

**COMMON COUNCIL  
TUESDAY, JANUARY 22, 2013  
7:00 P.M.**

Mayor Ryan Daniel – Present  
Clerk Treasurer Rosie Coyle – Present  
Attorney Marcia McNagny – Present

**Council Member**

Nicole Penrod – Present  
Ben Romine – Present  
William (Bill) Simpson – Present  
Daniel Weigold – Present  
Jacie Worrick – Present

The Columbia City Common Council met in regular session with all members present, Mayor Daniel presiding.

**MINUTES** Motion was made by Ben Romine to approve an overview of the January 8, 2013 meeting minutes as presented, Dan Weigold second the motion, all voted aye.

**APPLICATION FOR TAX ABATEMENT** Jeff Kerr with Kerr Real Estate was present to discuss their plans to redevelopment the former Scott's grocery store. He reported Dunham's Sports has committed, subject to gaining the support they need, to occupy almost 70% of the vacant space.

Loren Kravig with Region 3A was also present to discuss the tax abatement request by Kerr Real Estate. He reported they were projecting up to 60 employees between Dunham's and the tenants as they build out the project. He advised for purposes of real property assessment they were looking at roughly 1.5 million dollar investment between his work and tenant finishes.

Ben Romine questioned if the 4.6 million was real estate, personal property or a combination of both. Mr. Kravig explained the 1.5 million was strictly improvements to the building by both the developer and the tenants; the 4.5 million figure represents acquisition costs, furnishings, fixtures and equipment. He advised they were asking for a 10 year graduated abatement. Ben confirmed that was just on the improvements. Mr. Kravig advised that was correct.

Dan Weigold questioned what would happen if someone would pull out before the abatement was up. Mayor Daniel felt that whoever was purchasing the property was putting money into the building up front and we would be left with a building that was in better shape than when it started. He stated if Council would approve a 10 year abatement schedule and we get 3 years down the road and something happens that the development was no longer there then we have only had 3 years' worth of loss but have an improved property. Ben Romine confirmed the only thing we would lose on was the improvements. Mayor Daniel advised that was correct. Rosie Coyle added that the first year was the only year there would be no value at all. Ben did not feel we would be losing anything by giving an abatement because we would still have assessment on the property as it exists.

Ben Romine questioned if they were planning to start construction by March. Jeff Kerr advised they hoped to close early in March and then start construction immediately. Ben questioned when the tenant would be in. Mr. Kerr advised the tenant would like to be in as soon as possible and felt May was an optimistic delivery if everything goes well.

Ben Romine questioned if Dunham's has put a store in a community our size before. Mr. Kerr advised they have done very well in smaller markets.

Motion was made by Ben Romine to grant Kerr Real Estate a 10 year tax abatement on the Scott's building, Bill Simpson second the motion, all voted aye.

**RESOLUTION 2013-3: APPROVAL OF EDTA FOR BURNHAM-KERR COLUMBIA CITY, LLC** Motion was made by Nicole Penrod to read Resolution 2013-3 by title only, Dan Weigold second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2013-3 a resolution approving the deduction of assessed valuation for certain real property improvements located within an economic development target area within the City of Columbia City.

Motion was made by Dan Weigold to approve Resolution 2013-3 as presented, Ben Romine second the motion, all voted aye.

**ORDINANCE 2013-1: AMENDMENT TO SEWER AGERVICE ORDINANCE – 1<sup>ST</sup> READING**  
This issue was tabled.

**ORDINANCE 2013-2: AMENDMENT TO PARKING REGULATIONS – 2<sup>ND</sup> READING** Motion was made by Ben Romine to read Ordinance 2013-2 by title only, Nicole Penrod second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-2 an ordinance amending Chapter 71, parking regulations and amending Chapter 75, traffic schedules both of Title VII of the code of ordinances of the City of Columbia City, Indiana.

Attorney McNagny explained this was for the 4 angled spaces on the east side of Line Street for municipal employees.

Motion was made by Ben Romine to approve Ordinance 2013-2 on second reading, Jacie Worrick second the motion, all voted aye.

**STREET DEPARMENT** Kelly Cearbaugh gave an update on the South Line Street storm project, they finished helping the electric department with tree removal, he has a couple guys working on sign replacements and they put a new sign up for the 4-H grounds.

**FIRE DEPARTMENT** Tom LaRue reported they were doing fit testing for their face masks, they would be hosting Haz Mat class and had 5 guys signed up for training.

**PARK DEPARTMENT** Mark Green reported they were still selling Father/Daughter dance tickets for February 8, baseball and softball registrations start February 1, he advised they continue to have pool meetings, they expect to have the pavilion bathroom project completed by mid-April and will be starting on the bathrooms back by the pond.

**COMMUNITY DEVELOPMENT** Jeff Walker gave an update on the bridge project and expressed a concern that he and Mark share regarding safety along the embankment leading up to the bridge itself and will be looking into a safer access to the bridge, he reported Brad Smith and Shawn Lickey have been looking at the best direction to go with the GIS program as far as data acquisition out in the field, he has a meeting at the INDOT office regarding the SR 205 project and gave an update on the South Line Street storm water project.

**ELECTRIC DEPARTMENT** Larry Whetstone reported they were done with tree trimming, they had 3 calls to South Whitley, they replaced insulators and installed bird swings along with other miscellaneous things.

**POLICE DEPARTMENT** Tim Longenbaugh reported on the interview process for the vacant police officer position, they hope to have the 2013 training schedule posted soon, they will be reviewing applicants for the Reserve program and he would be meeting with other individuals to discuss forming a Crisis Intervention Team.

**WATER DEPARTMENT** Mike Dear reported they started hooking up anodes for the corrosion protection on the 12" line to Eagle Glen, they put in a new meter setting in Eagle Glen, continue to do hydrant checks, they took monthly water samples, he sent out request for qualifications to engineers and quotes for materials for four of the main projects they want to do for the year.

**IS/COMMUNICATIONS DEPARTMENT** Terry Wherry reported he installed 6 new computers that were on the 3 year rotation plan, they finalized the contract with Office Concepts to do a managed print service for our printers and copiers, Deb King is retiring her last working day is January 26 and Cassie Rife will be starting Monday.

**WASTEWATER DEPARTMENT** Mike Cook reported he had two guys attend training on pumps and 2 guys attending chemical handling training, they have been working on getting quotes to have a generator installed at the lift station in Coesse, he has been reviewing confined space equipment procedures to see if anything needs replaced, he has been working on the permit for the splash pad and has been working on the CSO operational plan that is due in July.

**YOUTH COUNCIL** Morghan Wilcoxson was present representing the Youth Council. She reported they went to Mary Raber and Little Turtle to talk with the 5<sup>th</sup> graders about government and in February they were looking to do a business walk.

Having no further business to come before Council the meeting was adjourned.

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Mayor Ryan Daniel

Attest:

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Clerk Treasurer Rosie Coyle