

**Board of Commissioners
Meeting Minutes
April 1, 2025
6:00 P.M.**

Al Knable led the *Pledge of Allegiance*

Al Knable called the Public Hearing to Order

Public Hearing Regarding Re-Establishment of the CCD Fund

Public Comment

Joseph Moore, Georgetown Township, is not in favor of raising the rate.

Close Public Hearing

Al Knable called the meeting to order

Present: President, Al Knable; Vice President, Jason Sharp and Frank Loop

Also Present: Attorneys, Kristi Fox and Rick Fox; Auditor, Diana Topping; Chief Deputy Auditor, Gloria Jones; Sheriff, Steve Bush; Councilman, Dale Bagshaw and Recorder, Lois Endris

Al Knable led a moment of silence for prayer, meditation, or reflection

Motion to add item 6, with unanimous consent, Superior Court 1 Judge, Carrie Stiller, for an independent contractor agreement. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

1. County Attorney - Fox Law Office

a. FCO 2025-11 Re-establishment of the CCD Fund

Attorney, Kristi Fox, said this is re-establishment of the CCD fund, which was adopted in April 2023 for rate of .0167. The new rate is not to exceed .0333.

Al Knable said, as long as he is in this office, the funds are going for the projects which include the administrative building and the county courthouse.

Motion to approve, by unanimous consent, FCO 2025-11 Re-establishment of the CCD Fund. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

Old Business:

1. Director of Building and Development Services- Nick Creevy

Public Comment

Carol Black, 4012 Tanglewood Dr, Floyds Knobs, said she initially was against the apartments. She now is in favor of them because she has been looking for antique housing for herself. She can no longer stay in her 3-level home.

Joseph Moore, 1324 Edwardsville Galena Road, said he doesn't believe this is the proper area for apartments. He said the traffic is already insane and no matter what they do for that quarter mile stretch of road between Schreiber and Luther. He asked where they are going to put commercial if they keep rezoning. He said the property taxes will go up. They need the commercial to offset all the school and emergency services.

ings, 4807 Elaine Drive, Countryview, said she goes through the area all the time. She doesn't
... putting additional traffic in the area is wise without additional road improvements. She said
most people do not like living next to apartment complexes. She doesn't think they need additional
apartments in the area since Georgetown has so many.

Shawn Kravitz, 8038 Schreiber Road, said he has lived next to high end luxury apartments. He had seen
high amounts of crime in the area. He doesn't think the apartment complex is for Floyds Knobs. He
said that business, condos and townhomes would benefit the community. Home ownership makes all
the difference.

Attorney, John Kraft, with law firm Young, Lind, Endres and Kraft, spoke on behalf of Thieneman
Group, LLC. He said they used the County's traffic study. He said the planned unit development is a
divided area, 2 lots, the County would have control of what goes in there. The development plan was
approved by the Plan Commission with a vote of 7-1, as well as, the two-lot subdivision.

- a. FCO 2025-08 Map Amendments to Floyd County Zoning Ordinance General Commercial
(GC) to Multi-Family Residential (MF) – Knob Landing

**Motion to approve, by unanimous consent, FCO 2025-08. Moved by Jason Sharp. Seconded by
Frank Loop. Motion passed unanimously.**

- b. FCO 2025-09 Map Amendments to Floyd County Zoning Ordinance Multi-Family
Residential (MF) to Planned Unit Development-Multi-Family (PD-MF) – Knob Landing

Al Knable said he is encouraged by the input of public comment on this subject. He said he is voting for
this because the overriding concern on this was the traffic. He said this will either be commercial or
mixed residential and voting for the rezoning will put less traffic on the board. He did a study on
property values. He said the data he pulled said, on average, within ½ mile mixed residential, similar
to this, that property values go up by roughly 0.9% after the first couple of years. As far as impact of
schools, the best he could find is that in this price range for single homes, 125 units, would put roughly
30-35 new students in the school district.

He referred to Mr. Sharp's comment at the last meeting, which is the only way to protect properties,
such as this, is to purchase property and put them in to binding agreements generationally.

**Motion to approve, by unanimous consent, FCO 2025-08. Moved by Frank Loop. Seconded by Jason
Sharp. Motion passed unanimously.**

New Business

1. County Recorder- Lois Endris

- a. Laredo Agreement

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

2. Director of Building and Development Services- Nick Creevy

- b. Approval of Plat 1574 Navilleton Place

The Commissioners signed the plat.

- c. Approval of Plat 1579 The Springs of Old Georgetown Phase 2

The Commissioners signed the plat.

3. County Engineer- Horacio Urieta

- a. Annual Operations Report

Horacio Urieta said the signed report will be sent to INDOT.

Motion to accept the report for local roads, streets and bridges. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

4. County Attorney-Fox Law Office

- a. FCO 2025-12 Establishing Non-Reverting Fund for Solicitation Permit Fund

Motion to approve FCO 2025-12 Establishing Non-Reverting Fund for Solicitation Permit Fund, with unanimous consent. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- b. FCR 2025-07 Solid Waste Hiring Moratorium

Motion to table. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- c. Blackiston Mill Dam Agreement

Attorney, Rick Fox, said the agreement is for the County to contribute \$50,000.00 for the total project to take down the Blackiston Mill Dam. It includes getting all the permits that are necessary in regards to taking the dam down. In regards to the current flow of the water, there has been damage to the surrounding area. To move this forward quickly, the Commissioners are required a declaration of emergency to expedite the process.

Al Knable said this is not a general declaration of emergency with regards to the site. It's a declaration of emergency as it pertains procedurally entering into a contract outside of normal processes.

Horacio Urieta said the big concern is the foundation on the Clarksville side has eroded quickly due to the creek finding a new pattern beside the existing dam. The only way to prevent this situation or the collapsing of the approach from the Clarksville side is to bring the existing low head dam down to promote the natural flow of the creek. The foundation of the bridge is getting weaker.

Motion to declare an emergency to enter into the contract based upon the testimony we've just heard from Horacio. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

Al Knable said the public is right to wonder what the rate limiting step on this is and why this is happening several weeks after the breach of the dam originally occurred. The answer is, originally, there was some thought that there might be a reestablishment of the dam, trying to get the water hitting mid channel rather than around the bank on the Clarksville side. DNR did not want to do that for safety concerns and he agrees with them. The rate limiting step on the entire process is trying to get assurances that whatever we do downstream of the new bridge build site is not going to change the timeline on the new bridge. That project has been in the works since 2017/2018. It has taken a long time to get the projects and funding in place. Whatever they do downstream with the old bridge is a secondary priority, to not jeopardizing the building of the new bridge. He looks at it as safety first and it has become very apparent that it's going to be safer to takedown the remnants of this dam. In order to affect repairs on the old bridge, one would have to either reconstitute the old dam, which is expensive and a lot more complicated engineering, than removal of the dam. Or removal of the dam, which is safer in the short and long term, less expensive in the short term as well. Once the dam is down and the waters are mid-stream, we can make repairs on the old bridge and open it for the duration of the time we have between now and the opening of the new bridge. Once INDOT, DNR, Environmental Management Agency and Army Corps of Engineers sign off and with good weather the old dam can be removed. They are estimating 5 days to take the dam down and another few days to shore up the bank on the Clarksville side, then the repairs on the old bridge can take place and get the bridge up and running.

Motion to accept the contract. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- d. Architect Design Contract for Health Department

Attorney, Rick Fox, said the contract is for \$10,000.00. The Health Department will be paying for the cost of the architect as part of the agreement. Mr. Fox reviewed the contract and approves.

Motion to approve the Architect Design Contract for the Health Department. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

5. Approval of Solicitation Permits

- a. Edward Jones-Matthew Erxleben

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- b. Universal Builders of America - Jacob Noland

Motion to table. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

6. Superior Court 1 - Judge Carrie Stiller

- a. Independent Contractor Agreement

Attorney, Kristi Fox, spoke on behalf of Judge Stiller. She is asking for a court report to assist her with the services and needs of her office while another staff member is out. The agreement has been reviewed with the change of inserting Floyd County, Indiana for the office of Carrie Stiller at the very top after client to follow state statute.

Motion to approve the Independent Contactor Agreement with the noted changes. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

7. Board & Committee Reports

Jason Sharp

- 2/20 – attended Floyd County Parks Steering Committee Meeting. They talked about the future of the parks. There was question about camping and Rv's. It was discussed but doesn't think it is feasible at this point.
- 2/27 – KIPDA meeting

Al Knable

- attended 3 admin meeting and a couple meeting with Building Authority
- attended Parks Steering Committee meeting
- met with Building Rep with Envoy, as well as, the architects on the Chase and Courthouse projects
- was educated with someone on residential and commercial building solar roofing

- Approval of the Commissioner's Meeting Minutes for March 18, 2025

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- Approval of Payroll and Claims

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

Next Commissioners Meeting:

Tuesday, April 15, 2025 @ 6:00 p.m.

Closing Comments:

Jason Sharp said last month New Albany Fire Department responded to Parkview Towers. He commended all the fire fighters, police officers and all county agencies that assisted, Floyd County Sheriff's Department, Floyd County EMA and the multiple Floyd County Fire Departments that covered the City of New Albany. It was a high-risk event and they bravely saved a lot of lives.

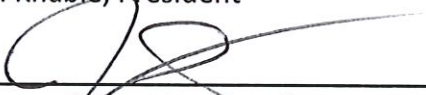
Motion to adjourn. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

Approved on April 15, 2025.

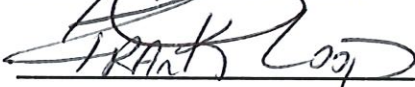
BOARD OF COMMISSIONERS



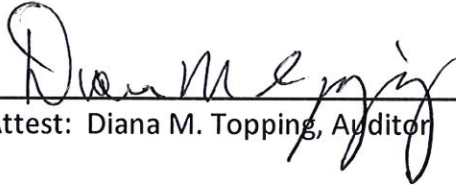
Al Knable, President



Jason Sharp, Vice President



Frank Loop, Commissioner



Attest: Diana M. Topping, Auditor