

**CITY OF GREENDALE  
Special Council Meeting  
August 20, 2015**

Mayor Hedrick called the meeting to order.

PRESENT:           MAYOR DOUG HEDRICK  
                      AL ABDON  
                      TY BOWELL  
                      BILL LANSING  
                      WALT "DOC" WILSON  
                      EDDIE EDWARDS  
                      VINCE KARSTETER  
                      BOB BISCHOFF  
                      CITY MANAGER STEVE LAMPERT  
                      CLERK TREASURER MARY JO LYNCH

ABSENT:            CITY ATTORNEY RICHARD BUTLER

Mayor Hedrick asked for approval of the August 12, 2015 minutes. **Councilman Bowell made a motion to approve the August 12, 2015 minutes as presented. With a second by Councilman Karsteter, the motion carried by voice 4 to 0.**

**Mayor Hedrick proclaimed September *Hunger Action Month – September 3, 2015 as Hunger Action Day.***

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

The Mayor turned the meeting over to the Clerk Treasurer to go over the **proposed 2016 budget**. She stated that she received employee medical information from Pinnacle Advisory Group wherein *Anthem has proposed a 24-27% increase for 2016*. She provided Council with a spreadsheet showing what neighboring cities were paying for insurance. There was brief discussion. With Council's approval, Clerk Lynch suggested sending a memo to the Union Business Agent making him aware of the insurance increase and asking him to bid out the insurance pursuant to the Union Contract, Article VII. Council agreed that the Clerk needed to move forward investigating the medical in order to make a decision prior to renewal, 10/1/15.

Clerk Treasurer Lynch indicated that she heard from the State of Indiana (*Department of Local Government Finance*) today and they've told her to cut the 2016 General Fund budget by \$200,000 - \$300,000. She stated that Chief Deputy Angie Walters had found cuts in the amount of \$165,000 to date. Clerk Lynch added that she had not budgeted for a 27% medical increase.

After lengthy discussion, Clerk Lynch stated that she had sent out an email asking all Clerk Treasurers with cities (population under 5,000) who their insurance carrier is, what they pay for employees and what an employee pays. She stated that she did not have an opportunity to comprise the spreadsheet, but would get the information to Council within the next couple days. She commented that she would also contact IACT (*Indiana Association of Cities and Towns*) and get information regarding its policy / premiums.

Mayor Hedrick brought up that he was told by MPG that they are either buying or leasing space over at Schenley for barrel storage. Because the City owns 10 acres that run through the south end of Schenley, MPG is asking the City for connectivity from their property to what they are either leasing or buying on the north end so that they can be bonded. He added that MPG shared that by the third week of September if they don't have the barrel storage wrapped up, they'll be closing down until they get storage. Councilman Abdon added that MPG is asking for a temporary easement. After discussion and the understanding that MPG's bond process takes 6 months and they don't have this kind of time. **Councilman Bischoff motioned to give MPG the okay to what is needed for its connectivity from their property. With a second by Councilman Abdon, the motion carried by voice 7 to 0.**

**City Mgr. Lampert left the meeting at 7:00pm to have a Greendale representative attend an important LCD meeting.**

With regard to the **Food Mart building, Councilman Karsteter wanted to make a motion to award the lowest most responsible responsive bidder.** Councilman Abdon asked for discussion. He proposed the second option for the Utility Dept. and the City Administration to relocate at the Dearborn Savings Bank. He reiterated that this building was a part of the Greendale Redevelopment Master Plan. After discussion about the proposed city administration building, Councilman Wilson expressed his concern that whichever option Council chooses, the proposed administration building is in his precinct and he wanted to know if Council doesn't choose the Dearborn Savings Bank, would this halt the Master Plan. Councilman Karsteter asked Clerk Treasurer Lynch which building she would like to be in. She replied that both options would work. She reiterated that she was a public servant and she felt that it was probably more practical to go with the most feasible option. Clerk Lynch stated that of course everyone would like a new building if given the opportunity, but the Dearborn Savings Bank was just as good a choice. She concluded that in the end, it was ultimately Council's decision and

she reminded them that they were public servants as well and should consider the feasibility of the project. Councilman Bischoff asked Councilman Abdon if he had other plans for the old Food Mart. He indicated that he did have a group of non-profit organizations that wanted to buy together and they would have grant funds to fix up the building (exterior and interior). This group did want the City to donate the \$130,000 (cost of the building) and Councilman Abdon felt that the City could ask the group for the \$44,000+ that had been exhausted toward the project. Councilman Bischoff asked Councilman Abdon if an assessment had been done on the Dearborn Savings Bank. Councilman Abdon replied that a contractor, design engineer and the Lawrenceburg Building Inspector Carl Fryman had taken a tour of the building. He said that anything else that they did on the building would cost money and he didn't have any approval to spend money. It would require a total building inspection. He said the visual inspection looked good (the wiring, HVAC). There was discussion. Clerk Treasurer Lynch asked if the City moved into the Dearborn Savings Bank and the non-profits moved into the Food Mart, wouldn't both properties be taken off the tax record. Councilman Abdon and Council all stated that they both would be off the tax record. Councilman Bischoff asked if there was any asbestos at the Bank. Councilman Abdon replied that they would have to do inspections. Councilman Bischoff asked if it was handicapped accessible. Councilman Abdon stated that it was ADA compliant other than the basement and upstairs are not. He said that in speaking with the Building Inspector, as far as the State Code goes, as long as you're not changing the use of the building, it is acceptable. He stated it is ADA accessible from the parking lot and the front entrance. Councilman Bischoff explained that he felt that there wasn't any communication about this new option because the Bank building does have some merit. But, he said that he hated to think that the citizens of Greendale would think that he flip flopped on an issue that was this important to the citizens, but if the option would have been brought to the Council in a timely matter that they could have looked at the whole picture, he would have given it tremendous consideration. Councilman Abdon replied that he didn't look at this as flip flopping, it was taking advantage of a better option. Councilman Bischoff stated that he would be labeled as a flip flopper on this particular issue that is really going to house our Clerk Treasurer and our Council for many many years. He feels that the decision has been made and he was comfortable with this decision.

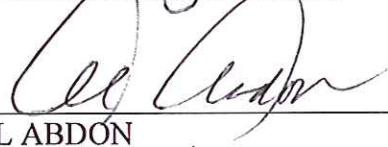
After discussion concluded, **Councilman Karsteter's motion continued to award Maxwell Construction, lowest most responsible responsive bidder, the renovation of the old**

**UDF Building. Councilman Wilson seconded the motion. Councilman Abdon asked for further discussion.** He stated that he wasn't asking anyone tonight for permission to purchase the Bank Building, he was asking for Council to delay the award so that they could discuss it. Whatever decision Council made, Councilman Abdon stated that he was fine with. He said that he just wanted to make sure that they had the opportunity to discuss why the second option was brought up and the differences in the two options. Councilman Bischoff added that he supported the purchase of the old Food Mart Building at the time of the purchase and that he has to live with that decision and feel comfortable with it. **Mayor Hedrick asked for vote by a show of hands as follows: Bischoff: AYE; Karsteter: AYE; Edwards: AYE; Wilson: AYE; Lansing: NAY; Abdon: NAY; Bowell: NAY. The vote passed 4-3.** After the vote, Councilman Abdon thanked the Board for the opportunity to discuss the project.

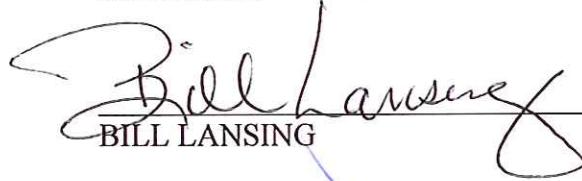
**There being no further business to come before the board, Councilman Lansing made a motion to adjourn. With a second by Councilman Karsteter, the motion carried by voice 7 to 0.**



MAYOR DOUG HEDRICK



AL ABDON

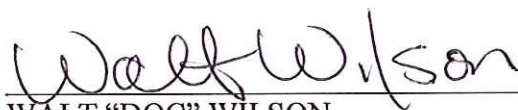


BILL LANSING

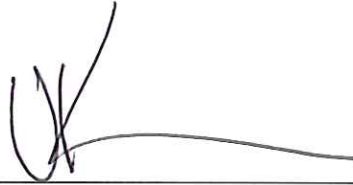


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VINCE KARSTETER

BOB BISCHOFF

ATTESTED:

  
Clerk Treasurer Mary Jo Lynch