

COMMON COUNCIL MEETING  
OCTOBER 2, 2006  
TIME: 6:00 P.M.

Present: Mayor Frank Manus, Glenn Tebbe, Gary Herbert, Larry Bower, Ken Dornich and Helen Gardner.

Pledge of Allegiance was recited.

Minutes were approved.

City Hall had a full house of concerned citizens for their first meeting in the new Council Chambers.

Halloween Trick or Treating hours were discussed and the decision was to set them October 31<sup>st</sup> from 5:00 – 8:00 P.M.

Bob Doughtry of Skydive, Inc. wanted to thank everyone for all their support when Jay Stokes broke his record with 640 jumps. Bob presented the Mayor and Council for the City of Greensburg a beautiful framed picture of the jump with the American Flag.

**Motion by Larry Bower and seconded by Ken Dornich to pass on 2<sup>nd</sup> reading Ordinance 2006-23, water availability fee. So passed.**

**Motion by Ken Dornich and seconded by Larry Bower to pass on 1<sup>st</sup> reading Ordinance 2006-31, traffic signal at Lincoln and Montgomery. So passed.**

Kathy Reynolds BZA/PLAN Director told the Council that the Plan Commission had met with Tom Kalb about a site plan for Starbucks and the Plan Commission gave their approval. An approval letter was given from Plan Commission.

Kathy Reynolds introduced Resolution 2006-22, fiscal plan for Mr. Kremer on the property on Park Road. The public hearing on Resolution 2006-22 will be in December.

Drew Barth of Barth and Associates gave the presentation concerning the Park Road property and told that the layout is for zoning of R-2 and R-4. They would have single homes, duplexes and apartments. The duplexes would be used as a buffer. The homes would start at \$200,000 and go up to \$400,000.

Several in attendance were concerned with the width of Park Road and the increase in traffic as well as having duplexes and apartments. Vicki Rudolf presented a petition with seventy names against from the majority living in the Ryle Addition.

Helen Gardner questioned if these would be a number of different builders and how it would be or not be controlled.

Drew Barth stated they would be several different builders and there would be covenants and restrictions, but the R-4 part of it would not be as restricted.

Larry Bower has concerns of approximately 300 units and families on Park Road. Park Road cannot handle that much extra traffic and Broadway is even narrower. Larry questioned if any of these concerns had been discussed.

Drew Barth told Council that the developer was willing to discuss these concerns.

Developer Tom Kremer was present and told Council that he was asked by Kathy Reynolds to bring this in as an R-2. Originally he wanted to bring it in as R-1. Mr. Kremer would like to know what Council would prefer. Mr. Kremer told Council that a lady on Park Road approached him about a bike path on Park Road. He is willing to cooperate with this effort.

Gary Herbert expressed concern of getting people to and from their homes in a safe manner.

Glenn Tebbe stated that annexation question does have something to do with zoning it an R-2 and R-4. Zoning and annexation is being done and have to be considered together. Council could approve tonight and then make some changes. The concern of having R-4 along with R-2 is adding to the problem. If Council gives approval to move along tonight then Council will plan to amend it the next time.

Ken Dornich stated that the number of people could change and double.

Council members stated that they are all for the area to be zoned R-1.

City Attorney Steve Taylor told Council that if they approve the R-4 and then try to restrict, it would be very hard to control. Steve does not recommend voting

this annexation in tonight and then amending it later. If Council wants the developer to re-look at this then table it for tonight.

**Motion by Larry Bower and seconded by Helen Gardner to Table Park Road annexation for Mr. Kremer, Ordinance 2006-28. So passed.**

Kathy Reynolds brought forth Resolution 2006-23, fiscal plan for Mr. Campion of property along on Millhousen Road. The public hearing for the Resolution will be in December.

Kathy explained the annexation Ordinance 2006-29 for the property on Millhousen Road and that there would not be any expense to the City. The property is 82 acres East of the Millridge Estates.

Jim Gorman spoke on behalf of Mr. Campion and stated they originally requested an R-2 zoning for the area. At the Plan Commission meeting several residents from Millridge Estates were present and wanted it zoned R-1 instead of R-2 for the area and because of this, they would like to amend the R-2 to R-1 for Ordinance 2006-29. Jim told Council that Mr. Campion had gone around to residents in Millridge Estates and questioned them about R-2. The amount of these R-1 homes would be around \$250,000 to \$300,000.

Larry Bower stated that the Plan Commission passed this to Council with R-2 approval and was glad to hear it be amended to R-1. He also has concerns of Millhousen Road and the tough area of 421 South.

Helen Gardner asked if there are two exits and entrances for this area.

Ken Dornich stated that cul-de-sacs are hard for the City when it comes to snow removal and for fire trucks.

Glenn Tebbe stated there might only be approximately 200 homes instead of 260 with the R-1 zoning. The concern about the Millhousen Road may need to be taken into consideration on the layout.

Some of the concerns that individuals brought up were: how evacuation would be handled, agriculture in the area, size of the culvert on Millhousen Road, too many homes for the area, if railroad is going to be utilized by Honda – police and fire departments could be cut off if needed, property taxes, what about a road that would go out to 421 South other than the Millhousen Road, drainage problem, size of lots need to be bigger, what brings the idea that 700 homes is

needed in Greensburg and has there been any incentives given in all this housing.

Gary Herbert stated that farm land was brought up before the Plan Commission and that new owners would have to remember the farmers' use of the land.

Helen Gardner had a couple of gentlemen in her office from New York and they are looking for larger homes. They wanted to know how many homes are on the market and how many are proposed.

Ken Dornich stated that he asked Honda how many they would be bringing in and the answer was 50-100 people.

The Mayor told he was at Maryville last week and one of their problems was they did not plan ahead. If we don't plan ahead then the other areas around us will capitalize on the growth. We definitely need a fire station south of the tracks and are concerned about the roads. The City is tough on drainage and the Plan Director would be looking at this.

Helen Gardner also went to Maryville and they were saying to make sure your land usage is in place. This phase was heard several times.

**Motion by Larry Bower and seconded by Gary Herbert to approve on 1<sup>st</sup> reading annexation on Millhousen Road for Mr. Campion, Ordinance 2006-29 with the amending from R-2 to R-1. So passed.**

Jim Gorman told Council that they have had no opposition on the Brewsaugh property annexation Ordinance 2006-25 that was passed last month on 1<sup>st</sup> reading.

One citizen had concern about access and the problem of getting Police or a Fire truck out in the area.

Gary Herbert asked if an overpass could be constructed to alleviate this problem.

Jack Brewsaugh stated that he has seven different ways to get in and out of the area.

**Motion by Glenn Tebbe and seconded by Larry Bower to pass on 2<sup>nd</sup> reading annexation Ordinance 2006-25, Brewsaugh property. So passed.**

Mayor Manus stated that Glenn Tebbe will be going to Japan, representing the City. The cost will be approximately \$10,000 and prefers using Tif money, but suggests it come from Edit for now. The airfare needs to be paid and the Tif Board will not meet till the end of the month.

**Motion by Ken Dornich and seconded by Larry Bower to approve the expenditure from Edit. Ken Dornich, Gary Herbert, Larry Bower and Helen Gardner ayes. Glenn Tebbe abstained. So passed.**

Gary Herbert wanted to state that he feels that all the companies in Greensburg should be rewarded in some way and not just Honda.

Glenn Tebbe stated that he will be taking gifts and will be visiting with Corp officials of GECOM, STI and Mi-TECH. The present companies here are very appreciated of the group going and one company here is sending one of their people back to host the group going to Japan. Honda is going to be a one day or part of one day out of the five days.

The old City Hall building will be for sale and we need to get two appraisals.

The hold up on selling the old Senior Center building is the removing of the tanks. Hopefully the City will not have to pay the expense of removing them.

City Attorney Steve Taylor said the Insurance Co. has agreed to pay the attorney fee and hope they will pay for the remediation. If that happens, the City would be able to get full price of the property. The amount to remove the tanks is ½ million dollars.

Brian Messer spoke on behalf of the Airport Board. Brian told Council that the County Commissioners were unanimous in their decision to go ahead with the Airport and to use whatever they needed. The County Council shot them down and now they come to the City to see if the City can help to keep the Airport project alive because October 11<sup>th</sup> is the deadline.

Mayor Manus would like to go forward, hopefully with the County Council and Commissioners, but if have to, go alone.

Helen Gardner stated that this has been talked about for years. There are three entities involved with it and the City thought they had it started and then it didn't happen. Helen feels the City needs to move forward with it.

Ken Dornich stated that he went to Maryville, Ohio and suppliers there used the airport. If Valeo got down they were charged \$10,000 a minute by Chrysler. Ken feels if the City can't get the County Council and County Commissioners on Board with the project then the City needs to move ahead. None of the Council wants to use Eminent Domain, but sometimes it has to be for the good of all.

Glenn Tebbe agrees that it is time to act. If it can't be with the help of the County Council and Commissioners then the City needs to go ahead alone. If we don't move forward, the City is going to be stuck with the price of fixing up the runway.

Larry Bower stated that it is regrettable that the County does not see the need for the Airport.

Gary Herbert told that we are looking at future growth of the community and a lot of time has been discussing the Airport. He would rather it be in a different place than it is now and is very disappointed in the County Council and their decision. Gary is not happy with Eminent Domain but feels the cost to the City is going to be very little and the need to move forward.

Glenn Tebbe commented about Eminent Domain, the principle is to provide for the common good that helps everyone. The property owners are compensated and sometimes Eminent Domain is done as a legal maneuver for tax purposes.

Marc Haston passed out the budget of the BeleFontaine Airport in Ohio and stated that it is not fully funded and is not a self supporting Airport. The Resolution that the Airport wants signed would say that you have the money in the bank for the project.

Bill Ernstes told the Council and those in attendance that the Airport Board was not told by the County Council to ask property owners about selling their property. The County Council told them to find an alternate site for the Airport and that is what they did.

Three other individuals spoke before Council their concerns about the Airport.

Gary Herbert expressed his concern of the cost and the amount of income.

Mayor Manus had talked to the Mayor at Ohio concerning the Airport.

Council members stated that the deficit shown on the BeleFontaine report Marc Haston had handed out, was to do with construction funds.

City Attorney Steve Taylor stated that the City has a contract with the County about the Airport. A Resolution would not be possible because the City would need to terminate its contract with the County first. Steve urged that the Council meet with the County officials.

**Motion by Helen Gardner and seconded by Ken Dornich to move forward.  
So passed.**

Ken Dornich stated that the City Attorney prepare a letter to the FAA to the effect of the City moving ahead as well as site preferences and a letter to the County to see if they are willing to help and if not then they would need to sever the existing contract.

Kathy Reynolds gave the traffic committee report. Along the alley going south where it makes no parking from East Hendrick's to Lincoln, there was a sign for one-way and the traffic committee proposes making it a two-way for the alley.

Helen Gardner stated that it has been proposed better bookkeeping be kept on where the City gives an ok for items such as street cuts. People have been making cuts without permission and she would like to increase the fee from \$35 to \$50.

Request was proposed to have a stop at Hendricks and Franklin. The council agreed with the traffic committee that one was not needed at that location.

Mayor told that the street light at Tenth St. and Lincoln was hit by a semi. A four-way stop sign was put out there and there were wrecks so it was changed to a two-way stop and they still had wrecks. He has checked on getting a light back up and has been told that it will take at least four weeks. They have found a steel pole and are going to put it up temporary. The cost of it will be quite a bit more.

Bryan Robbins stated that the Farmers Market has been extended to October 13<sup>th</sup>.

The HottCity awarded a \$10,000 grant to the new owners of the apartment building at the corner of Franklin and Main, toward the renovation.

Hottcity will offer their service to try and help with finding grant monies to help on Park Road for a walk and bike path.

Larry Bower stated handouts will be available for anyone needing them on the No Smoking Ordinance compliance.

**Motion by Glenn Tebbe and seconded by Ken Dornich to approve the grant reimbursement of \$1500 to the Fire Department be put in the appropriation that equipment for air-way training manikin was purchased from, 101-008-244. So passed.**

**Motion by Glenn Tebbe and seconded by Helen Gardner to approve moving insurance reimbursement from general fund to the police equipment repair, 101-007-231 in the amounts of \$1723.20 and \$250.00. So passed.**

Meeting adjourned at 8:35 P.M.

PRESIDING OFFICER:

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Attest:

\_\_\_\_\_ Clerk-Treasurer



