

**COMMON COUNCIL
TUESDAY, DECEMBER 26, 2024
6:00 PM**

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

Council Members

Jennifer Middleton – Present
Leslee Robinson - Present
Jennifer Romano – Present
Tad Varga – Absent
Daniel Weigold – Present

The Columbia City Common Council met in regular session with all members present, except Tad Varga. Mayor Daniel called the meeting to order at 6:00 pm. All stood to say the Pledge of Allegiance.

MINUTES Mayor Daniel noted a spelling correction of Ariel Hernandez under the Youth Council report and then a word correction under the Propel US 30 discussion.

Jennifer Romano made a motion to approve the December 10, 2024, meeting minutes with the noted changes. Leslee Robinson seconded the motion, all voted unanimously.

DAWN BOYD RECOGNITION Mayor Daniel recognized Dawn Boyd for her 20 years of service to our residents, Plan Commission, BZA, etc. as she will be taking some time off.

REZONE WC CONSOLIDATED SCHOOLS - 71 RADIO RD. – ORDINANCE 2024-19:

2ND READING Nathan Bilger, Planning Director, was present to discuss the rezone. He noted the first reading was several months ago, but the petitioner had requested to hold off on second reading until the new owner had a chance to close. He shared it was his understanding that if they have not already closed on the property, it is scheduled, and this would be the last meeting before the 90-day deadline. He reminded Council that the request is to rezone the current Brayden property, formerly Fiber Form. He advised it was currently zoned I-1 Light Industrial and the request is to rezone it to GB General Business in order to allow for the schools to establish the school use there. He reported they want to use it for vocational programs such as building trades and welding, firefighting as well as possibly nursing and a couple other programs that have been talked about. He shared the request comes with a favorable recommendation from the Planning Commission. He advised there were no really big issues presented, other than timing and what happens if the school does not go in.

Dan Weigold made a motion to read Ordinance 2024-19 by title only. Jennifer Romano seconded the motion, all voted unanimously. Clerk Treasurer Rosie Coyle read Ordinance 2024-19 an ordinance amending the zoning classification of certain property from the I-1 Light Industrial District to the GB General Business District.

Jennifer Romano made a motion to approve Ordinance 2024-19 on 2nd and final reading. Leslee Robinson seconded the motion, all voted unanimously.

KILGORE MANUFACTURING – ORDINANCE 2024-28 – 2ND READING Jennifer Middleton made a motion to read Ordinance 2024-28 by title only. Leslee Robinson seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2024-28, an ordinance amending the zoning classification of certain property from the R-2 Two-Family Residential District to the R-3 Multi-Family Residential District to the I-1 Light Industrial District.

Nathan Bilger shared this was a rezoning from both R-2 and R-3, two separate areas being rezoned both flanking each side of the current Kilgore location with one parcel along Line St. and three parcels along South Chauncey Street. He noted all of the parcels were adjacent to residential, industrial as well as commercial, so it is a very tightly zoned area. He advised the Plan Commission really talked that through and gave consideration to the new downtown master plan that includes this area as a future development area but do not have a lot of guidance so was a huge discussion with Plan Commission. He summarized it as they were not really sure, but whatever happens with this rezoning, it will help be a stepping stone for whatever else happens. He shared that all new investment would dress up that area and help guide what will happen but, of course, the City's own plans will dovetail into this as well. He felt that even though it does not exactly line up with all the different discussions of the rest of the downtown plan, it does set some guidance as to what will be happening here for the next few years at least.

Nathan Bilger advised this comes to Council with a favorable recommendation.

Mayor Daniel thought with the Redevelopment Commission's property at the end of Chauncey Street there was some interest for it to be mixed-use, some residential and some commercial. He felt that probably fits better in the future than it does at this moment and suggested that area was going to continue to be a bit of a mishmash of different things.

Jennifer Romano made a motion to approve Ordinance 2024-28 on 2nd and final reading. Leslee Robinson seconded the motion, all voted unanimously.

RESOLUTION 2024-27: TRANSFER OF APPROPRIATION Jennifer Middleton made a motion to read Resolution 2024-27 by title only. Leslee Robinson seconded the motion, all voted unanimously. Clerk Treasurer Rosie Coyle read Resolution 2024-27, an emergency resolution providing for the transfer of appropriations for several departments of the City of Columbia City, Indiana, for the year 2024, for the action and passage pursuant to IC 6-1.1-18-6.

Mayor Daniel explained this was the annual reappropriation of dollars at the end of the year. Rosie Coyle explained she had been working on this for a few weeks trying to come up with some extra money to help with our insurance fund account as well as for any departments needing money switched around, but that really was not much this year. Mayor Daniel agreed the biggest thing in there was the group insurance as it was hit pretty hard this year with claims.

Jennifer Romano made a motion to approve Resolution 2024-27. Jennifer Middleton seconded the motion, all voted unanimously.

MAYOR REPORT Mayor Daniel reported the Board of Works signed off on the Comprehensive Plan update document, so will start moving forward on that. He reported our assessed valuation increased by almost \$57 million and our City tax rate was cut by \$.06, so we are at the second lowest level we have been at in about 15 to 20 years, from a tax rate

perspective. He advised he had a FIRSST Task Force meeting and shared that the rumbling from the legislature is that this year they are going to take a really hard look at communities who have not passed a wheel tax and surtax. He explained that a couple years ago, the State of Indiana allowed cities with 5000 or more population to pass their own wheel tax and surtax, rather than just relying on the county. He shared that the rumbles they were hearing is the legislature is going to put some boundaries on Community Crossings to say if you have not passed your own wheel tax, then you will not have accessibility to Community Crossings. He noted this was something to start mulling around in your mind. He shared that he appointed our new Deputy Fire Chief to officially go into effect on Saturday the 28th. He reported he had a great drive around with Representative Judy on Monday just showing him all the projects that our tax dollars are going toward and obviously the different things the State has helped fund.

Having no further business to discuss, Mayor Daniel called the meeting adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle