

**COMMON COUNCIL
TUESDAY, NOVEMBER 14, 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 – Present

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

MINUTES Motion was made by Jennifer Romano to approve an overview of the October 24, 2017 meeting minutes as presented, Nicole Penrod seconded the motion, all voted aye.

ORDINANCE 2017-29 – REZONE 995 E. OLD US 30 – J & E ENTERPRISES

Nathan Bilger, Executive Director of the Planning Department, was present to discuss the rezone of 995 E. Old US 30. He explained this property was originally built for Zumbrun's Cabinet Company but J & E Enterprises has owned the building for quite a few years now. He advised the property has been zoned industrial since being built but since then it has been a print shop, which is allowed in both industrial and commercial districts. He explained the owner has been trying to occupy the remaining space of the building but most of the tenants have been commercial which do not fit into the industrial district. He shared there were no intentions for changing the building just trying to open up more uses for someone to be able to occupy the building. He advised this was an extra-territorial jurisdiction as the property has not been annexed. He reviewed the surrounding zoning classifications and noted the comprehensive plan called for this property to be residential. He thought that to be odd and in discussions with the Planning Commission was found to be erroneous. He reported the Plan Commission did pass unanimously a favorable recommendation to Council.

Motion was made by Jennifer Romano to read Ordinance 2017-29 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2017-29 an ordinance amending the zoning classification of certain property from the "I-1" Light Industrial District to the "GB" General Business District.

Motion was made by Jennifer Romano to approve Ordinance 2017-29 on first reading, Dan Weigold seconded the motion, all voted aye.

FEASIBILITY PRESENTATION – PERFECTION GROUP Mayor Daniel

explained this presentation was as a result of the ceiling falling and shared there were energy savings programs we may be able to incorporate to effectively pay for the roof and ceiling improvements.

Rob Vollrath with Perfection Group was present to review the legislation that allows for the energy savings programs as well as what their group can do for the City, what the financial impacts are and the next step on how to move forward. Mr. Vollrath distributed and reviewed the feasibility report with Council.

Mr. Vollrath advised, on future spending, they could guarantee the City \$104,453.00 in annual savings. He noted if only \$100,000 was delivered they would have to issue the City a check for \$4,453.00. He shared they have never had to write a guarantee check and were actually delivering 144% of their savings projections.

Mr. Vollrath explained to do all of the items they identified for replacement would cost \$1,133,916.00 which could be 100% financed so there would be no upfront capital expense to the City. He shared the financing, in using a conservative rate, at 3.5% on a 15 year term the City could finance the improvements, use the guaranteed annual savings to offset the debt service and still have a positive cash flow over 20 years of almost \$630,000.00 that could be reinvested however Council sees fit.

Mr. Vollrath noted all of the equipment or upgrades they were recommending have a 20 year useful life or longer so if something would go out in year 12 they would have to replace it on their dime. He shared not only was there a guarantee on savings but also the performance as well as the costs. He advised this was a no change order program so once the proposal was delivered the cost could not change unless the City would request something be added.

Mr. Vollrath shared they built the timeline to get the roof replaced as quickly as possible. He reviewed the process and estimated they could have the project started in April 2018.

Mr. Vollrath advised there would be a cost and savings tied to every single project improvement item so Council could decide if they would want to do everything or parts and pieces. He noted there was flexibility in the program.

Tad Varga questioned how the savings data was tracked. Mr. Vollrath explained they developed this report by gathering all of the City's utility costs and operating expenses and then benchmarked the buildings based on weather and buildings of similar size. He shared they then went through and found where improvements could be made to reduce costs. He advised once the project and installation was complete they would continue gathering the same information each year to compare. He advised that information is provided to the City as well as the State.

Walt Crowder questioned if they were just looking at City Hall or our other buildings outside of City Hall. Mr. Vollrath advised their proposal would be for everything but found the biggest opportunity was the roof and HVAC at City Hall.

Jennifer Romano questioned if the roof would be ok to wait until April. Mr. Vollrath advised he built the timeline to be able to advance it as quickly as possible. He shared to go under this program there were statutory requirements. He advised there was a roof appendix in the report as they knew the level of urgency there was with that specific improvement.

Walt Crowder questioned how the City would meet the obligations financially with this. Rosie Coyle advised in the way it was explained, with what we can save, we can take that money to pay our loan with. Mayor Daniel explained effectively we would keep our budget items where they currently are and then Council would designate whatever pot of money the financing for the project would come out of, then at the end of the year, the dollars would be taken out of the established funds and rolled into the designated fund to pay the financing. He stated the energy savings would pay for the project as we would still budget the same amount, there would not be an increase.

Motion was made by Jennifer Romano to move forward with the RFP process, Dan Weigold seconded the motion.

Mayor Daniel advised he has talked to multiple companies who are doing this kind of thing. He questioned Mr. Vollrath what other communities they have or were working with. Mr. Vollrath advised they have the City of Hammond, City of Franklin, Morgan County, Tipton County, Boone County, Lake County and have met a couple time with the City of Fort Wayne.

Mr. Vollrath wanted Council to understand that this would be a proposal, not a bid. He explained the proposal would have multiple bids for every trade. He advised they will

have multiple people looking at every trade which will be a transparent process. He shared it was a little different in that it was a professional service, not a traditional construction project. He noted because the guarantees they were required to meet it procures professional service so it was almost like a construction manager doing everything turn-key. Walt Crowder confirmed with Mr. Vollrath that we would deal only with them. Mr. Vollrath advised if they were selected for the project but one of the things they always do is encourage local participation; as long as the contractors were qualified and meet the State requirements. He explained in some cases, where the improvements were much more complex, they may use a preferred sub-contractor but use local labor underneath that sub-contractor arm to find a way to incorporate and stimulate the local economy.

Walt Crowder questioned if it would be a prevailing wage event or a mixture. Mr. Vollrath advised it would be prevailing wage.

Upon the motion, all voted aye.

ORDINANCE 2017-27 TRAFFIC SCHEDULE AMENDMENT – 1ST READING
Motion was made by Tad Varga to read Ordinance 2017-27 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2017-27 an ordinance amending Chapter 75, Traffic Schedules, of Title VII of the Code of Ordinances of the City of Columbia City, Indiana.

Mayor Daniel advised this was for West Orchid Court which was in Oakdale Ridge down by the Humane Shelter.

Motion was made by Dan Weigold to approve Ordinance 2017-27 on first reading, Tad Varga seconded the motion, all voted aye.

ORDINANCE 2017-28 ELECTED OFFICIALS SALARY ORDINANCE – 1ST READING
Motion was made by Nicole Penrod to read Ordinance 2017-28 by title only, Tad Varga seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2017-28 an ordinance fixing the annual salaries of the all elected officials of the City of Columbia City, Indiana effective December 23, 2017 for the year 2018.

Rosie Coyle advised the Mayor's salary would still be less than the department heads but the same as the Clerk Treasurer salary. She shared next year the Mayor's salary would catch up to what the department head salary is.

Dan Weigold noted Council implemented something last year to catch up the Mayor's salary to the department head salary over a 3 year period. He suggested the Mayor and Clerk Treasurer also get the \$1,000 increase that the employees were getting for next year. He recommended Council wages stay the same.

Motion was made by Dan Weigold to raise the Mayor's salary by \$3,399.99 for 2018 and to keep Council salary the same, Nicole Penrod seconded the motion, all voted aye.

DEPARTMENT REPORTS **Shawn Lickey** – Board of Works approved Interconnection agreement for solar-generated power with one of our customers, Christmas decorations going up. **Mike Cook** – Dystor inspection indicates we should get 3-4 more years out of it, Christmas decorations going up, service truck returned after repairs, repairs needed at Short Street liftstation. **Mike Shoda** – still working on Squawbuck. **Mark Green** – report on Mother/Son Halloween party and Veteran's Marathon, shutting down bathrooms and concession stand, planning for Father/Daughter dance, taking applications for Aquatic Facility Manager, update on construction of Aquatics Facility, County contributed \$50,000 to the Aquatics Facility and SDI donated \$100,000 for the pavilion at the Aquatics Facility. **Tony Hively** – update on hiring process, reported on Veteran's Marathon and Memorial dedication, speed limit sign.

YOUTH COUNCIL Abby Schrader was present representing the Youth Council and gave an update on the activities of the Council.

WHITLEY COUNTY REGIONAL WATER & SEWER DISTRICT Walt Crowder gave an update on the status of the Regional District and listed the areas being looked at.

MAYOR UPDATE Mayor Daniel reported Dave Sewell has been brought on part-time to help with Community Development projects, we continue to work with SDI and were getting close to an agreement, he was interviewed by News Channel 15 regarding the future of US 30, a few individuals were trying to put together a young professionals type group to try and get people to place roots here.

WOODDALE MEETING Dan Weigold reported a meeting was held with the residents and was well attended. Mayor Daniel noted they were looking to invest \$1.4 million into the neighborhood in the form of new, wider streets, sidewalks, drainage, etc. He noted \$800,000 would be coming from INDOT through the Community Crossings Grant Program.

COMMUNITY CHRISTMAS LIGHTING AWARD Jennifer Romano urged residents to begin decorating and have their lights up and ready by November 24 if possible. She advised they would choose a winner from each district and be announced in December.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle