

COMMON COUNCIL
TUESDAY, JULY 25, 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 – Present
Daniel Weigold – Absent

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

MINUTES Motion was made by Jennifer Romano to approve an overview of the July 11, 2017 meeting minutes as presented, Nicole Penrod seconded the motion, Walt Crowder, Nicole Penrod and Jennifer Romano voted aye, Tad Varga abstained.

DOT AMERICA – TAX ABATEMENT Jon Myers, Economic Development Director, introduced Michael Venturini, US President for DOT America. He explained they opened their first plant in the US three years ago here in Columbia City and they are already looking at a possible expansion. He shared that Michael, as the US guy, has to make the pitch to the folks back in Germany that if they were going to do the expansion, whether it should be done here. He stated one of the things that would be helpful in making that proposal was if he could show the support of the City, in terms of providing tax abatement on the new equipment and build out of their current building. He added they would be looking at adding 5 new jobs; very good paying jobs, well above the current average County wage.

Jon Myers shared the estimates, in terms of value of the equipment and build out of the building, were on the high end. He advised this would be preliminary to them making a final decision, but would certainly go a long way in their consideration.

Jennifer Romano questioned what would happen if this was not approved. Jon Myers advised it was really competition between the facility here and in Germany. Mr. Venturini explained they were going to expand one way or another it was just a matter of expanding here or in Germany. He advised they were weighing both options and this would just be one more building block.

Mr. Venturini advised there was no one really in the Midwest that is doing what they are looking to add; it was a huge demand from customer's and there was no doubt, if they do this, within a few years they will be back before Council for another abatement.

Jeff Walker reported they scored very well for both personal and real property tax abatement. He advised it was the committee's recommendation that Council act favorably.

DOT AMERICA – TAX ABATEMENT REAL PROPERTY – RESOLUTION 2017-23

Motion was made by Tad Varga to read Resolution 2017-23 by title only, Jennifer Romano seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2017-23 a resolution of the Columbia City Common Council approving the deduction of assessed valuation for real property improvements located in the Columbia City Economic Revitalization Area.

Motion was made by Jennifer Romano to approve the findings and a 10 year real property abatement contingent on DOT America being awarded the project, Tad Varga seconded the motion, all voted aye.

DOT AMERICA – TAX ABATEMENT PERSONAL PROPERTY – RESOLUTION 2017-24

Motion was made by Jennifer Romano to read Resolution 2017-24 by title only, Tad Varga seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2017-24 a resolution approving the deduction of assessed valuation of personal property improvements within the Economic Revitalization Area in Columbia City.

Motion was made by Tad Varga to approve Resolution 2017-24 and the findings for a 10 year personal property abatement contingent on DOT America being awarded the project, Jennifer Romano seconded the motion, all voted aye.

ORDINANCE 2017-21: PARKING VIOLATIONS – 1ST READING Motion was made by Jennifer Romano to read Ordinance 2017-21 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2017-21 an ordinance amending Chapter 71, Parking Regulations, of Title VII of the Code of Ordinances of the City of Columbia City, Indiana.

Attorney McNagny explained the law changed in that the judgement is to be not less than \$100; it currently reads not less than \$50.

Jennifer Romano questioned if the amount could be more if they wanted. Attorney McNagny advised we could. Chief Hively shared that State Statue was a minimum of \$100. He advised they updated their ticket books but never updated the ordinances. Mayor Daniel questioned if there was a preference to do more than \$100. Discussion followed. Council was comfortable with \$100.

Motion was made by Tad Varga to approve Ordinance 2017-21 on first reading, Nicole Penrod seconded the motion, all voted aye.

AMENDMENT TO JOB DESCRIPTION – MECHANIC Mayor Daniel explained the change was to move the mechanic under the electric department rather than the street department.

Motion was made by Nicole Penrod to approve the changes to the position description for the mechanic's position, Tad Varga seconded the motion, all voted aye.

CITY HALL – CEILING REPAIR Mayor Daniel reported on the second floor of City Hall, plaster fell from the old ceiling through the drop ceiling and landed on HVAC, communication cables, fire suppression system, electrical, etc.

Troy Gawthrop, Head of Maintenance, was present to explain what happened. He advised the area was vacated and had Scott Richmond come in to secure the area until other decisions could be made. Mayor Daniel advised they were still investigating options but wanted Council to be aware.

Mayor Daniel explained one challenge was there were wide open spaces that are not energy efficient. He advised there was a guaranteed energy savings program that he was looking into where we could do major upgrades to make our building much more green and efficient. He shared this could be a \$5,000 - \$8,000 fix or \$50,000 - \$100,000 fix. He felt this would be a Rainy Day Fund project. He advised Rosie Coyle has been working with insurance to try to get them to pay for the challenges up to this point.

Walt Crowder questioned in talking long term fix would that need to go to a bid or quote situation. Mayor Daniel advised he was still trying to get information on that but from what he has read on the State's website it is usually an RFP program.

Jennifer Romano noted they had been talking about some minor cosmetic changes and questioned if those should be put on hold. Mayor Daniel felt it would make sense until more is known on this project.

DEPARTMENT REPORTS **Mike Cook** – issues in the headworks building; new employee starts July 31; painting projects. **Mark Green** – thanked electric, street and wastewater departments for help in different ways; Splash Pad open until Labor Day; aquatics facility groundbreaking on August 29 at 12:30 pm; updates on golf and baseball tournaments and Pow Wow. **Kelly Cearbaugh** – Wayne Asphalt in to start paving project Monday. **Tony Hively** – update on 760 E. Hanna Street. **Mike Shoda** – working on Squawbuck; discussion on sidewalks in that area.

MAYOR UPDATE Mayor Daniel reported he and Jeff Walker have been meeting with developers and businesses looking to expand. He advised the pre-bid conference on the aquatics facility is scheduled for tomorrow, July 26.

TV SHOW – THOMAS MARSHALL PLAZA Jennifer Romano reported on Thursday, July 27 from 9 am – 10 am they would be recording TV interviews at the Thomas Marshall Park that will showcase our community. She invited everyone to stop by.

WHISPERING TRAIL Nicole Penrod advised she received a call from one of the residents concerning Whispering Trail. Jeff Walker advised the individual also approached him several years ago. He explained the City has had a policy that if a developer does not build out the entire development at one time the street, rather than paving it, the City has allowed a stone temporary turnaround or cul de sac. He advised the developers argued why they should have to spend the extra money for paving when it would have to be torn out to extend the street on the next phase

anyway. He thought they were now required to pave. He explained the problem was, it was tough at this point to go back and require the developer to pave when we allowed stone at the time. Nicole Penrod confirmed it would stay that way until the developer moves on with the next phase. Jeff Walker advised it would or if the City would choose to make the improvement ourselves. Nicole Penrod shared the individual was asking for the City to fix it. Jeff Walker advised if we were to put a standard cul de sac in there now it would encroach way into the golf course, if we would do it to the size of our specifications. He noted the plat does not call for a cul de sac because it would eventually be made into a street.

Additional discussion followed. Mayor Daniel felt, at this point, he did not see a reason to use City resources for something that may be torn up in a year or two or 15. Nicole Penrod advised she would talk with the individual.

WEST VAN BUREN STREET PARKING Tad Varga reported he had a few complaints about parking on Van Buren Street on the west side of town. He advised they have had a couple different meetings to discuss parking on one side or no parking on either side. He stated they also talked about changing the lines to allow for more space on the parking side, much like Line Street.

Chief Hively advised he talked with Kelly Cearbaugh about it. Kelly Cearbaugh advised he talked with 3 Rivers Barricade who does the striping for us. He shared they already striped Van Buren but they could restripe it depending on what was decided. He advised he did not have a recommendation on which side to allow the parking.

Mayor Daniel questioned what the recommendation of the committee was. Tad Varga advised the recommendation was to go to one side parking but it was not decided which side to allow the parking. He shared they would like to talk with Chief LaRue about where the fire hydrants were and how that would impact which side they would choose. Jennifer Romano advised she would like to make sure, for the sake of the homeowners in that area, that they have places to park. Tad Varga advised he drove the alleys behind those homes and it appeared they all had parking behind except for one where the homeowner fenced in their yard and garage area, but they did have parking in the front.

Mayor Daniel suggested they could hold a neighborhood meeting. He felt it would be good to have 2 or 3 different options to present to the residents of the area. Jennifer Romano agreed.

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

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle

