

**COMMON COUNCIL
TUESDAY, MAY 11, 2021
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.

MINTUES Mayor Daniel pointed out one spelling error. Motion was made by Jennifer Romano to approve an overview of the April 27, 2021 meeting minutes as presented, Tad Varga seconded the motion, Tad Varga, Jennifer Romano, Walt Crowder and Jennifer Reffitt voted aye, Dan Weigold abstained.

AMENDMENT TO THE ZONING ORDINANCE – ORDINANCE 2021-10 1ST READING

Motion was made by Jennifer Reffitt to read Ordinance 2021-10 by title only, Tad Varga seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2021-10 an ordinance amending the zoning classifications of certain property from the “R-3” Multi-Family Residential District to the “GB” General Business District.

Nathan Bilger, Planning Director, was present to explain the zoning amendment related to the expansion of Schrader Real Estate. He advised there was a favorable recommendation from the Plan Commission.

Dan Weigold questioned if part of this was outside of the City limits. Nathan Bilger advised the parcel was outside the corporate limits of the City, but it was within the 2-mile jurisdiction. Dan Weigold questioned if there were any plans of annexation. Nathan Bilger advised that would be for the petitioner to answer.

Doug Walker with Schrader Real Estate was present to discuss their project. He explained they were proposing a 70’ x 125’ expansion to the north of their existing building. He shared the business has changed and grown so they are in need of additional office space and support.

Mayor Daniel questioned if there were plans for Schrader’s to request annexation since the building would be in 2 different jurisdictions. Mr. Walker advised he would not say ‘no’ but there had not been a lot of discussion to that topic. Dan Weigold advised he has seen where it gets crazy when property is split. He suggested seriously looking at bringing the property into the City limits.

Motion was made by Dan Weigold to approve Ordinance 2021-10 on first reading, Walt Crowder seconded the motion, all voted aye.

ORDINANCE 2021-9: ESTABLISHING THE ARP CORONAVIRUS LOCAL FISCAL RECOVERY GRANT FUND – FUND 176 – 2ND READING Motion was made by Jennifer Romano to read Ordinance 2021-9 by title only, Tad Varga seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2021-9 an ordinance to establish the ARP Coronavirus Local Fiscal Recovery Grant Fund (Fund 176).

Motion was made by Jennifer Romano to approve Ordinance 2021-9 on second and final reading, Tad Varga seconded the motion, all voted aye.

Mayor Daniel advised they finally received some instructions from the US Treasury on the use of these funds.

VOLUNTARY ANNEXATION PROCESS APPROVAL Marcia McNagny advised this was about super-voluntary annexations. She explained she added verbiage for additional review prior to coming to Council and the other change was to include who is to be notified.

Motion was made by Tad Varga to approve the process as presented, Jennifer Romano seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – DOT AMERICA - REAL PROPERTY 2014 Motion was made by Jennifer Romano to find DOT American in compliance and approve another year of abatement, Tad Varga seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – DOT AMERICA – PERSONAL PROPERTY 2014 Motion was made by Walt Crowder to find DOT American in compliance and approve another year of abatement, Jennifer Romano seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – DOT AMERICA – PERSONAL PROPERTY 2017 Motion was made by Tad Varga to find DOT American in compliance and approve another year of abatement, Jennifer Romano seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – DOT AMERICA – REAL PROPERTY 2017 Motion was made by Tad Varga to find DOT American in compliance and approve another year of abatement, Jennifer Romano seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – QIG – PERSONAL PROPERTY 2016 Motion was made by Tad Varga to find QIG in compliance and approve another year of abatement, Jennifer Romano seconded the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – BR REAL ESTATE – PERSONAL PROPERTY 2017 Discussion followed on the numbers presented. This issue was tabled to allow for corrections to be made and resubmitted.

CF-1 SUBMITTAL ISSUES Discussion followed on the issues with companies having their CF-1 forms submitted correctly and in a timely manner. Tad Varga shared he talked with Dale Buuck who advised he notified everyone of the dates and when the forms needed to be submitted by. Rosie Coyle advised there were 10 forms that were not turned in yet. She shared in talking with the County Assessor, she agreed approval should not be given if the forms were not turned in on time. Jennifer Reffitt agreed if they cannot fill out the form, they should not receive the benefit.

Walt Crowder questioned if the 10 forms that Council does not have if those still have an opportunity to present next meeting or would they be out. Jennifer Romano felt if they would get the forms turned in by May 17 Council could still consider them at the next meeting.

Mayor Daniel confirmed if forms were not turned in by the deadline, Council would not take them under consideration. Council was in agreement.

DEPARTMENT REPORTS **Chip Hill** – INDOT changing the speed limit on SR 109 north of town.

Kelly Cearbaugh – sewer break on West Van Buren Street. Mayor Daniel discussed the Community Crossing funds and how it will affect the Westgate project. Walt Crowder questioned if the Westgate Community had been informed of what was happening. Mayor Daniel advised they just received the information and met yesterday to figure out a plan of action. He felt they could maybe hold a meeting with the neighborhood or letter to everyone. He suggested a neighborhood Facebook Page would be beneficial in terms of communication.

Tom LaRue – purchase of training facility. He shared since the first of the year these facilities have increased by \$10,000. He advised Captain Francis was able to get a lock on the price until tomorrow of \$106,400.00. He noted this was a mobile unit and would temporarily be stored at the Fire Museum location. Captain Francis gave a presentation on the training facility they would like to purchase. Chief LaRue shared this was a modern NFPA compliant training facility; Captain Francis was sent to training to become NFPA certified as a live fire trainer. He stressed they need to be training on low frequency, high risk events. He advised cost was the driving factor in this situation. He shared the pad and strip foundation would be a separate cost but could be done in-house and at low cost.

Dan Weigold questioned the location this would be placed. Chief LaRue shared they would temporarily place it by the Fire Museum; they have been researching the purchase of land to permanently move it to.

Captain Francis shared additional photos and information on the unit.

Tad Varga questioned how much we pay now for training. Chief LaRue shared to utilize the State facilities is free but to get access to those facilities is limited by availability. Captain Francis shared costs they have in paying instructors.

Mayor Daniel shared the Board of Works did approve moving forward with the purchase pending Council approval.

Mayor Daniel noted another thing to keep in mind is our township fire departments continue to dwindle, much like ours, and it is creating more and more need for our guys go outside of the City limits to assist.

Motion was made by Dan Weigold to approve the purchase of the fire box as presented with a not to exceed amount of \$106,400.00 for the unit with the amount to be determined for the concrete base, Jennifer Romano seconded the motion, all voted aye.

Gary Parrett – Thor Hodges appointed as Deputy Chief, patrolling for stop arm violations, installed firearms training simulator.

Mike Shoda – installing new AMI meters.

Mike Cook – BOW approved to replace current loader tractor and to hire company to help with toxicity reduction, LTCP restoration continues; BOW has requested to start process for liquidated damages as the project has been extended 2-3 times.

Mark Green – new bathrooms open, working at Aquatics Center to prepare for opening, mowing, interviews complete for summer help.

Mark shared one thing people do not like about our pickle ball courts is that they are going the wrong direction most courts go north/south and ours go east/west. He explained we did not plan to put pickle ball courts there; it was for the skating rink and we could get a grant for a multi-seasonal facility. He advised the sun is a problem for those who play and has ordered a wind screen that will hopefully help. He reported he looked into taking 2 tennis courts at DeVol and converting them to 6 pickle ball courts. He advised it would be a \$10,000 expense for the nets and posts and another \$10,000 to repaint the courts and then any other asphalt issues we would need to fix. He just wanted to make Council aware of the situation and noted we cannot just build more courts or turn the ones we have as it all takes money. Mayor Daniel questioned if we would turn the courts would we still be able to get 2 courts there. Mark Green was not sure. Dan Weigold shared, from what he has been told, there were a number of people who come in from other communities to play and there are people waiting to play. Mayor Daniel agreed the pickle ball courts get used a lot but felt we needed to balance with those who enjoy playing tennis. He confirmed with Mark Green that the main reason those 6 courts at DeVol Field were put in was to help the high school. Mark Green advised that was correct.

Mark continued to report he is working on updating the 5-year plan, Lori Shipman was working on a grant for the new park property, catalytic converters were stolen from 2 of their trucks.

Mark advised he has gotten all the numbers to Rosie Coyle for the barn project for the loan but questioned where the balance of the project was going to come from. Mayor Daniel discussed several options but recommended taking the first \$75,000 from the Rainy Day Fund. Motion

was made by Dan Weigold to move forward with paying the first \$75,000 out of the Rainy Day Fund, Tad Varga seconded the motion, all voted aye.

Shawn Lickey – BOW approved Main Street lighting project, RFP’s sent out for the 69 conversion project, June 3rd is the IMPA solar park ribbon cutting, update on Phase I of Westgate, will be interviewing for open position, update on switch gear outage.

Attorney McNagny – CF-1 submittal was extended to June last year due to COVID and may be the case for 2021. She shared she could not find whether it was delayed again for 2021. She advised she would send something out when she is able to confirm.

PASSAGES PROPERTY – OAK STREET Tad Varga reported he attended a meeting regarding the development of the Passages, now Brightpoint, Oak Street property for housing. He thought when it was initially presented, they were going to build 6 - 8 houses but it has changed drastically. He shared the Planning Committee approved 23 houses for the 4-acre plot. He shared they asked for them to go back and consider revising it. He shared there were surrounding residents strongly against it and not real happy with the plan. He advised it was not that anyone was against building homes there but more about having 23 homes in such a small area.

Mayor Daniel questioned if the residents were shown the types of homes that will be built there. Tad Varga advised they had not. Mayor Daniel felt that was maybe a disservice to the residents there. He advised the houses they are planning to build were Granite Ridge homes and were nice homes.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle