

COMMON COUNCIL
TUESDAY, MARCH 12, 2013
7:00 P.M.

Mayor Ryan Daniel – Present
Clerk Treasurer Rosie Coyle – Present
Attorney Greg Hockemeyer – Present

Council Members

Nicole Penrod – Present
Ben Romine – Present
William (Bill) Simpson – Present
Daniel Weigold – Present
Jacie Worrick – Present

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

MINUTES Jacie Worrick noted that she was absent from the February 26 meeting.

Motion was made by Ben Romine to approve an overview of the February 26, 2013 meeting minutes as amended, Dan Weigold seconded the motion, all voted aye.

REQUEST FOR REZONE: WAYNE WASTE David Sewell with the Planning and Building Department presented a report from the Plan Commission on a petition that was referred to them to rezone property currently zoned A-1 agricultural district to I-1 light industrial district. He explained the property totals 19.82 acres and is located at the end of East Ellsworth Street. He reported the Plan Commission held a hearing on March 4 and they voted 7-0 to send a favorable recommendation to the Common Council to rezone the property.

ORDINANCE 2013-10: REZONE WAYNE WASTE 1ST READING Motion was made by Ben Romine to read Ordinance 2013-10 by title only, Jacie Worrick second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-10 an ordinance amending the zoning classification of certain property from the A-1 Agricultural District to the I-1 Light Industrial District.

Motion was made by Ben Romine to approve Ordinance 2013-10 as first reading, Nicole Penrod second the motion, all voted aye.

PARK DEPARTMENT Mark Green gave an update on the Aquatics Facility Task Force, he spent the day at Carmel, IN for event training, he advised the baseball clinics went very well, he reported the tennis nets were up and ready to go and they continue to work on the pavilion.

WASTEWATER DEPARTMENT Mike Cook reported they were ahead of schedule on the CSO operational plan, he advised he would be looking into possibly offering another prescription drop off program and they have started cleaning and getting ready for UV season.

ELECTRIC DEPARTMENT Larry Whetstone reported they were trimming trees on Bair Road, they changed out a pole and some transformers, the Mayor and Shawn Lickey have been working with the school on a new logo for the electric department.

POLICE DEPARTMENT Tim Longenbaugh reported the Board of Works approved adding 3 new police reserves, all of the new laptops were in, the 3 new digital cameras were installed in the cars, they have a high school intern that would be working with them 3 days a week, they were organizing training for officers as well as bank employees regarding bank robberies.

IS/COMMUNICATIONS DEPARTMENT Terry Wherry reported on new computer installations as well as the new printers and copiers.

STREET DEPARTMENT Kelly Cearbaugh reported on a seminar he and his supervisor attended, he also reported on snow removal and thanked everyone who helped out, they continue to work on post and sign installation and filling pot holes.

FIRE DEPARTMENT Tom LaRue reported they also have a new intern working for the department, he reported on rescue training they attended and the new volunteers have passed their practical's and will be taking the written test next.

H.J. UMBAUGH: SEWER RATE STUDY Jeff Rowe with Umbaugh & Associates reviewed a power point presentation on a synopsis of the detailed report that was provided to Council. He also provided some background in terms of where the sewage works has been in the last several years.

Mr. Rowe mentioned the one good thing is that we have until 2019 so if it was the City's desire to phase in rates there was time to do that. He stated the other thing was that we have a fairly healthy cash position. He advised what they would propose was to consider some type of phasing in of rates.

Ben Romine questioned if their report took into consider any potential customer loss or does it assume we would have the same customer base going forward. Mr. Rowe advised it assumes the same customer base.

Dan Weigold questioned with the advancement of technology was there a way to look at this to see if some things could be changed to be less costly; maybe reevaluate the plan. Mayor Daniel advised he and Jeff Walker talked with Burgess & Niple about reevaluating costs and methods. He advised they have also had other engineering firms look at our plan to get a second opinion; he felt it was proper and something to help us determine if this is truly the best way to go forward, not only for the upfront costs of construction but also for the long term maintenance. He stated in regards to technology, he agreed, but what was difficult about rate studies was that by the time we get to 2019, the construction phase, there could be many new technologies that make this whole process much cheaper and maybe take less manpower than what is being currently projected. He explained the study was put together to give us a timeline that if 'the costs are this much' what was an appropriate way to get where we need to be. He shared that if it was Council's opinion to move forward in the form presented by Umbaugh it was very

possible that, as technology changes, maybe those last couple of rate increases would not have to take place or there may be grants that come into the picture. He advised they were trying to find ways to save costs and pay for it that does not take a bond issue.

Mr. Rowe stated there were so many variables and the farther we go out the harder it is to predict. He advised they tried to build in conservative numbers but you never know what is going to happen. He stated they generally recommend if you want to implement phased in rates that you look to do it for 3 maybe 5 years because things can change so drastically and they also recommend looking at rates every 3 years to catch up on where things have gone and what has changed so that you can make adjustments.

Nicole Penrod questioned Mayor Daniel his idea of a timeline for stepping into the rate increases. Mayor Daniel felt for the sake of our citizens, if we are going to do the rate increases, which based on the study we need to, we need to start early so we can stair step them in small increments. He felt timeline wise we should probably start this year but would like more input from Council as well as from the different sources.

Mr. Rowe stated in terms of the percentages, if we were to implement the 2019 rate all at once it would be about a 37% increase. If we were to ignore the 2019 increase and jump right to the 2023 we would be looking at about a 50% increase.

ORDINANCE 2013-11: REGULATIONS OF STRIP CLUBS – 1ST READING Motion was made by Nicole Penrod to read Ordinance 2013-11 by title only, Dan Weigold second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-11 an ordinance prohibiting nude and seminude acts in commercial establishments by the City of Columbia City, Indiana.

Mayor Daniel explained this was a result of the issues the City of Angola was currently dealing with. He stated in the past we have had some issues with things of this nature so it was the thinking that we should get ahead of the game.

Motion was made by Ben Romine to approve Ordinance 2013-11 as first reading, Nicole Penrod second the motion, all voted aye.

ORDINANCE 2013-5: AMENDMENT OF PARKING ORDINANCE: CITY PARKING LOT – 2ND READING Motion was made by Dan Weigold to read Ordinance 2013-5 by title only, Ben Romine second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-5 an ordinance amending Chapter 71, Parking Regulations, of Title VII of the Code of Ordinances of the City of Columbia City, Indiana.

Bill Simpson asked that if this ordinance was passed that they take a look at it in 6 months to see if it was working or not.

Motion was made by Ben Romine to approve Ordinance 2013-5 on second reading, Jacie Worrick second the motion, all voted aye.

ORDINANCE 2013-6: AMENDMENT TO PARKING ORDINANCE – FIRE LANES – 2ND READING Motion was made by Ben Romine to read Ordinance 2013-6 by title only, Jacie Worrick second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-6 an ordinance amending Chapter 94, Fire Prevention Code, of Title IX of the Code of Ordinances of the City of Columbia City, Indiana.

Motion was made by Ben Romine to approve Ordinance 2013-6 on second reading, Bill Simpson second the motion, all voted aye.

RESOLUTION 2013-12: IMPA COMMISSIONER APPOINTMENT Larry Whetstone explained IMPA would like a recommendation from Council to have Shawn Lickey take his place as a Commissioner for IMPA.

Motion was made by Jacie Worrick to read Resolution 2013-12 by title only, Bill Simpson second the motion, all voted aye.

Motion was made by Nicole Penrod to pass Resolution 2013-12, Dan Weigold second the motion, all voted aye.

ORDINANCE 2013-1: SEWAGE SERVICE AMENDMENT – 2ND READING Motion was made by Dan Weigold to read Ordinance 2013-1 by title only, Ben Romine second the motion, all voted aye. Clerk Treasurer read Ordinance 2013-1 an ordinance amending Chapter 51, Sewage Services, of the Code of Ordinances of the City of Columbia City, Indiana.

Mayor Daniel explained we have gotten additional guidance from IDEM and would prefer we rewrite the ordinance to make it better for our residents and to follow the further guidance from IDEM.

Ordinance 2013-1 died due to the lack of a motion to approve.

Having no further business to discuss the meeting was adjourned.

BUDGET APPROVAL Rosie Coyle reported our budget was approved, our tax rate went down almost 3¢ and our assessed valuation went up almost \$2 million.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle