

**COMMON COUNCIL
TUESDAY, NOVEMBER 26, 2013
7:00 P.M.**

Mayor Ryan Daniel – Present
Clerk Treasurer Rosie Coyle – Present
Attorney Marcia McNagny – 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 Motion was made by Ben Romine to approve an overview of the November 14, 2013 meeting minutes as presented, Jacie Worrick seconded the motion, Penrod, Romine, Weigold and Worrick voted aye, Simpson abstained.

VACANT BUILDING TAX ABATEMENT REQUEST – BLUE MEDICAL LLC Alan Tio explained Blue M Medical was looking to occupy a vacant building in Columbia City to launch a new venture focused on surgical instruments. He advised they were present to share a request for the vacant building tax abatement which was a program the State put in place to encourage use of buildings that have been empty for at least 1 year.

Loren Kravig with Region 3A was present to explain the tax abatement package. He advised they were requesting 2 year tax abatement, which runs 100% the first year and 50% the second year and would be against the base assessed valuation of the building.

Bill Smith gave a brief overview of his company and products.

RESOLUTION 2013-32: VACANT BUILDING TAX DEDUCTION: BLUE MEDICAL LLC Motion was made by Ben Romine to read Resolution 2013-32 by title only, Bill Simpson seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2013-32 as resolution of the Columbia City Common Council approving a vacant building deduction for certain real property improvements located within the Columbia City Economic Revitalization Area.

Attorney McNagny understood the closing of the property would not occur until tomorrow or sometime this month so adjusted the language in the Resolution to state that it would be approved only in the event the closing occurs. Mayor Daniel clarified that if for some reason Blue M would decide to go somewhere else the tax abatement would not stay with that property. Attorney McNagny advised that was correct, the abatement would not transfer; a different owner would have to come back to have a new abatement approved.

Attorney McNagny pointed out to this was not different than other abatement just a little different criteria. Bill Simpson confirmed all criteria have been met. Mr. Kravig advised they have.

Rosie Coyle questioned Mr. Kravig if he had collected the application fee. Mr. Kravig advised he would and forward it to her.

Ben Romine confirmed this abatement was based on the base assessed valuation. Mr. Kravig advised that was correct. Romine questioned if there was remodeling done which increases the assessed value if the increase would be subject to this abatement. Mr. Kravig advised that would be a separate abatement.

Motion was made by Ben Romine to approve Resolution 2013-32 with the changes mentioned by Attorney McNagny, Nicole Penrod seconded the motion.

Attorney McNagny felt the findings should be delineated for the minutes as the statute provides. She questioned Mr. Kravig if that was correct. Mr. Kravig advised he has seen it done that way; it was a jurisdictional thing. Attorney McNagny felt we should have them in our record and findings. Attorney McNagny advised there were 5: (1) Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed occupation of the eligible vacant building. Mr. Smith advised yes. (2) Whether the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed occupation of the eligible vacant building. Mr. Smith advised yes. (3) Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed occupation of the eligible vacant building. There were no further questions. (4) Whether the occupation of the eligible vacant building will increase the tax base and assist in the rehabilitation of the economic revitalization area. Mr. Smith advised yes. (5) Whether the totality of benefits is sufficient to justify the deduction. Mayor Daniel advised yes.

Upon the motion, all voted aye.

ORDINANCE 2013-30: 2ND READING 2014 SALARY ORDINANCE Motion was made by Dan Weigold to read Ordinance 2013-30 by title only, Ben Romine seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-30 an ordinance fixing the annual salaries of all elected officials of the City of Columbia City, Indiana effective December 28, 2013 for the Year 2014.

Motion was made by Ben Romine to approve Ordinance 2013-30 on second reading, Jacie Worrick seconded the motion, all voted aye.

ORDINANCE 2013-34: 1ST READING ONE WAY TRAFFIC (EAGLE TECH) Motion was made by Jacie Worrick to read Ordinance 2013-34 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2013-34 an ordinance amending Chapter 75, traffic schedules of the Code of Ordinances of the City of Columbia City, Indiana.

Attorney McNagny noted that she would change it from Street to Alley for the next meeting.

Dan Weigold felt it was best and wisest move for that situation.

Motion was made by Ben Romine to approve Ordinance 2013-34 for first reading, Nicole Penrod seconded the motion, all voted aye.

FUNDING – FIRE TRUCK PURCHASE Mayor Daniel noted the Board of Works approved the purchase of a new fire truck for the amount of \$499,529.00 with equipment costs of \$109,824.89 for a grand total of \$609,353.89. He shared that they have been able to save \$365,956.00 in the Fire Cum Fund and the recommendation was to spend \$360,929.00 out of that account, add about \$92,000.00 of Riverboat dollars and the remaining \$155,624.89 to come out of the Rainy Day Fund. He advised this was the suggested funding package recommended by him and Rosie.

Dan Weigold questioned if there would be enough in the Riverboat to cover the police car purchases. Mayor Daniel advised there would be. Weigold questioned what the City gets per year of Riverboat money. Rosie Coyle advised it was about \$51,000.00.

Bill Simpson questioned where this will leave the balance of the Rainy Day Fund. Mayor Daniel advised it would roughly be at the \$880,000 mark. Simpson mentioned the Fire Cum Fund was designed for this type of purchase and questioned if there was a reason for purchasing the truck before there was money accumulated in the Fire Cum Fund. Rosie Coyle advised it could take another 3-4 years. Ben Romine noted that by the time the truck is replaced it will be 25 years old. Mayor Daniel advised the intent of the Fund was to pay for those capitol purchases and it was obviously paying for a large amount of the purchase. He stated with the re-establishment of the Cum Fund, after this purchase, we could certainly build up for the next one that is down the road. Ben Romine added that the State cut our Cum Fund rate some years ago so what was originally budgeted to be going into the Cum Fund to pay for the truck was reduced. Rosie Coyle also noted that because of budget cuts the Fire Department has had to use some of those funds.

Dan Weigold noted the nice thing was we would not have to borrow any money for the purchase.

Ben Romine explained another issue with timing was if they could get the truck order by December 15 they would not have to buy a truck under the new emissions standards which would be an additional cost.

Rosie Coyle shared depending on what they do with the old truck, if it is sold, that money could go back into the Cum Fund to help pay for the new truck and eliminate burden to the other funds. She suggested Council give authority to adjust where the funds come from. Mayor Daniel suggested an option would be to approve the funding package with the ability of the Clerk to shift more of the burden onto the Fire Cum Fund.

Motion was made by Bill Simpson to approve the proposed funding package with the conditions discussed, Ben Romine seconded the motion, all voted aye.

DEPARTMENT REPORTS Department reports were given by Terry Wherry, Tim Longenbaugh, Kelly Cearbaugh and Shawn Lickey.

YOUTH COUNCIL Brett Roberts was present representing the Youth Council. He gave an update on their community service projects.

MAYOR REPORT Mayor Daniel shared that the Park Board made a decision to stop sledding at DeVol Field with a 3-2 margin. He advised they had some major liability concerns regarding this and has been an unpopular decision with the community. He shared that the Park Board also recommended the City Council pass an ordinance so the police have an enforcement mechanism. He advised the Council has the ability to pass an ordinance, not pass an ordinance or overturn the Park Board's ruling.

Bill Simpson questioned if there would be a possibility to do something at Baker Park to allow sledding. Mayor Daniel advised Baker Park was closed a long time ago because of safety concerns; the slopes are so much steeper than DeVol.

Dan Weigold still felt there could be something worked out that they could use the hill at DeVol.

Ben Romine questioned if we were able to talk to our insurance company. Mayor Daniel advised if it was not exclusion in our policy they would cover it if the City were to get sued.

Mayor Daniel shared another decision made by the Park Board was to agree on the design of a new aquatics facility. He advised they agreed on an outdoor facility and voted to move forward on the last phase of the planning which was an operations and maintenance study. He stated they did not choose a location.

CHRISTMAS LIGHTING Dan Weigold suggested they might need to look at possibly changing the districts. He hoped to have winners selected by the next meeting.

DEMOLITION OF BUILDINGS Bill Simpson felt they needed to look at getting a group together to consider an ordinance on the demolition of buildings in town. Dan Weigold thought there was something through the Planning and Building Department. Bill Simpson advised they issue a permit but there was no mechanism on timing to get it done. Dan Weigold advised he would check into what was currently in place.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle