

**COMMON COUNCIL
TUESDAY, JULY 14, 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 – Absent
Tad Varga – Absent
Daniel Weigold – Present

The Columbia City Common Council met in regular session with all members except Jennifer Romano and Tad Varga present, Mayor Daniel presiding.

MINUTES Motion was made by Dan Weigold to approve an overview of the June 23,2020 meeting minutes as presented, Jennifer Reffitt seconded the motion, all voted aye.

PUBLIC HEARING – VACATE ALLEY 507 E JEFFERSON STREET Mayor Daniel recessed the Common Council meeting to hold the public hearing on the alley vacate for 507 E Jefferson St.

Hearing no comments or questions the public hearing was closed.

ORDINANCE 2020-20 – 1ST READING – VACATE ALLEY 507 E JEFFERSON STREET
Motion was made by Walt Crowder to read Ordinance 2020-20 by title only, Jennifer Reffitt seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2020-20 Vacation of Public Right-Of-Way.

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

COMPLIANCE WITH STATEMENT OF BENEFITS – KC JONES (C & R PLATING)
Keith Nickolson was present to further explain why their numbers were not meeting the expectations. He advised the current economy as well as circumstances last year have had an effect on the numbers but should improve early next year as they have done some investing in equipment that will add and potentially go over their projected numbers.

Jennifer Reffitt noted the employees and salaries were both down. Mr. Nickolson was surprised by that as they have raised their starting wage and have added to their numbers.

Motion was made by Dan Weigold to find KC Jones Plating in compliance and grant another year of abatement, Jennifer Reffitt seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – OAKVIEW TOOL Dale Buuck, EDC Director, was present and advised he had been in contact with Drew who was lined up to receive a phone call during the meeting but he had an unexpected emergency and would not be available. Mr. Buuck advised he did not have an answer as to why the numbers were off.

Mayor Daniel noted with their current employees they were actually over what they estimated in salaries and were just a tick under in their salaries for employee retained and were about half of what they anticipated in new salaries.

Dan Weigold felt they may be in the same scenario with the COVID. Mayor Daniel noted they were growing and if the salary numbers were way off he probably would have a bigger issue but they were close.

Motion was made by Dan Weigold to find Oakview Tool d.b.a. Kyocera in compliance and grant another year of abatement, Walt Crowder seconded the motion, all voted aye.

REZONE REQUEST 555 N. LINE STREET Nathan Bilger, Planning Director, was present to discuss the proposed rezone for the old Fastenal building at 555 N. Line St. He advised the request was to rezone from GB Commercial to I-1 Industrial with limitations. He reported the Plan Commission discussed the rezone to some degree and ended up passing an 8-1 favorable recommendation; there was concern for spot zoning which is a consideration for the Council.

Nathan Bilger explained the proposed use would be to operate at wholesale and then go into manufacturing of ammunition. He advised it would not be open to the public; there would be no retail operations what-so-ever but because they would potentially be making something it falls into assembly/manufacturing which is an I-1 classification.

Rob Kruger was present representing the applicant, Pine Valley Munitions, to further explain their plan. He advised they were currently operating in Allen County but have outgrown the building. He noted they were not looking to expand operations but to completely relocate to this new building. He shared they were hoping to have at least 10 employees by the end of the year. Mayor Daniel questioned if there would be 10 additional from what is currently in Fort Wayne or 10 brought over. It was explained they would be bringing 5 over and would add an additional 10. Mr. Kruger explained the manufacturing process and advised there would be some limited amount retail.

Jennifer Reffitt questioned if they would have semi deliveries or small trucks and noted it was a hard entrance way. Quinlen Wall explained there would be semi's coming in and out, probably as many as 2 per day, and UPS trucks once a day. He added they were regulated under the ATF in that they are not allowed to have anyone on the premise unless they work there.

Mayor Daniel questioned where they see the plan for the property going in the future. Quinlen Wall explained they currently have several companies who do contract loading for them but would like to be able to do that on this property because of potential shortages in the future and as a safe fall just in case those companies go down. He shared to the best of his knowledge there would be no reason for them to do that in the near future just because of costs and everything

involved to be able to load the ammunition. He shared they were looking at having a company come in to maximize the floor plan. He noted all testing would be done off site and actually have a third party do all of their testing.

Mayor Daniel questioned why they chose Columbia City. Mr. Wall advised he was from Churubusco originally and this was very much home to him. He shared they know how Columbia City stands politically and with how things are changing in Fort Wayne they do not necessarily feel safe in the foreseeable future. He advised he also knows quite a few people from the Sheriff's department and felt they could fulfill some supply needs for training grounds.

Walt Crowder mentioned from the Planning Commission the potential of building a concrete addition there. Mr. Wall advised that would only be if they decide to do the loading there.

ORDINANCE 2020-22: REZONE 555 N. LINE ST. – 1ST READING Motion was made by Jennifer Reffitt to read Ordinance 2020-22 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2020-22 an ordinance amending the zoning classification of certain property from the “GB” General Business District to the “I-1” Light Industrial District.

Motion was made by Jennifer Reffitt to approve Ordinance 2020-22 on first reading, Walt Crowder seconded the motion, all voted aye.

REZONE CORNER OF COESSE AND SWIHART – NE CORNER Nathan Bilger explained the current proposal was to use the property as a home base for the recycle trucks as well as the dumpsters. He advised the Plan Commission passed with favorable recommendation and the BZA approved based on rezone approval and with some conditions. He explained there was a requirement to pave at least the River Street driveway as well as into a portion of the area to help with appearance and dust control.

ORDINANCE 2020-23: REZONE NE CORNER OF COESSE AND SWIHART – 1ST READING Motion was made by Walt Crowder to read Ordinance 2020-23 by title only, Jennifer Reffitt seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2020-23 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 Jennifer Reffitt to approve Ordinance 2020-23 on first reading, Dan Weigold seconded the motion, all voted aye.

DEPARTMENT REPORTS **Scott Leatherman** – held Board of Works interviews with police candidates 3 were offered a position and all accepted, IN-Digital testing 911 system. **Mike Cook** – having someone in to look at the frequency drivers which are outdated and in need of repair, update on CSO project. **Mark Green** – Aquatics Center operating at 50% capacity, finishing dugouts, weekend baseball tournaments, starting to move park equipment off Wolf property, installed weather monitor. **Shawn Lickey** – start hiring process to fill position of retiring employee, Columbia Shores project back on, tree trimming. **Mike Shoda** – flushing hydrants.

MAYOR REPORT WANE TV coming over to highlight what is going on in Columbia City, several meetings coming up, Officer Insley retirement party on Friday, July 17, he will be out of the office July 21 – 23.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle