

**COMMON COUNCIL
TUESDAY, JANUARY 24, 2017
6:00 P.M.**

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

Council Members

Walter Crowder – Present
Nicole Penrod – Present
Jennifer Romano – Present
Tad Varga – Absent
Daniel Weigold – Present

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

MINUTES Mayor Daniel noted that Tad Varga could not be shown as present even though he was on video conference. He also noted a spelling error.

Motion was made by Jennifer Romano to approve an overview of the January 10, 2017 meeting minutes as amended, Nicole Penrod seconded the motion, all voted aye.

METRONET Mayor Daniel explained the Board of Works held discussion and advised the City was moving forward with Metronet. He shared they were still working on some of the agreements with them but one of the pieces that pertained to City Council was tax abatement. He explained Metronet had originally discussed the idea of a TIF district for 20 years but they have come back with something better for the City in the form of a 10 year 100% tax abatement.

Dean Avey explained they knew the whole process of setting up a new TIF would have cost to the City. He advised it would help Metronet justify the build in Columbia City and in the County but they try to find ways to make the whole business case make sense. He explained they have used the TIF as a tool many times in the past but the only downside is there are some upfront costs to the City. He noted the tax abatement does not have as long of a benefit for Metronet but they felt it would benefit the City and help expedite the process overall.

Jennifer Romano questioned, once this gets underway, how long would it be before we would have service here. Mr. Avey advised there were a lot of things that would depend on; agreements, making sure things are ready to bring the fiber in. He stated it was their hope to be able to bring service to some customers in different areas by the end of the second quarter but the agreement specifies a 12 month period before substantial build out completion in the City and County.

Dan Weigold understood the need of tax abatement but this would be the first time they have seen a 100% 10 year abatement. He had a concern for setting precedence. Mayor Daniel agreed and advised it would ultimately be up to City Council to make the decision but wanted to broach

the subject to get thoughts and discussions going on it. Mr. Avey noted the financial impact would be pretty big; he thought they had estimated around \$60,000 for Council to get the bond set up and an additional 10 years of tax revenue from the assets that would be seen in this scenario versus the TIF setup. He felt it would be a substantial benefit financially for the City to go with the tax abatement. Dan Weigold agreed with the tax abatement over the TIF district but in looking down the road, where would it stop. Walt Crowder felt the neat thing was they have some options and if there were opportunities to be creative with a quicker turn around it was something valid to look at.

Walt Crowder questioned if they had done an analysis comparing the TIF and tax abatement. Jon Myers shared he did ballpark figures and advised it really would come down to the value of the infrastructure. He stated when they file the SB-1 for the tax abatement then he would do the cost analysis. Nicole Penrod confirmed they would still have a review every year. Mayor Daniel advised they would.

Mr. Avey explained they have a fleet of marketing vehicles they use when they come to an area to advertise. He advised as they walk through areas people can sign up and have access to the fiber within a week or two, depending on the backlog.

Nicole Penrod noted the City and County were both making investments into this but were unsure what Metronet was putting in it. Mr. Avey advised that would all be clearly defined in the SB-1.

Jennifer Romano verified they might be ready in the second quarter of this year if things go well. Mr. Avey explained in the second quarter of this year they would be turning up their first beta customers. Jennifer Romano questioned if they had a sense of which part of the community would be the beta customers. Mr. Avey was unsure exactly where that would be. He shared the build out would continue throughout that testing phase and then they would be looking at a 12 month time frame until they would get to about 85% build out. He advised they have already been talking with a lot of the businesses because that process takes a little bit longer than residential.

Walt Crowder confirmed Metronet would handle from start to finish; application, installation, service, billing. Mr. Avey advised that was correct.

Jon Myers reported the County Redevelopment Commission considered this and has given George Schrupf authority to finish out negotiation of contract on their behalf. He added that they have given a favorable pass to the County Council on the 100% 10 year abatement.

STORM WATER ANNUAL REPORT – JON GOTZ Jon Gotz advised Council should have already received a copy of the report. He noted EPA has published and revised the rule for municipal storm sewer systems. He advised IDEM would implement the requirements and expect those to come into play in 2018; he did not anticipate major changes but there may be some.

He advised EPA was going to require the State to submit data to them electronically. He shared IDEM was in the process of identifying what they need to change in their program and then we would also probably have to report to IDEM electronically. He advised there were some communities who have purchased software and moved their management of their MS4 programs to an online portal but he felt it made sense to wait and see what IDEM was going to require.

Mr. Gotz reported the new MS4 Coordinator for the State was Stacie Goodwin. He advised she was former Chief of their Total Maximum Daily Load program.

Mr. Gotz advised he was fairly comfortable with where we were at with our testing program. He shared it was anticipated that our Municipal Operations Programs would be audited 2 years ago, and then this year, but so far they have not been audited. He was not optimistic they would be audited any time soon. He reported our Construction Program was audited in October but have not seen a report yet.

Mr. Gotz reported he would be presenting information about rain barrels at a Master Gardner's meeting in April and is also publishing an article about the program in an upcoming newsletter.

Mr. Gotz shared the Joint Planning and Building Department asked him to review the plans for storm water management at the new high school, as if the school was within the MS4, and to apply the criteria of the MS4 to the new school. He advised it was not within the limits of the MS4 so there was no funding as far as time he would spend on reviewing or inspecting it. He felt it was a unique project and did not want to set precedence; he suggested the City and County needed to discuss and come up with a policy on how to handle those projects in the future. Mayor Daniel confirmed if the school was to become a part of the City it would then automatically be brought in as part of the MS4. Mr. Gotz advised that was correct and explained the MS4 was continuous with the City limits.

Mr. Gotz shared as he has been out in the community he has noticed that there were existing storm water facilities that need maintenance and should be maintained by the owners. He questioned how we should approach that issue.

APPOINTMENT TO THE JOINT PLANNING ADVISORY BOARD Motion was made by Jennifer Romano to have Nicole Penrod stay on the Joint Advisory Planning Advisory Board, Dan Weigold seconded the motion, Walt Crowder, Jennifer Romano and Dan Weigold voted aye. Nicole Penrod abstained.

AQUATICS FACILITY Mayor Daniel advised they have been working really hard to try and get donations to get to the \$3.2 million level so as to approach Regional Cities for the last \$800,000. He shared one way we could get there was if Council would bond for a portion of the project. He has been, and still is, very adamant that this project not raise taxes for our citizens. He advised we have certain funds that we could use as payment sources for bonding. He shared if it was Council's wishes he would be ok with dedicating the Cumulative Capital Development fund over the next 5 or 10 years toward the payment of a bond for this aquatics facility. He advised if Council was interested in doing this we would need to have a Resolution showing the

commitment to accompany the packet that would be presented to Regional Cities for the additional amount.

Mayor Daniel shared from a Regional Cities perspective they were at about \$10 million left from the \$41 million.

Tad Varga advised if we would bond we would basically need about \$300,000 more. He shared that Mark Green had a commitment from an individual of \$500,000 which would put us \$200,000 over our goal. He shared that they do have other contributors out there that would total \$50,000 - \$100,000 as well as those offering in-kind services.

Jennifer Romano questioned how much the bond amount was specifically. Mayor Daniel advised it would depend on how much Council would choose to bond for. He shared if Council would choose to bond for \$1 million, for a 10 year bond, he thought it would end up being about \$1.2 or \$1.5 million. He advised we would have enough in the CCD fund to finance for a 10 year bond. Jennifer Romano questioned if the money coming into that fund was guaranteed. Mayor Daniel advised it was.

Nicole Penrod questioned before Council would make a decision on the bond would they know where all of the money was coming from. Mayor Daniel advised they would; he hoped to have a breakdown at the next meeting.

Mayor Daniel stated if for some reason Regional Cities would not agree to fund the project there would be no need for a bond.

Jennifer Romano noted they had spent a lot of time talking about the cost to build the facility and questioned if there had been any kind of business plan put together that would outline the operational costs. Tad Varga advised they had just completed an updated Performa about 8 weeks ago. He shared after the first year it shows we would be running the operation in the black, based on historical progress from other facilities in Northeast Indiana.

Walt Crowder thought there was a ratio percentage versus assets for bonding. Mayor Daniel shared there was a bond limit for the City and we would be under that. He advised the utilities do not count and at this moment, from a tax perspective, the City was debt free. He confirmed the \$1 million would be well under our statutory limit for debt.

Mayor Daniel advised if Council decides to go forward, the bonding piece would show a commitment from the City that we were committed to the project and want to see it to fruition. Walt Crowder confirmed they would not be pre-committed; they would not be locked into it. Mayor Daniel advised Council would be committing to Regional Cities if they fund it. He shared if they say 'no' then we would need to go back to the drawing board and find ways to fundraise even more.

Mayor Daniel advised he would get as much information to the Council before the next meeting and would at least get a Resolution drafted up.

DEPARTMENT REPORTS **Mike Cook** - finished up goal setting with staff, reviewing plans for new truck, met with United on the LTCP. **Jeff Walker** – Update on LTCP, recertification for ERC, OCRA webinar regarding the Mainstreet Annual Report, Historic Blue Bell apartment update. **Mike Shoda** - water main breaks, storm water repairs and cleaning. **Kelly Cearbaugh** – helping with tree removal, street sweeping, camera truck and jet machine.

YOUTH COUNCIL Anna Von Seggern was present representing the Youth Council and gave an update.

MAYOR UPDATE Goal setting with the department heads, would be attending the OCRA Awards Ceremony for the downtown enhancement grant we received last year, Wellness Committee members toured a medical clinic in an effort to look at different options to help lower our health care costs and enhance care for our employees, attending the IMPA Legislative dinner and meeting with INDOT and other State Officials, US 30 Coalition meeting.

ORDINANCE COMMITTEE Jennifer Romano reported the Ordinance Committee met to discuss several different issues.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle