COMMON COUNCIL
COUNCIL CHAMBERS
MARCH 18, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

A. Opening Prayer was given by Jenny Lowry with First Christian Church.

B. Pledge of Allegiance was led by Mayor Brown.

C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, Kenneth Whipker, and James Lienhoop were present.

D. Councilor Brand made a motion to approve the minutes as presented from the City Council meeting on March 4, 2014. Councilor Bunch seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

II. Unfinished Business Requiring Council Action

A. Second Reading of an Ordinance entitled "ORDINANCE NO. 10, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "CD" (COMMERCIAL: DOWNTOWN CENTER) TO "CDc" (COMMERCIAL: DOWNTOWN CENTER WITH COMMITMENTS)." Jeff Bergman, Planning Director, presented this ordinance with a power point presentation. The City of Columbus, represented by Redevelopment Director Heather Pope, requested that the zoning designation of the property formerly occupied by the City power house and the Bartholomew County Senior Center located at 148 Lindsey Street, be amended to include a commitment limiting the future use of the property. Jeff stated the Columbus Plan Commission gave a favorable recommendation. Councilor Whipker asked if a time limit should be placed on the zoning restrictions. Further questioning, if the property isn't sold within the time frame, then the property could revert back to the previous zoning designation. Jeff stated he has not seen that restriction before. Jeff Logston, City Attorney, explained the disposal process. When a notice to bid is issued, the law restricts the City to offer an opportunity to have the bidding time frame opened for no longer than sixty (60) days. Councilor Jerome asked if this would have to go through the Columbus Plan Commission again for any additional changes. Jeff Bergman said that it would have to be reapproved by the Plan Commission. Discussion followed. Councilor Lienhoop asked Heather to describe the easement being considered to preserve the façade of the property. Heather explained the Indiana Landmark historic easement would protect the building and the façade of the property itself. Any changes would be reviewed by the Indiana Landmark Association. Mayor interjected that the landscaping portion had been removed from the easement. Jeff Logston stated the easement is a document to protect the property, defined as the building and the actual property lines. There are two phases: a restoration

phase and maintenance phase. A restoration plan to get a building back into its preferable condition and maintenance plan is ongoing. All restoration and major maintenance would require approval from the Indiana Landmark Association. Indiana Landmark is trying to be a partner in this process by removing as many onerous steps as possible, but still allowing an enforcement mechanism for years down the road with the ability to enforce the general look of the building and property. Discussion followed regarding enforcement procedures and placing of the easement. Jeff Logston explained the Council would approve the actual sale of the property, but the easement would be approved by Board of Works. The timing on the easement execution would not occur until closing on the property, and would not go into effect until there is a new property owner. The easement would be permanent. Mayor discussed federal and state tax credits associated with the easement. Discussion followed. There were no comments from the public. Councilor Shuffett made a motion to pass this on the second reading and adopt the ordinance. Councilor Lienhoop seconded the motion. Motion passed by a vote of six (6) in favor and one (1) opposed. Councilor Brand voted nay.

III. New Business Requiring Council Action

A. Reading of a Resolution entitled "RESOLUTION NO. 1, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Gateway Apartments, L.P.) Clark Greiner, Business Development and Planning Coordinator, and Carl Malysz, Community Development Director, presented this resolution. Carl introduced Tim Morgan with Jonesboro Investment Corp. and Mark Lindenlaub, Executive Director with Housing Partnerships, Inc., d/b/a Thrive Alliance. Carl explained Gateway Apartments is requesting a tax abatement on real property for the development of a 60 unit townhouse complex for low to moderate income citizens. The project will be built on a 4.5 acre track located at 1616 10th Street, Columbus, the former Golden Castings site. Carl further explained there is a $750,000 estimated cost to remediate the property, due to a variety of contaminants. Councilor Jerome asked if this property would be exempted from property taxes. Mark Lindenlaub stated the ownership on this property is a for-profit entity and property taxes would be paid going forward. Council Jerome asked if the taxes would be $179,000. Carl explained the 86% of property taxes referred to in the documents, received by Council, is based on the eligible basis that contributes to the net increase in assessed value (improvements being built on the property). Councilor Lienhoop questioned if there are taxes owed on the property. Carl stated back taxes and liens would be resolved at the time of closing. Tim Morgan stated they anticipate breaking ground in October of this year and it will take about twelve months to complete the project. Discussion followed. Mayor Brown opened the meeting for public comment. A man from the audience asked if the cleanup of the property would be state minimums or greater. Carl explained it would meet the standards of acceptability for residential development, which requires the maximum remediation. Diane Doup representing Lincoln Central Neighborhood Center stated this as an exciting opportunity for the neighborhood and the community as a whole. Residents are passionate about something positive coming from this property and are ready for this development to move forward. Councilor Lienhoop stated the Incentive Review Committee met prior to the meeting and found the applicants to be in substantial compliance. Councilor

Lienhoop made a motion to pass the resolution. Councilor Shuffett seconded the motion. Motion passed by a unanimous vote.

B. First Reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Jackson/Brown Streets Alley Vacation) Jeff Bergman, Planning Director, presented this request for vacation of the east-west alley which runs between Jackson and Brown Streets in the block north of 8th Street. Jeff displayed a map of the area. He explained Cummins, Inc. is acquiring properties that adjoin the alley as a future site of a company health clinic. The Columbus Subdivision Review Committee commented that there are current utilities located in the alley. Cummins Inc. has been working with the local utility providers to relocate their facilities. The Committee's only request was for any utilities that remain in the alley at the time of approval of the vacation ordinance, should be protected with an easement. Brief discussion followed. There were no comments from the public. Council Shuffett made a motion to pass the first reading and place in proper channels. Council Bunch seconded the motion. Motion passed by a unanimous vote.

IV. Other Business

A. Standing Committee and Liaison Reports

B. Discussion Item: Additional Appropriation – Road Overlay. Mayor discussed the City's need for a substantial overlay project. She stated the City finished the 2013 year in a good financial position with higher revenues and below budget on expenses. Matt Caldwell, Director of Operations and Finance, presented the Council with financial information and stated the amount of additional appropriation being requested is $3.5 million. Elizabeth Fizel, City Engineer, and Randy Sims, Senior Engineering Technician, discussed the condition of the roads. They provided Council with the current street repaving projects for 2014 and a preliminary overlay list if the $3.5 million is approved. Council suggested receiving a recommendation from the Capital Improvements Committee before moving forward.

C. Next regular meeting is scheduled for **Tuesday, April 1, 2014 at 6:00 P.M. in City Hall.**

D. Councilor Miller made a motion for adjournment. Councilor Lienhoop seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 8:10 P.M.

Presiding Officer

Attest:

Clerk Treasurer of City of Columbus