

**COMMON COUNCIL
TUESDAY, JUNE 27, 2017
6:00 P.M.**

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

Council Members

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

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

MINUTES Motion was made by Nicole Penrod to approve an overview of the June 13, 2017 meeting minutes as presented, Jennifer Romano seconded the motion, Nicole Penrod, Jennifer Romano and Dan Weigold voted aye, Tad Varga abstained.

ZONING TEXT AMENDMENT – ORDINANCE 2017-16 – 1ST READING Nathan Bilger, Planning Director, was present to explain the zoning text amendment. He shared it amends 3 different chapters of the zoning code; 2, 5 & 13. He advised Council should have a copy of the Staff report as well as the ordinance that outlines the different changes. He explained it was an outgrowth of some of the issues they had in trying to deal with legal nonconforming structures in Columbia Shores Section 4; he went on to review the changes. He advised this did receive a favorable recommendation from the Plan Commission.

Jennifer Romano questioned if this was intended to be a permanent solution to the zoning in the Columbia Shores area. Mr. Bilger advised this would be the permanent solution.

Motion was made by Jennifer Romano to read Ordinance 2017-16 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2017-16 an ordinance amending the text of Chapters 2, 5, 13 of the Zoning Ordinance.

Motion was made by Dan Weigold to approve Ordinance 2017-16 on first reading, Jennifer Romano seconded the motion, all voted aye.

PRECISION PLASTICS TAX ABATEMENT Jon Myers, President of the EDC, reported that Precision Plastics was looking to expand at their current location. He noted that Precision Plastics has been a 100% employee owned business for a number of years. He shared any of the profits this company makes goes back to its shareholders who are, for the most part, Whitley County folks. He reported they have acquired a couple new contracts and have been getting pressure from some of their customers to put production in Texas and perhaps Mexico but being locally owned the Company wants to do everything they can to stay here. He explained the

project being proposed calls for a total of \$2.8 million in investments. He advised the Company has applied for 10 year phased in tax abatement for both real and personal property. He reported the IEDC has also agreed to a grant of up to \$150,000 training grant but part of the requirement is significant support from the local community, which makes the request that much more important.

Ryan Richey explained they would be expanding on their current footprint by building a just under 12,000 sq. ft. warehouse on the back of their facility.

Motion was made by Jennifer Romano to approve both the real and personal property tax abatement requests, Tad Varga seconded the motion, all voted aye.

Ryan Richey thanked the electric department for the help they provided in assisting one of their customers.

Mayor Daniel questioned the amount of years Council wanted to award. Council agreed to 10 years.

RESOLUTION 2017-17 – PERSONAL PROPERTY Motion was made by Tad Varga to read Resolution 2017-17 by title only, Jennifer Romano seconded the motion, all voted aye. Mayor Daniel read Resolution 2017-17 a resolution approving the deduction of assessed valuation for personal property improvements within an economic revitalization area in Columbia City, Indiana.

Motion was made by Jennifer Romano to approve Resolution 2017-17 as presented, Dan Weigold seconded the motion, all voted aye.

RESOLUTION 2017-18 – REAL PROPERTY Motion was made by Nicole Penrod to read Resolution 2017-18 by title only, Tad Varga seconded the motion, all voted aye. Mayor Daniel read Resolution 2017-18 a resolution of the Columbia City Common Council approving the deduction of assessed valuation for real property improvements located within the City of Columbia City economic revitalization area.

Motion was made by Dan Weigold to approve Resolution 2017-18 as presented, Jennifer Romano seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – PRECISION PLASTICS Motion was made by Jennifer Romano to find Precision Plastics in compliance, Nicole Penrod seconded the motion, all voted aye.

ORDINANCE 2017-15 – AMENDMENT TO TRAFFIC ORDINANCE – 1ST READING Motion was made by Dan Weigold to read Ordinance 2017-15 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2017-15 an ordinance amending Chapter 72, Trucks, of the Code of Ordinances of the City of Columbia City, Indiana.

Mayor Daniel explained this was in regards to the complaints concerning the dump trucks that use Line Street as a thoroughfare. He advised this ordinance would allow for enforcement of it. Chief Hively advised some of the streets were omitted from the current ordinance, Line Street being one of them. Mayor Daniel explained this would amend the whole section in its entirety and replace it with basically every City street, except for Chicago Street and Business 30 East as designated as not allowing 5 Ton loads to come through unless, approved under special provisions.

Jennifer Romano questioned how this would be communicated. Mayor Daniel advised through signage and enforcement. Discussion followed.

Mike Shoda noted that sometimes trucks from STAFCO use our City streets so may need a letter sent making them aware.

Motion was made by Tad Varga to approve Ordinance 2017-15 as first reading, Nicole Penrod seconded the motion, all voted aye.

DEPARTMENT REPORTS **Tom LaRue** – Truck 101 out for repair. **Mike Cook** – finishing up performance reviews, finishing up reviewing applications, all 3 headworks pumps back in service. **Tony Hively** - K9 and Officer doing presentations at Camp Whitley, active shooter training, Officer Carpenter back from training, Officers Barber and Ayers graduated from academy, training, mid-year evaluations. **Mike Shoda** – starting back up on Squawbuck, new water line at the Park.

DEMONSTRATION AMI – CHRIS CHRISTENSEN Chris Christensen, local representative with Tantalus, was present to give a demonstration on advanced metering, the capabilities and how it works.

Mayor Daniel advised Shawn Lickey has been talking about AMI project for multiple years now. He assumed at some point there would be a formal presentation to the Board of Works. Shawn Lickey advised the plan was to bring it to the Board in July.

Dan Weigold felt our return on investment could be quite huge, from many aspects. Mr. Christensen shared one thing he has discovered is once the system goes in there is usually an ‘Ah-ha’ moment by the Utility; usually a discovery of some large expenditure that was not realized.

Shawn Lickey talked a little about how the partnership with REMC would work. He advised they were still working on the details.

ORDINANCE 2017-20 – NET METERING Motion was made by Jennifer Romano to read Ordinance 2017-20 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2017-20 an ordinance of the Common Council of the City of Columbia City repealing Ordinance 2009-20 an ordinance which adopted Net Energy Metering for the Columbia City Electric Utility.

Shawn Lickey explained back in 2008 a law was passed that said we had to do net metering. He shared since then the laws have changed they have realized net metering was not as good of a project for the rest of the bill payers. He was looking to repeal the Ordinance signed back in 2009 and has a rough draft of a new ordinance that better represents a partnership that is mutually beneficially for the customer, existing customers not on net metering and the utility itself. He explained we recoup the cost of our lines in our rates but with net metering some customers are only using half the energy and not paying their fair share of the infrastructure. He advised they realized real quick that a mistake was made but were slow in changing the laws. He shared he would still like to be able to offer a program but something that works for everyone.

Mayor Daniel advised we currently have zero customers on net metering so this would impact no one.

Jennifer Romano questioned if this would be helpful to a customer who decides to put solar panels on their roof. Shawn Lickey advised that to a customer who is putting solar onto their house, it was a great agreement, but to someone who is not putting solar onto their house, it was a bad agreement. The customer who does not have solar is subsidizing the solar customer by paying for their infrastructure. The new agreement would make it to everyone.

Attorney McNagny advised this needed to be approved on emergency basis.

Motion was made by Tad Varga to approve Ordinance 2017-20 on first and final reading, Nicole Penrod seconded the motion, all voted aye.

MAYOR REPORT Mayor Daniel reported they held a kick off meeting for Wooddale and felt in 2-3 months they would be able to hold a public meeting with the residents there. He reported a meeting was held regarding the Cardinal Grain property as the Redevelopment Commission took on that property by donation and how to handle the back taxes. He advised the City should be closing on the dump site this week and have addressed the majority of the concerns presented.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle