once as another option on Ridge Avenue. Mr. Libbert reminded Council that they were here to represent the citizens of their district in the City and he didn't understand how they could possibly solicit their opinions if they don't even know what Council is thinking about doing. He asked what the harm was in explaining to the public the different options. Deputy Mayor Abdon interrupted saying that they've had public meetings and this particular development has been discussed in many many many public meetings with the GRC. Councilman Karsteter commented that these are two different meetings,

Council and Redevelopment Commission, and that's why the 3 of them (Wilson, Edwards and Karsteter) didn't know about this. Deputy Mayor Abdon reiterated that the Redevelopment Commission meetings are open to public just like Council meetings. The fact that no one attends the meeting doesn't mean that the groups are not talking about it. Mr. Libbert stated that he can't believe two (2) councilmen here tonight sit on the GRC and can't communicate. He said there are seven (7) councilmen, three (3) of which sit on the GRC and yet the other four (4) councilmen (Wilson, Edwards, Karsteter and Bischoff) apparently don't know anything about the second building option. Councilman Karsteter said this is true. Mr. Libbert asked how this happens. Councilman Karsteter stated that he can tell him that every month he asks for the minutes from the GRC. Deputy Mayor Abdon commented that every month the minutes state what they talk about at the GRC meeting. Mr. Libbert asked Councilman Karsteter why he said that he didn't know anything about the other building. Councilman Karsteter stated that every month he asks for the minutes, but for the past 6 months he hasn't received them and that's the truth. Deputy Mayor Abdon stated to Councilman Karsteter, you haven't received the minutes. Councilman Karsteter said no, he looks for them every month. Councilman Wilson said that he receives his. Councilman Abdon said Angie sends them out to everyone each month. Councilman Karsteter said that he looks for them every month.

Scott Libbert stated that he's not criticizing; he thinks Greendale is a great place to live, but I think everyone here represents the citizens. He felt that you cannot represent the citizens if you're not out there soliciting your opinions. And I feel Council is not soliciting its opinions, all they say is you need to come a meeting. Mr. Libbert added the public doesn't know that these things are happening in meetings. Deputy Mayor Abdon commented that's why the boards have open meetings. He added that Council gets elected to do the job that we do to represent the people that elect us. Council makes decisions based on the input that they receive from each other and from the public at large; we do this by public meetings that everyone is welcome to attend. This is how we get feedback from everyone. Deputy Mayor Abdon stated to Mr. Libbert if you're expecting that we should call everyone in Greendale and tell them about everything that happened in every meeting, that's a little preposterous. He said if you'd come to the public meetings you know what's going on. Mr. Libbert stated then he should start going to the GRC meetings. Deputy Mayor Abdon replied, if you'd like to know what the GRC is doing, you should.

Stephanie Libbert commented about the purchase of the Food Mart building. She stated that she didn't appreciate City Atty. Butler putting a letter in the newspaper about how the building was purchased and defacing her husband. Deputy Mayor Abdon thanked her for her comments. Councilman Wilson stated that Council didn't buy that building on the spur of the moment. He said the building was going to sheriff's sale and Council bounced around purchasing the building for the Mayor and the Clerk's office. He stated that Council didn't buy the Food Mart thinking that it had the DSB as an option. He said that he had no idea that there was ever a plan to purchase the DSB.

Bill Libbert's citizen recommendation to Council is to listen to the residents. He stated that it's not what the elected officials want to do it's what the people want them to do. He stated that Council needed to find a way to get people involved and let the people make decisions for its City.

There being no further business to come before the board, Councilman Karsteter made a motion to adjourn. With a second by Councilman Bowell, the motion carried by voice 4 to 0.

ABSENT

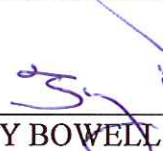
MAYOR DOUG HEDRICK



DEPUTY MAYOR AL ABDON

ABSENT

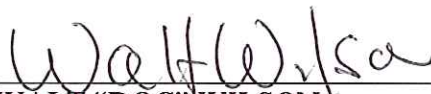
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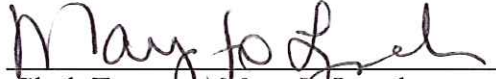


VINCE KARSTETER

ABSENT

BOB BISCHOFF

ATTESTED:


Clerk Treasurer Mary Jo Lynch