

**COMMON COUNCIL
TUESDAY, SEPTEMBER 22, 2015
7:00 P.M.**

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

Council Members

Nicole Penrod – Present
Jennifer Romano – Present
William (Bill) Simpson – Absent
Daniel Weigold – Present
Jacie Worrick – Present

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

MINUTES Spelling and grammatical errors were pointed out in the September 8 meeting minutes.

Motion was made by Jennifer Romano to approve an overview of the September 8, 2015 meeting minutes as corrected, Dan Weigold seconded the motion, all voted aye.

REZONE APPROVAL – DITTMER Cathy Gardner was present representing the Columbia City Plan Commission. She advised they held a public hearing on September 14 for a rezoning request of the Verlin J. and Connie S. Dittmer property. She stated the rezone was for 31.534 acres and were requesting to rezone from A-1 ‘Agricultural’ to R-3 ‘Multi-Family Residential’ district. She advised a public hearing was held and comments taken. She reported after discussion the Plan Commission made a unanimous favorable recommendation to forward this to City Council for consideration and approval.

ORDINANCE 2015-28 REZONE – DITTMER – 1ST READING Motion was made by Jacie Worrick to read Ordinance 2015-28 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2015-28 an ordinance amending the zoning classification of certain property from the A-1 ‘Agricultural’ District to the R-3 ‘Multi-Family Residential’ District.

Mayor Daniel shared this was a voluntary annexation of the property and a plan has been put forward that would have multi-family housing.

Motion was made Dan Weigold to approve Ordinance 2015-28 as presented, Nicole Penrod seconded the motion, all voted aye.

PUBLIC HEARING: COMPREHENSIVE PLAN Mayor Daniel recessed the Council meeting to open a public hearing on the Comprehensive Plan.

David Keuhl, Community Development Planner from Region 3A, explained Columbia City applied for a Community Development Block Grant to fund the Comprehensive Plan. He stated the application was submitted on May 30, 2014 and in January 2015 the City of Columbia City received a \$40,000.00 grant through the Office of Community and Rural Affairs. He explained the total project cost was \$85,800.00 and of this \$24,320.00 was to benefit low to moderate income persons. He stated the City would expend a total of \$45,800.00 as a local match towards the completion of the project and the Plan was due to the State by September 30, 2015. He advised there would be no displacement resulting from the project.

Mr. Keuhl shared it was a requirement to hold 2 public hearings, this being the final hearing; the first public hearing was held May 27, 2014 prior to the application submittal.

Mr. Keuhl explained the final copy of the Comprehensive Plan and signed Resolution would be submitted to the Office of Community and Rural Affairs for State review and their approval process. He stated the final review should take about 6 weeks and then can draw down the last of the funds and close out the grant.

Rachel Uthe with American StructurePoint gave a presentation of the Plan. She explained the plan focused on the City of Columbia City and the long terms needs pertaining to Community Development but also within the Plan there were short term strategies. She advised the Plan was divided into 3 categories; People, Places and Things. She explained the category of People focused on 4 different goals of Play, Learn, Support and Act. She shared the section on Places focused on the 4 different goals of Living, Experience, Move and Grow. She stated the third category, Things, focused on the goals of Economy, Serve, Preserve and Share.

Ms. Uthe advised there were about 60 strategies and 14 critical path strategies which were very specific to each one of the goals. She stated there was only one goal, Preserve, which did not have a critical path strategy attached to it. She explained within the critical path list there were projects or tasks and action items related to each one of the areas of the Comprehensive Plan. She stated this was based off discussions with the Committee to make sure that all areas of the community had a next step to move the area forward.

Hearing no further comments or questions Mayor Daniel closed the public hearing.

RESOLUTION 2015-27: ADOPTION OF COMPREHENSIVE PLAN Motion was made by Jennifer Romano to read Resolution 2015-27 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2015-27 resolution approving Columbia City Comprehensive Plan by the City Council of the City of Columbia City.

Motion was made by Dan Weigold to approve Resolution 2015-27 as presented, Jacie Worrick seconded the motion, all voted aye.

PUBLIC HEARING: ANNEXATION – DITTMER Mayor Daniel explained in front of Council was a proposed voluntary petition for annexation into the City of Columbia City, Indiana by Mr. and Mrs. Dittmer as well as a fiscal plan.

Mayor Daniel recessed the City Council meeting and opened the floor as a public hearing.

Hearing no comments or questions Mayor Daniel closed the public hearing.

ORDINANCE 2015-26 – ANNEXATION – DITTMER 1ST READING Motion was made by Jennifer Romano to read Ordinance 2015-26 by title only, Nicole Penrod seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2015-26 an ordinance for the annexation of territory by the City of Columbia City commonly known as the Dittmer annexation territory.

Motion was made by Jacie Worrick to approve Ordinance 2015-26 for first reading, Jennifer Romano seconded the motion, all voted aye.

Mayor Daniel questioned if they needed to approve the Annexation Fiscal Plan. Attorney Hockemeyer advised they would.

Mayor Daniel asked Jeff Walker to give an overview of the Fiscal Plan. Jeff Walker stated it was essentially an exercise for both the municipality as well as those being annexed to give an idea of what it would take to extend municipal services to the annexed area in both capital and non-capital services. He used known information and plugged it in for each of the areas that were represented through municipal services including administrative services performed through City Hall.

Mr. Walker noted there were a couple minor clarifications needed in the Plan; the Mayor's middle initial needed changed to an 'L' and the other thing was it appeared the developer was planning on providing their own lighting for both dusk to dawn lighting and the light packs on the front of the buildings. He stated our ordinance requires us to provide the labor and materials for the extension to the street lights or to the connection point. He advised we would not have long term O & M as part of that because it would be part of the development. He shared the only other clarification would be the tax rate; it currently shows the before rate as 1.308 per hundred and when adding the City rate for providing services to the improved area they were looking at 2.641.

Motion was made by Dan Weigold to approve and accept the Fiscal Plan with the changes, Nicole Penrod seconded the motion, all voted aye.

PUBLIC HEARING – 2016 BUDGET Mayor Daniel noted we always publish high with the understanding that we will get cut. Rosie Coyle explained we want to get the most money we can get on our Levy so they say to publish high because they may come in and find extra revenue we may not be anticipating. She stated once you lose that money you cannot ever get it back. Mayor Daniel noted that when looking at the adopted budget of \$5,470,000.00 it should be understood that more than likely it will be cut. He shared even if it was not cut it was still lower than the 2013 budget; we were still working off of a budget that was around the same as 2012.

Mayor Daniel highlighted some things in the budget. He shared the majority of the increases were really just trying to get our departments back to where they were in the past.

Rosie Coyle noted the Fire Equipment Bond will be paid off next year. She advised it would lower our tax rate by 2 cents next year and another 2 cents the following year. Mayor Daniel noted the bond was to pay for the fire station.

Mayor Daniel recessed the Council meeting and opened a public hearing for the 2016 budget.

Hearing no comments or questions Mayor Daniel closed the public hearing. He advised it would be on the agenda for approval at the next meeting.

ORDINANCE 2015-29: AMENDMENT OF PRETREATMENT ORDINANCE – 1ST

READING Motion was made by Dan Weigold to read Ordinance 2015-29 by title only, Jacie Worrick seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2015-29 an ordinance amending Chapter 55, Pretreatment of Pollutants, of the Code of Ordinances of the City of Columbia City, Indiana.

The ordinance was tabled so that additional information could be added to the ordinance being considered.

COUNTY LOIT PUBLIC SAFETY TAX Dan Weigold explained this was an income tax and not a property tax and could only be used for public safety. He shared the City has 27% of the vote and the County has 53% of the vote meaning County Council has the overall approval to either vote for or against it. He stated they were seeking support of the LOIT tax and in essence the City of Columbia City could benefit by a little more than \$400,000.00. He felt with less money coming back to us this would be an opportunity to help out with some of the safety issues we are dealing with. He stated for a person making around \$40,000 per year they would take a hit of about \$100. He advised no tax was good but due to the caps put in place the City was not receiving the money needed to enhance our services and asked for support of the tax.

Jennifer Romano advised she had a lot of questions before she would feel comfortable approving anything. Dan Weigold advised the vote needed to be done at this meeting since the County had to have a vote by September 28.

Jennifer Romano questioned what the percentage was specifically and what specifically it would be funding. Dan Weigold advised it would be whatever Council decides to use it for but could only be used for public safety. Mayor Daniel thought the percentage was 1.25. Rosie Coyle advised a fund would be established for this and it would be adopted with the budget so Council would have an opinion on what it could be used for. Mayor Daniel stated other communities have used it for Fire, Police, Dispatch, whether it be for operations, police cars, dispatch equipment or sometimes funding the salaries. He thought it was specifically laid out in State Statute. He explained when the State put on the tax caps, over the next couple years they started hearing from Counties on how the caps had really created bad situations financially so the State offered a couple local income taxes that could be passed at the County level to make up for the lost revenue.

Nicole Penrod questioned how it would be disbursed. Mayor Daniel advised it was based on population.

Motion was made by Nicole Penrod to show support for the local option income tax to the County, Dan Weigold seconded the motion, Penrod, Weigold and Worrick voted aye, Romano was opposed.

TREE BOARD APPOINTMENTS Dan Weigold advised Gloria Banker and Ken Lundquist have both expressed interest in staying on the Board.

Motion was made by Dan Weigold to recommend Gloria Banker and Ken Lundquist to continue to serve on the Tree Board, Jacie Worrick seconded the motion, all voted aye.

DEPARTMENT REPORTS **Jeff Walker** – Day of Caring. **Mike Cook** - Long Term Control Plan meeting, sewer study. **Kelly Cearbaugh** – parking lot at Morsches Park, parking bumpers at old Eagles lot, leaf machines ready, citywide trash pickup. **Mike Shoda** – water main project update. **Tim Longenbaugh** - 2 officers retiring and will start hiring process to replace those positions, training. **Tom LaRue** – pump testing, nozzle repair. **Mark Green** – online registration training, parking lot update, Mother/Son Halloween party, Veteran’s Marathon November 14, DeVol Field tennis courts update, bridge on bike trail, still waiting on tiles for the Every Kids Dreamland. **Shawn Lickey** – power outages, North Substation update, burying lines behind Holden Road, electrical repairs at Morsches Park, virtual SCADA system update.

YOUTH COUNCIL Abby Schrader reported the Council toured City Hall and have been working on the Halloween Parade.

MAYOR’S REPORT Mayor Daniel reported he read to the Mary Raber students. He recognized Jan Hammer for what she gave to our community. He would be attending the Indiana Association of Cities and Towns Convention.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle