

**COMMON COUNCIL
TUESDAY, JUNE 11, 2013
7:00 P.M.**

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

Council Members

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

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

MINUTES Motion was made by Ben Romine to approve an overview of the May 28, 2013 meeting minutes as presented, Jacie Worrick seconded the motion, all voted aye.

MARK JESSE: GAI CONSULTANTS – HOW STORM WATER FEES WERE SET Mark Jesse was present to explain how the fees were set. He distributed information to the Council.

Mr. Jesse advised they held several meetings with the Storm Water Working Group which included the Mayor, Outside Operations Manager, Clerk Treasurer and the Clerk's staff. He explained the whole point of the process was to make sure it was a fair and equitable process; to make sure people were treated fairly and consistently. He explained there were not a whole lot of rules as part of the statute for storm water but it could be created as long as there were fair and equitable policies established.

Mr. Jesse stated they also prepared a storm water master plan that identified storm water improvements that were necessary as identified by the public and the Working Group.

Mr. Jesse reviewed information as to how the impervious areas were determined. He explained they assumed anything that was not grass and outside of public right of ways was considered an impervious area. He advised they established a baseline for what an average residential unit would be by taking sample of about 50 houses within Columbia City; using the GIS aerials they took the square footage of each one, added it up then divided it by 50 and that became the basis of the residential square footage.

Dan Weigold questioned, when looking at impervious surfaces, if there was a way to determine different rates for different types of surfaces (asphalt, concrete, stone). Mr. Jesse advised they could, but by using the aerials they could not easily determine the surface type. He explained if they were to do it on a per parcel basis it could get pretty expensive. Dan Weigold knew there were some businesses that were really getting hit hard by this fee that maybe they could do a better determination of the surface and look at making adjustments. He stated he did not want to take away from the pot of things but at the same time wanted to be fair in how we were assessing. Rosie Coyle advised if she has questions she has Jeff Walker go out to check the area to make sure we were billing correctly. Dan Weigold stated he just wanted to make sure we were being fair in the assessment because it has been brought to his attention. He felt with the advancement in technology since 2006 the City was in a better situation. Mayor Daniel questioned Mr. Jesse if they had ever worked with any other City in regards to reevaluating properties and if there was such a thing what was the normal time line to reevaluate the properties to make sure the properties were in an appropriate category. Mr. Jesse advised they have never done that; it was set up that after the rates were established and study was done the storm water rates would be calculated as building permits were pulled. He stated as part of the building permit, they measure up the

square footage, they establish what the monthly user rate would be then that rate goes to the Clerk's Office to create a storm water fee for that development. He advised residential parcels were a flat rate so it would only apply to nonresidential but as there are additions such as if an industry wants to add a parking lot or addition to the building, as part of that building permit the square footage should be measured up and figured for the storm water fee, so it should be perpetual. Rosie Coyle advised building permits were automatically sent over to us, the department heads check it and Jeff Walker lets us know what the sizes are for the storm water charge.

Mr. Jesse suggested Council look through Rosie's binder that has all of the information included in it.

Dan Weigold mentioned since this has been established we have had a number of new residents and wondered if we needed to do a better job explaining what these fees go for. He felt sometimes the word storm water has a misconceived notion.

Mike Dear questioned Mr. Jesse if he knew of any town that did not count stone as impervious. Mr. Jesse advised he did not; every one he has talked to uses the same philosophy that anything other than grass was included.

Dan Weigold understood the residential areas and was just looking to make sure we were fair with the big businesses.

ORDINANCE 2013-16 AMENDMENT TO SEWAGE SERVICE – 2ND

READING Motion was made by Ben Romine to read Ordinance 2013-16 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-16 an ordinance amending Chapter 51, Sewage Services, of the Code of Ordinances of the City of Columbia City, Indiana.

Attorney McNagny noted the requested change under Section 1, #4, in that if a grandfathered illicit connection gets disconnected and eventually reconnected then it was no longer grandfathered, no matter who did it or how it got disconnected; once it was disconnected and reconnected it was no longer grandfathered.

Ben Romine questioned if the Building Department was aware of what we were defining as an illicit connection. Mike Cook did not think they were; they probably just go by what the Indiana Plumbing Code says. Ben just wanted to make sure the Inspector understood what we were considering a legal connection. Attorney McNagny advised she would set a meeting up with Dave Sewell and Craig Wagoner at the Building Department to make sure everything was understood.

Motion was made by Ben Romine to approve Ordinance 2013-16 Amendment to Sewage Service on second reading, Dan Weigold seconded the motion, all voted aye.

RESOLUTION 2013-18 REESTABLISHING THE CUMULATIVE STREET

FUND Motion was made by Jacie Worrick to read Resolution 2013-18 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2013-18 reestablishing the cumulative street fund.

Rosie Coyle explained this does not need to be sent to the State anymore and the Council could reestablish the fund through a resolution.

Dan Weigold confirmed it would not be increasing. Rosie Coyle advised it would not, nothing has changed. Mayor Daniel advised Council was just reapproving it.

Motion was made by Nicole Penrod to approve Resolution 2013-18, Ben Romine seconded the motion, all voted aye.

DEPARTMENT REPORTS Department reports were given by Kelly Cearbaugh, Mike Cook, Terry Wherry, Shawn Lickey, Tom LaRue, Tim Longenbaugh, Mark Green and Mike Dear.

MAYOR INTERN Mayor Daniel introduced Olivia Western who will be interning with him this summer.

NEXT COUNCIL MEETING Rosie Coyle questioned if they could move the June 25 Council meeting up to 6 p.m. Council members were fine with the time change.

CITYWIDE OPEN HOUSE Mayor Daniel reported the department heads have agreed to have a City wide open house to allow residents to come in and see how the different departments work. He advised the open house will be September 21 from 9 a.m. – 12 p.m.

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

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle