

**COMMON COUNCIL
TUESDAY, JUNE 9, 2020
6:00 PM**

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

Council Members

Walter Crowder – Present
Jennifer Reffitt – 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 May 12, 2020 meeting minutes as presented, Jennifer Reffitt seconded the motion, all voted aye.

AMENDMENT TO ZONING ORDINANCE – REAL ESTATE EQUITIES Nathan Bilger, Planning Director, was present to discuss the rezone request for Real Estate Equities. He shared the purpose for the rezone was to develop a self-storage complex. He reported the Planning Commission sent favorable recommendation with the condition that lighting and esthetics be reviewed explicitly during the development plan stage.

Jennifer Romano confirmed this would not obstruct the trail. Nathan Bilger advised it would not as the City has an easement. He noted the petitioner indicated, if for some reason it would need to be relocated temporarily, they would take care it.

Dan Weigold shared he received a call from the trailer park manager with concerns regarding traffic and esthetics. He advised he tried to address her with the same answers made at the Plan Commission meeting. He felt she seemed to understand but was still concerned with the traffic.

Jennifer Romano questioned if access would be through the trailer park. Nathan Bilger advised it would be accessed off of Denzil Dr.

Mayor Daniel asked Earl Tison to expand on the details of the project.

Jennifer Romano questioned if they foresee any impact with what may or may not happen with US 30. Mayor Daniel felt that section would remain as is. He thought mostly west of Demoney Grimes would have the major disturbances.

ORDINANCE 2020-19 1ST READING – AMENDMENT TO ZONING – REAL ESTATE EQUITIES Motion was made by Dan Weigold to read Ordinance 2020-19 by title only, Tad Varga seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2020-19

an ordinance amending the zoning classification of certain property from the “R-3” Multi-Family Residential District to the “GB” General Business District.

Motion was made by Dan Weigold to approve Ordinance 2020-19 as first reading, Tad Varga seconded the motion, all voted aye.

AMENDMENT TO ZONING ORDINANCE – ORIZON REAL ESTATE Nathan Bilger explained the request was to rezone from R2 to R3 for essentially a proposed extension of Valley River Drive by Orizon Real Estate. He shared the purpose was to develop another subdivision of mostly single family dwellings; however, would have provisions for up to 4 lots of 2 family dwellings. He explained the reason for the rezone was that R3 allows for multi-family uses and allows for smaller lot sizes. He shared they have committed to, and as a condition of the ordinance, not allowing more than 2 multi-family units.

Mayor Daniel questioned what the smaller lot sizes meant. Nathan Bilger explained R2 allows for 60 ft. wide lots and R3 allows for 50 ft. wide lots. He shared most of the lots being proposed will exceed the minimum. Mayor Daniel stressed he did not want another Burke Street. Nathan Bilger advised he could not guarantee that but understood the concern. Mayor Daniel confirmed if they were going to go smaller they would have to get variances. Nathan Bilger advised that was correct. Dan Weigold noted when he looked at the plat he thought the lots were 55 ft. or bigger.

Jennifer Romano questioned if there had been any comments from neighbors. Nathan Bilger advised there were comments brought up but were primarily about drainage. He did not recall any negative comments about lot size and noted there were also discussions about driveways, etc. Dan Weigold shared the driveways were proposed to be 2 ft. wider to help accommodate more parking.

Jennifer Romano questioned if there was a sense for house size or price range. Nathan Bilger advised there was not but the minimum house size for R-3 was 950 sq. ft.

Tad Varga confirmed with Dan Weigold and Walt Crowder that they have seen the plat and questioned if they were comfortable with what they saw. Dan Weigold advised he questioned the width because the closer people are the more conflict there seems to be. He shared he was more comfortable that they were proposing 55 ft. wide lots and wider driveways and streets. Walt Crowder advised he was also comfortable with what he saw but was willing to table the issue so that Council could see the plat.

Mayor Daniel confirmed the Board of Works would need to approve the plat. Nathan Bilger advised that was correct. Mayor Daniel noted that would allow for another round of the City overseeing it. He shared he did not have a problem with the rezone in of itself but just did not want people on top of each other. Tad Varga agreed.

Jennifer Romano felt it would really help, if Council was going to make decisions, to see a map of things. Nathan Bilger advised he would send the current version of the plat over for Council to review.

Jennifer Romano questioned if someone representing them could come to the next meeting. Nathan Bilger advised they could and was fully expecting Brooks Langeloh to be present at this meeting.

ORDINANCE 2020-20 1ST READING – ORIZON REAL ESTATE Motion was made by Tad Varga to read Ordinance 2020-20 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2020-20 an ordinance amending the zoning classification of certain property from the “R-2” Two-Family Residential Family District to the “R-3” Multi-Family Residential District.

Motion was made by Jennifer Reffitt to approve Ordinance 2020-20 as first reading, Walt Crowder seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS Dale Buuck with the W.C. EDC was present to give an update on some of the Statement of Benefits that were in question from the last meeting. He shared between Rosie and himself they were trying to get these in before Monday.

Mayor Daniel questioned if the deadline to submit these was June 15 or approval was June 15. Rosie Coyle advised the original date was May 15 but was unsure if they pushed the date back. Mayor Daniel noted it was not the EDC’s job to track these down; the companies need to be responsible with their accountants to make sure these are getting filed in the appropriate timeframe. He stressed for every form that was delayed, or not represented, has the ability to be denied by the City Council for a year’s worth of abatement.

Rosie Coyle advised the forms are supposed to be filed with the City and County by May 15th.

Discussion followed on tightening up the process for next year.

COMPLIANCE WITH STATEMENT OF BENEFITS – BR REAL ESTATE – REAL PROPERTY Motion was made by Jennifer Reffitt to approve the CF-1 form for BR Real Estate and find them in compliance, Tad Varga seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – BURNHAM-KERR – REAL PROPERTY - DUNHAMS Motion was made by Walt Crowder to approve Burnham-Kerr, LLC real estate improvements abatement and find them in compliance, Tad Varga seconded the motion, Walt Crowder, Jennifer Reffitt, Tad Varga and Dan Weigold voted aye, Jennifer Romano voted nay.

COMPLIANCE WITH STATEMENT OF BENEFITS – KC JONES – PERSONAL PROPERTY Approval was tabled to allow for a representative to attend the next meeting.

COMPLIANCE WITH STATEMENT OF BENEFITS – RINLEY PROPERTY – REAL PROPERTY Motion was made by Jennifer Romano to approve the Compliance with Statement of Benefits for Rinley, LLC and find them in compliance, Tad Varga seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS –QIG – PERSONAL PROPERTY

Motion was made by Jennifer Romano to approve QIG, LLC Statement of Benefits and find them in compliance, Tad Varga seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – PRECISION PLASTICS – REAL PROPERTY & PERSONAL PROPERTY 2014

Motion was made by Tad Varga to approve the Compliance with Statement of Benefits for Precision Plastics and find them in compliance, Jennifer Romano seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – IMPACT C & C – PERSONAL PROPERTY 2014

Motion was made by Jennifer Romano to find Impact C & C, LLC in compliance with Statement of Benefits for their 2014 personal property abatement, Dan Weigold seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – IMPACT C & C – PERSONAL PROPERTY 2017

Motion was made by Jennifer Romano to approve Impact C & C Statement of Benefits for personal property and find them in compliance, Jennifer Reffitt seconded the motion, all voted aye.

POSITION DESCRIPTION AMENDMENTS – POLICE DEPARTMENT Scott

Leatherman explained the job descriptions for the police department have not been updated since 1995. He advised each one of the job descriptions includes the basic functions of a police officer with the additional functions of the position.

Dan Weigold questioned if the salary ranges would change because of the definitions. Chief Leatherman advised they would not, there were no additional duties. Mayor Daniel thought Dan Weigold was asking if the salary range document needed to change to include Deputy Chief rather than Captain. Rosie Coyle advised there was no Deputy Chief in the Salary Ordinance. Mayor Daniel questioned if that needed to be changed to include the new position names or could they make it effective January of next year. Rosie Coyle advised when she does the new salary ordinance she would definitely change the names but Council could change it now if they wanted. Mayor Daniel noted it was just a name change. He questioned since the change would be in the minutes would the Salary Ordinance need to be changed. Attorney McNaghy did not feel the Ordinance needed to be changed and could change it for next year; nothing was being added and salaries were not changing.

Deputy Chief – Chief Leatherman explained they added clarity to this job description.

Motion was made by Jennifer Reffitt to approve the job description for Deputy Chief, Dan Weigold seconded the motion, all voted aye.

Probationary Patrol Officer – Chief Leatherman advised this matches up with the patrol officer job description but has added language stating it was a learning position.

Motion was made by Jennifer Reffitt to approve the job description for the Probationary Patrol Officer, Tad Varga seconded the motion, all voted aye.

Patrol Officer – Motion was made by Jennifer Romano to approve the job description for Patrol Officer, Walt Crowder seconded the motion, all voted aye.

Patrol Sergeant – Chief Leatherman advised language was added to include being an instructor.

Motion was made by Jennifer Romano to approve the job description for Patrol Sergeant, Jennifer Reffitt seconded the motion, all voted aye.

School Resource Officer - Motion was made by Jennifer Reffitt to approve the job description for SRO, Tad Varga seconded the motion, all voted aye.

Patrol/Canine Officer - Chief Leatherman noted a change regarding the financial part of the position. Jennifer Romano questioned if they needed to change the “Reports to” title. Chief Leatherman advised he would change it to Deputy Chief. Rosie Coyle confirmed the pay amount was listed in the job description. Chief Leatherman advised it was already listed in there. Rosie Coyle suggested taking the actual dollar amount out but add language to reference the Salary Ordinance.

Motion was made by Tad Varga to approve the job description for Patrol/Canine Officer with the changes, Jennifer Romano seconded the motion, all voted aye.

Detective Sergeant - Motion was made by Jennifer Reffitt to approve the job description for Detective Sergeant, Tad Varga seconded the motion, all voted aye.

Detective - Chief Leatherman explained this was the same as the Detective Sergeant except for the supervisory functions and some of the qualifications.

Motion was made by Tad Varga to approve the job description for Detective, Jennifer Reffitt seconded the motion, all voted aye.

Assistant Detective – Chief Leatherman explained this included all the functions of a Detective but was a learning position.

Motion was made by Dan Weigold to approve the job description for Assistant Detective, Jennifer Romano seconded the motion, all voted aye.

DEPARTMENT REPORTS **Mark Green** – swimming lessons started, pool opening with restrictions, baseball/softball tournaments starting, evening recreational games, update on new dugouts, bathroom and concession stand renovations, planning Veteran’s Marathon for November 14, playgrounds and splash pad now open, spraying pond for weeds, new job description for Assistant Park Supervisor. **Kelly Cearbaugh** – Community Crossings bids, concrete projects, grating & spraying alleys, crack sealing the streets, mulch to Giving Gardens. **Scott Leatherman** – update on hiring process, Officer Myers graduated from the academy,

Officer Denbo will start the academy August 3, Nick Metzger transitioned into the Assistant Detective's position, Heath Fearnow and Dave Calhoun have transitioned into Sergeant positions. **Chip Hill** – update on Ohki Alley, Pickles Café set to open around July 4.

REDEVELOPMENT COMMISSION FINANCIAL RECOVERY LOAN Tad Varga reported the Redevelopment Commission has been working to put together a financial recovery loan for very small businesses that have been impacted by COVID-19. He explained it gives businesses with less than 5 employees the opportunity to apply for a 0% loan for up to \$5,000 and would not have to start paying back until July of 2021. He advised there were a few criteria that had to be met.

Walt Crowder confirmed the loans would be managed by the RDC. Tad Varga advised it would be himself, Scott Gates and Chip Hill.

FACADE GRANT Tad Varga reported they approved 4 façade grants.

NEW TREES ON MAIN STREET Dan Weigold mentioned the trees that were planted along Main Street in between the sidewalk and curb. He noted past experience and questioned if the trees could be moved to inside the property lines. He was afraid as the trees grow they would bust up the sidewalks.

Kelly Cearbaugh noted a potential issue with one that was planted at the corner of Earl Avenue by TSC.

Mayor Daniel advised he would talk with Theresa and noted the arborist was the one who chooses the location of the trees.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle