

**COMMON COUNCIL
TUESDAY, JUNE 23, 2015
7 P.M.**

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

Council Members

Nicole Penrod – Absent
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 Nicole Penrod and Bill Simpson present, Mayor Daniel presiding.

MINUTES Mayor Daniel advised he had changes to the minutes and provided those to Rosie Coyle. Ben Romine questioned the spelling of Mr. Richey's name. Mayor Daniel advised it was spelled incorrectly in the minutes.

Minutes were not able to be approved and were postponed until the next meeting.

COMPLIANCE WITH STATEMENT OF BENEFITS – STAFCO Mike Reed Vice-President and General Manager of STAFCO was present to discuss their statement of benefits.

Motion was made by Ben Romine to find STAFCO in compliance, Jacie Worrick seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – OAKWOOD TOOLING Jeff Walker advised they were in compliance. He stated this was their last year of 10 year abatement. He advised he and Rosie looked it over and recommended Council find them in compliance.

Motion was made by Ben Romine to approve for their final year, Dan Weigold seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – BURNHAM – KERR Jeff Kerr with Burnham-Kerr Columbia City, LLC was present to discuss the statement of benefits.

After some discussion on employee numbers, motion was made by Ben Romine to approve the abatement for the Dunham's property for the next year, Jacie Worrick seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – BONES THEATER Chris Jones was present to discuss the statement of benefits for Bones Theater. He advised business was much better this year.

Motion was made by Ben Romine to approve Bones Theater abatement for another year, Jacie Worrick seconded the motion, all voted aye.

JEFF KERR: DOLLAR TREE – STATEMENT OF BENEFITS Jon Myers with the EDC explained Jeff Kerr was present to also request a new tax abatement for an entirely new building that would house the Dollar Tree.

Mayor Daniel reported the City has been working with Burnham-Kerr on both the Wings, Etc., project, which will fill out some of the empty space in the Dunham's building, as well as the Dollar Tree. He shared the CIP Committee was basically doing a cash incentive based on job creation and have set aside CIP dollars to help bring the utilities to the transformer for the electric department and to the property for the water department.

Jeff Kerr shared in terms of construction they expect 60 days on their portion of Wings, Etc. and will then have finishes, build-out and equipment. Dollar Tree would be about 120 day build out and delivery so hope to have that open by the first of November.

Ben Romine confirmed the \$600,000 and the 12 jobs at \$212,000 total were just for the Dollar Tree building. Jon Myers advised that was correct.

Motion was made by Dan Weigold to approve the findings in the matter of the application for real property tax deduction for Burnam-Kerr, Jacie Worrick seconded the motion, all voted aye.

RESOLUTION 2015-21 – BURNHAM – KERR – DOLLAR TREE Motion was made by Ben Romine to read Ordinance 2015-21 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2015-21 a resolution of the Common Council for the City of Columbia City approving the deduction of assessed valuation for real property improvements located in the Columbia City Economic Revitalization Area.

Motion was made by Dan Weigold to approve Resolution 2015-21, Ben Romine seconded the motion.

Rosie Coyle questioned the number of years to be approved. Jeff Walker advised the recommendation was for traditional 10 year abatement.

Dan Weigold amended his motion to approve Resolution 2015-21 with 10 year abatement, Ben Romine seconded the amendment, all voted aye.

PARKING PROPOSALS FOR MORSCHES PARK Mark Green reported he was asked to look into costs to add parking at Morsches Park. He reviewed the proposals with the Council. He explained for the smaller lot, which would include a drive that would go behind Fields 1 & 2; to have the company do everything it would cost \$88,000 but if we were to have the water department help it would lower costs to \$38,700 with additional cost of \$18,200 for stone or \$13,000 for slag. He stated to add a parking lot behind Field 3, which would add up to 40 spots; for the company to do everything it would be \$51,000 and to have the water department help it

would cost \$24,200 with an additional \$10,640 for stone or \$7,600 for slag. He advised this was just an idea of what the costs would be and questioned if this might be something City Council would help fund through the Rainy Day Fund but also if there was even an interest in having him pursue this with the Park Board. He stated there were some other ideas that he would be getting costs for.

Dan Weigold felt it was obvious they needed a solution to the problem. He shared an idea of moving the fence over by the T-ball diamonds closer to the walkway that they could get another 25 spaces in. He felt if they would also go with the proposal for behind Field 3 that would be an additional 40 spaces to give them a total of 65 spaces. He suggested looking into those two areas and then look at the proposal for behind Fields 1 & 2 as Phase II if it was needed.

Ben Romine agreed it was definitely needed. He suggested having Rosie Coyle look at what funding options there were and direct Mark to proceed with looking at options.

Rosie Coyle advised she and the Mayor could sit down and come up with some options. She advised the Park Department definitely did not have the funds.

Mauri Bordner, Secretary for the Park Board, was present to discuss the parking issue. He stated he would like to see an actual count of what they have today and then in the proposal how many additional spots there would be. He felt they should consider an 'in' and 'out' to all of the parking and maybe angling the spaces. He advised another thing he and Dan Weigold talked about was to exhaust all alternatives for a rear exit out of the Park. He mentioned the exit to Cider Mill or even up to 150 E. by Irish Glen.

Dan Weigold mentioned running along the river we would need to stay at least 75 ft. back from the bank. He advised we would need to take out a great number of trees which would be a huge cost. He agreed we needed to find another way out.

Mr. Bordner understood that Mark Green would be giving a presentation at their Park Board meeting and then they would make a presentation to City Council.

JON MYERS – WHITLEY COUNTY EDC: 2016 ANNUAL BUDGET Jon Myers reported the operating budget for the EDC for 2016 would be the same as 2015.

DEPARTMENT REPORTS **Mark Green** – reported on the fireworks and festivities, Every Kids Playground will be delivered July 1. **Shawn Lickey** – fiber project update, north substation breaker project bids, update on outages and repairs. **Terry Wherry** – fiber project, replacing firewall later this year. **Tim Longenbaugh** – new officers update, ordinance violations, OSD week. **Tom LaRue** – getting gear cleaned, repaired and replaced. **Mike Shoda** – Wallace Avenue update, drainage project on Stickler Drive. **Kelly Cearbaugh** – intersection widening at Ohio & Swihart Street, ADA ramps in Graber Heights, curb replacement update, grating alleys. **Mike Cook** – rain events. **Jeff Walker** – SR 205 update, 213 W. Van Buren Street RFP's, 3 applications for Housing Authority loans, trail extension update.

MAYOR UPDATE Mayor Daniel reported he, the Commissioner of INDOT, Commissioner Schrupf, Jon Samspon and a representative of the US 30 Coalition would be meeting to discuss US 30 through Columbia City. He understood that INDOT was looking to narrow the scope and feels they have heard our concerns about J-turns. He felt it seemed that, in general, our population is ok with the SR 9 and SR 109 project but there was a little bit of trepidation about closing SR 109 without improving the City's infrastructure on Frontage Rd and Walker Way.

Mayor Daniel reported the Utility Rate Advisory Board would be meeting to go through the year end reports from last year as well as looking ahead to where the utilities stand.

Mayor Daniel advised he would be holding the mediation session regarding the bike ramp.

FARMER'S MARKET Ben Romine shared he had a couple vendors from the Farmer's Market complain about continually being bumped from downtown when other things are going on. He suggested it may be something to consider finding a permanent location for them.

PROPOSALS – EAGLES LOT Ben Romine reported the proposals for the Eagles Lot were due July 7. He advised there was at least one developer working on something.

BIKE RAMP – SOUTH WALNUT David Wappes of 310 W. Market Street was present and questioned when an extreme sport bike ramp was equivalent to a swing set. He mentioned the ramp was built in a public right of way and the City could be held liable for any accident that happens on the property. He stated if he were to have a swimming pool he would be required to have a fence around it. He advised the ramp was more than a swing set and has become a structure, a permanent structure in his mind. He requested having the City engineer inspect the structure to see if it was structurally sound.

Dan Weigold questioned if it was in the right of way what kind of liability the City would have. Attorney McNagny advised she already checked into this; it is still their activity and we would still turn it into the insurance but they were the ones doing the activity. She explained when talking with the insurance company, that represents the City, they said they would still turn it back onto the property owner for their activities. She advised she already had discussions on the permanence of the structure and the concerns she has since it was in the right of way; they were still looking into what could be done on that aspect of it.

John Myers of 316 S. Walnut Street was present to express his feelings against the bike ramp. He felt it was a mess and an eye sore.

Lori Wappes of 310 W. Market Street felt the neighborhood was portrayed last week as hot heads in the newspaper and felt they had been patient through all of this. She advised this started last winter and in the spring they developed another ramp. She shared that they did have another party this past weekend that was calmer but the bikes were on the public sidewalk and in the street. She felt it was definitely depreciating the value of their homes. She advised the lot was certainly not big enough and was not sure where they could move the ramps. She appreciated the Mayor working with the neighborhood to try and find a solution.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle