

CITY OF GREENDALE  
Council Meeting  
July 11, 2018

Original

Mayor Weiss called the meeting to order.

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

Mayor Weiss asked for approval of the **June 13, 2018 Executive Session Minutes**. **Councilman Karsteter motioned to approve the minutes. With a second by Councilman Wilson, the motion carried by roll call as follows: McCool: Aye; Abbott: Aye; Bowell: Aye; Karsteter: Aye; Wilson: Aye; Mollaun: Aye and Libbert: Aye. The motion passed 7-0.**

Mayor Weiss asked for approval of the **June 13, 2018 Council Minutes**. **Councilman Abbott motioned to approve the minutes. With a second by Councilman Bowell, the motion carried by roll call as follows: Libbert: Aye; Wilson: Aye; Mollaun: Aye; McCool: Aye; Karsteter: Aye; Bowell: Aye; and Abbott: Aye. The motion passed 7-0.**

Mayor Weiss asked for approval of the **June 20, 2018 Special Council Minutes**. **Councilman McCool motioned to approve the minutes. With a second by Councilman Abbott, the motion carried by roll call as follows: Karsteter: Abstain; Bowell: Aye; Abbott: Aye; McCool: Aye; Mollaun: Aye; Libbert: and Wilson: Aye. The motion passed 6-0 with Councilman Karsteter abstaining.**

Mayor Weiss asked if there were any audience comments. There were none.

With regard to the **Financial Report**, CT Lynch commented that Council had the following reports in front of them: **1) 2018 Financials – not reconciled; 2) 2018 Riverboat Revenue Summary and 3) 2018 Summary of Donations.**

After lengthy discussion, **Council agreed to table Ordinance 2018-4 titled: Amendment to Ordinance 1998-7 updating GMS Chapter 31.09 – Union Represented Employees; Group**

*Insurance Plan until the August meeting.* Linda Cromer asked if the City was paying for life insurance policies for non-union employees. Clerk Lynch stated that both non-union and union employees receive the retiree life insurance benefit.

Mayor Weiss asked Council for approval of \$750 for a sign to put in front of the Community Garden across from the Police Department. After discussion, **Councilman Mollaun motioned to approve \$750 from the Riverboat Promotional Fund for a sign for the Community Garden. With a second by Councilman Bowell, the motion carried by roll call as follows: Libbert: Aye; Wilson: Aye; Mollaun: Aye; McCool: Aye; Karsteter: Aye; Bowell: Aye; and Abbott: Aye. The motion passed 7-0.**

Mayor Weiss commented that he received a thank you note from PG Gentrup for the City's donation to attend a war memorial at Plainfield High School in Indianapolis.

Council had the **Redevelopment Report** in front of them. GRC President Abbott went through the Report. He stated that the **MGP Expansion Project** has been slowed down due to rain. President Abbott commented that the potential **K9 Country Club** land appraised for \$200,000. He stated that the Redevelopment Commission will be voting on this project next week. He asked if there were any questions. There were none.

Mayor Weiss stated that the City has been **awarded a \$200,000 grant for the Trail Project**, but it is contingent upon being approved by the Feds. He was told that Greendale is at the top of the list for final approval.

There was brief discussion about the **new light at US 50 and INDOT**. City Mgr. Lampert indicated there was a meeting next month and he will report back.

With regard to the **I-275 Beautification Project**, Mayor Weiss passed out a picture giving Council an idea of what this project could look like. Mayor Weiss commented that Council needs to discuss what the City wants to commit toward this project and if it wants to be the lead on the project. He stated that whatever Council decides to contribute he is going to ask the Redevelopment Commission to donate at least the same amount.

Terri Randall, with One Dearborn, elaborated on the project. Council discussed maintenance and mowing vs the cost to do the maintenance. Councilman Wilson, Councilman Libbert and Linda Cromer, Park Board President, from the audience commented on cleaning up the corner with the funds as well as maintaining the island. Councilman Karsteter questioned

whether there is a need to do 2,000 ft. of plantings? Mayor Weiss commented that Council can vote to do what it wants the City to do with as much money that it commits.

After lengthy discussion, Councilman Libbert motioned that the City move forward on the **I-275 Beautification Project** and commit \$100,000 and the Greendale Redevelopment Commission (*GRC*) match the City contribution (for a total of \$200,000). There being no second, the motion died.

Councilman Karsteter asked why GRC is not paying for this project. Councilman Wilson asked Councilman Karsteter why he felt the GRC should pay for the project. Councilman Karsteter replied that our TIF district generates a lot of money and it should pay for the project. Councilman Abbott told Councilman Karsteter that he should attend a GRC meeting to hear about what projects the GRC is working on.

Councilman Libbert asked the Board if it preferred that they commit \$150,000 and GRC match with \$150,000 for a total commitment of \$300,000.

**Councilman Bowell made a motion, stating that in order to get the project started, Council contribute up to \$175,000 (with the possibility that GRC match up to \$175,000 or more) toward the I-275 Beautification Project contingent upon the Dearborn County Convention, Visitor & Tourism Bureau (*DCCVB*) providing new drawings and other municipal entities agreeing to contribute and entering Interlocal Agreements. With a second by Councilman Abbott, there was more discussion about design and commitment.** City Atty Smart commented that the City cannot prepay for the cost of drawings. It would have to take bids for drawings and any services. Ms. Randall concluded that there is approximately \$38,000 available in the DCCVB account that can be used for current drawings to move forward.

**Mayor Weiss reminded Council that they have a motion on the floor by Councilman Bowell to commit \$175,000 and a second by Councilman Abbott.**

City Atty Smart states that the motion could be made contingent upon approving the drawings and entering into Interlocal Agreements with other units.

Councilman McCool asked if the GRC could pay for the drawings. City Atty Smart replied that if this was a GRC project, it could take it over and pay for the drawings. The only thing it could not pay for is ongoing maintenance.

**Mayor Weiss asked that the motion be stated one last time. Councilman Bowell motioned to commit up to \$175,000 toward the I-275 Beautification Project contingent**

upon approval of updated design drawings by City Council and a matching commitment from the Greendale Redevelopment along with other municipalities making a commitment. With a second on the floor by Councilman Abbott, Councilman McCool asked if the motion was with no contingency of the GRC committing any money. City Atty Smart replied that the City is expressing its desire to pay up to \$175,000 so long as the DCCVB commits to pay for the drawings and other municipalities enter into a MOU and Interlocal Agreements to pay for the project. The motion carried by roll call as follows: Karsteter: Nay; Howell: Aye; Abbott: Aye; McCool: Aye; Mollaun: Nay; Wilson: Aye and Libbert: Aye. The motion passed 5-2.

Code Enforcement Officer McMullen reported that there are **15 vacant houses**. He stated that 151 Brown Street (A-One Pallet building) has been taken down. There was discussion about unsafe areas in that area. City Mgr. Lampert stated that they needed to talk about this. He indicated that he and the Code Enforcement Officer would go over and talk to the property owners.

With regard to **528 Ludlow Street**, Code Enforcement Officer McMullen stated that there are some windows in the house, but no siding is up. Councilman Howell reminded Council that it's been over 3 years that Council has been waiting for this property to be cleaned up so that the property was safe. After lengthy discussion, City Mgr. Lampert stated that he would be working with City Atty Smart to make the property compliant and talk to the property owner.

With regard to **Ordinance 2018-4 titled: an Ordinance of the Common Council of the City of Greendale, Indiana, amending Ordinance 2004-1 to update GMC Chapter 155 Appendix A**, City Atty Smart stated that Fortis (with representative in the audience) discovered that there was no "light manufacturing" listed in the City's Appendix A in the Zoning Code. Atty Smart worked with City Mgr. Lampert and the Planning Commission to amend Appendix A. After public hearing, Planning Commission made a favorable recommendation to Council to pass the Ordinance with the amended Appendix A. **Councilman Karsteter made a motion to waive all further readings and pass Ordinance 2018-4 with unanimous consent. With a second by Councilman Mollaun, the motion passed by roll call as follows: Libbert: Aye; Mollaun: Aye; Wilson: Aye; Karsteter: Aye; Howell: Aye; Abbott: Aye and McCool: Aye. Motion to waive further readings passed 7-0. Councilman Libbert motioned to pass Ordinance 2018-4. With a second by Councilman Wilson, the motion passed by roll call as**

follows: **Bowell: Aye; Abbott: Aye; McCool: Aye; Karsteter: Aye; Libbert: Aye; Mollaun: Aye and Wilson.** The motion passed 7-0.

City Atty Smart presented **Ordinance 2018-5 titled: an Ordinance of the Common Council of the City of Greendale, Indiana, amending Ordinance 2004-1 to update GMC Chapter 155.004: Definitions.** City Mgr Lampert commented that the definitions that were changed are: 1) Light manufacturing; 2) definition for a Guest House and 3) Pole Barn. **Councilman Bowell made a motion to waive all further readings and pass Ordinance 2018-5 with unanimous consent. With a second by Councilman Karsteter, the motion passed by roll call as follows: McCool: Aye; Abbott: Aye; Bowell: Aye; Libbert: Aye; Mollaun: Aye; Wilson: Aye and Karsteter: Aye. The motion passed 7-0. Councilman Karsteter motioned to pass Ordinance 2018-5. With a second by Councilman Wilson, the motion carried by roll call as follows: Libbert: Aye; Mollaun: Aye; Wilson: Aye; Karsteter: Aye; McCool: Aye, Abbott: Aye and Bowell: Aye. The motion passed 7-0.**

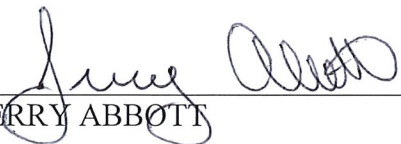
City Atty Smart presented **Ordinance 2018-6 titled: an Ordinance of the Common Council of the City of Greendale, Indiana amending Ordinance 2012-1 to update GMC Chapter 155.125: Prohibited Buildings.** After discussion, **Councilman Abbott made a motion to waive all further readings and pass Ordinance 2018-6 with unanimous consent.** Councilman Libbert commented that he understands the necessity to waive readings on *housekeeping ordinances*, but he would like to see Council not fast track substantial topics. He asked Council to be cautious and to give this some thought. Councilman McCool and Wilson commented that there have been three meetings to discuss Ordinance 2018-6, one of which was a public hearing. **With a second by Councilman Wilson, the motion passed by roll call as follows: Libbert: Aye; Wilson: Aye; Karsteter: Aye; Bowell: Aye; Abbott: Aye; McCool: Aye and Mollaun: Aye. The motion passed 7-0. Councilman Karsteter motioned to pass Ordinance 2018-6. With a second by Councilman Wilson, the motion passed by roll call as follows: McCool: Aye; Bowell: Aye; Abbott: Aye; Wilson: Aye; Karsteter: Aye; Libbert: Aye and Mollaun: Aye. The motion passed 7-0.**

City Atty Smart concluded that he is working on ordinances for the following: 1) Fireworks; 2) Bicycle; 3) Parking and 4) and possibly the street ordinance.


In conclusion, the Mayor thanked all the employees, Fire, EMS, volunteers and the Lawrenceburg Fishing Team for helping out on the 4<sup>th</sup> of July.

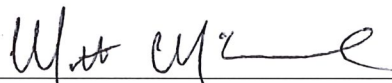
There being no further business to come before the board, Councilman Libbert made a motion to adjourn. With a second by Councilman Mollaun, the motion carried by voice 7-0.

  
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MAYOR ALAN WEISS

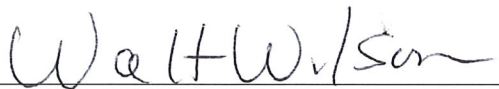
  
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JERRY ABBOTT

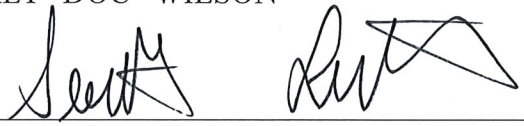
  
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TY BOWELL

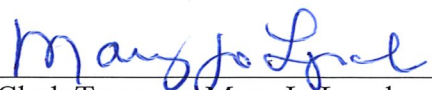
  
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VINCE KARSTETER

  
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MATT McCOOL

  
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KURT MOLLAUN

  
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WALT "DOC" WILSON

  
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SCOTT LIBBERT

ATTESTED:   
Clerk Treasurer Mary Jo Lynch