

**COMMON COUNCIL  
TUESDAY, AUGUST 10, 2021  
6:00 PM**

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

**Council Members**

Walter Crowder – Present  
Jennifer Middleton – 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 Dan Weigold to approve an overview of the June 8, 2021, meeting minutes as presented, Jennifer Middleton seconded the motion, Dan Weigold, Jennifer Middleton and Tad Varga voted aye, Walt Crowder and Jennifer Romano abstained.

Motion was made by Jennifer Romano to approve an overview of the July 27, 2021, meeting minutes as presented, Tad Varga seconded the motion, Jennifer Romano, Tad Varga, Walt Crowder and Dan Weigold voted aye, Jennifer Middleton abstained.

**KPC MEDIA GROUP, LLC – LOU PHELPS** Lou Phelps, CEO of KPC Media Group, was present to discuss the purchase of the Post & Mail. She explained the history of the company and how they have grown over the years. She advised they were working to get back to home delivery and will have Wednesday and Saturday papers. Ms. Phelps shared they have been renting space from the Chamber of Commerce for 3 ½ years and were now helping run the Chamber so they are right downtown.

**ORDINANCE 2021-19 REZONE MKW, LLC (HORIZON PUBLICATION) 927 W. CONNEXION WAY – 1<sup>ST</sup> READING** Nathan Bilger, Planning Director, was present to discuss the rezoning for the Post & Mail building. He shared it was currently zoned I-1 and the request was to rezone to GB for MKW, LLC who was a subsidiary of More Farm Store. He reported there was a favorable recommendation from the Plan Commission.

Motion was made by Tad Varga to read Ordinance 2021-19 by title only, Jennifer Romano seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2021-19 an ordinance amending the zoning classification of certain property from the “I-1” Light Industrial District to the “GB” General Business District.

Motion was made by Jennifer Romano to approve Ordinance 2021-19 as first reading, Jennifer Middleton seconded the motion, all voted aye.

**ORDINANCE 2021-18 REZONE DOT 335 TOWERVIEW DR. – 1<sup>ST</sup> READING** Nathan Bilger explained DOT America bought a piece of property located behind their current location. He shared they purchased the lot a few years ago and was currently zoned R-2. He advised the request was to rezone to I-1 to allow for future building expansion.

Motion was made by Dan Weigold to read Ordinance 2021-18 by title only, Tad Varga seconded the motion, all voted aye. Rosie Coyle read Ordinance 2021-18 an ordinance amending the zoning classification of certain property from the “R-2” Two-Family Residential District to the “I-1” Light Industrial District.

Motion was made by Walt Crowder to approve Ordinance 2021-18 as first reading, Jennifer Middleton seconded the motion, all voted aye.

**DOT AMERICA TAX ABATEMENT PERSONAL PROPERTY** Dale Buuck, EDC Director, was present to discuss the abatement. He shared DOT America was a unique company not just for Columbia City, but for Northeast Indiana, in the medical device industry. He advised with everything going on tonight they were laying the foundation for a lot more investment at that facility. He explained tonight they were specifically asking for abatement on a unique vacuum chamber. He stated the abatement would only be for 3 years and reviewed the phase in schedule. He advised the net present values work out similar to more of a traditional 5-year plan; he shared it was unique, flexible and works for the company and the City.

Mayor Daniel explained the legislature has had a focus on decreasing the depreciation floor on pieces of business personal property to the point that they are even discussing the idea of significantly lowering the business personal property tax. He shared that would obviously put a hit on schools, City’s, County’s, and others. He advised as they looked at everything, it made sense to look at the long range and how to be creative going forward, he shared this 3-year abatement would allow the company to take advantage of the tax benefit and at the same time allows the City to realize the tax value earlier in the process.

Michael Venturini, President and CEO of DOT America was present to explain what they do and to discuss the vacuum chamber they will be adding to their building. He shared because his parent company in Germany has invested so much, this abatement will go a long way, not just on a financial aspect but as a sign the community is involved and on board with what they are trying to do.

Motion was made by Jennifer Romano to approve the personal property tax abatement for DOT America, Inc. for a 3-year period, Tad Varga seconded the motion, all voted aye.

**RESOLUTION 2021-20: TAX ABATEMENT APPROVAL** Motion was made by Jennifer Middleton to read Resolution 2021-20 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2021-20 a resolution of the Columbia City Common Council approving the deduction of assessed valuation for personal property improvements.

Rosie Coyle questioned the WHEREAS clause referring to the approval of a waiver of noncompliance. Dale Buuck advised it was an error. Attorney McNagny advised they could strike that WHEREAS clause.

Motion was made by Jennifer Middleton to approve Resolution 2021-20 and strike the 5<sup>th</sup> WHEREAS, Dan Weigold seconded the motion, all voted aye.

**DEPARTMENT REPORTS** **Mike Shoda** – done connecting services along Van Buren Street. **Kelly Cearbaugh** – Brooks Construction finished crosswalks and Van Am Seal finished up the striping downtown, trimming trees for bus clearance, preparing for City Hall sidewalk construction. **Mike Cook** – started moving equipment in for 700 E. project, collected samples for the TRE and have a plan from EnviroScience to submit to IDEM for toxicity reduction, update on EQ basin equipment replacement, reviewed the IDEM agreed order and made changes for review by Austin and the Mayor. Mayor Daniel shared he, Mike Cook and Austin Babb met with IDEM to talk through the toxicity issue. He felt they were impressed with what we have been doing. He thought they were still having to do an agreed order because of the permitting portion but they were very flexible with the terms.

**MAYOR REPORT** Mayor Daniel reported he would be attending the Indiana Mayor’s Conference. He advised conversations were being held with fiber providers and will see where that goes. He shared a meeting was held with a developer who is looking for property to build apartments/homes. He noted there have been several developers looking to find land. He shared Attorney McNagny was working on the next phase of the high school annexation and there was one other individual they were talking to about annexation.

Having no further business to discuss the meeting was adjourned.

---

Mayor Ryan Daniel

Attest:

---

Clerk Treasurer Rosie Coyle