COMMON COUNCIL
COUNCIL CHAMBERS
CITY HALL
NOVEMBER 17, 2015

President Pro Tem Tim Shuffett 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 Brian Walker with First Christin Church.

B. Pledge of Allegiance was led by Councilor Shuffett.

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

Absent: Mayor Brown

D. Councilor Jerome made a motion to approve the minutes from the Common Council meeting on October 20, 2015 as presented. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

Councilor Lienhoop made a motion to suspend the rules of order to amend the agenda by removing item E under New Business and placing it as a discussion item. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

II. Unfinished Business Requiring Council Action

A. Second Reading of an Ordinance entitled "ORDINANCE NO. 24, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I-2 (INDUSTRIAL: GENERAL) AND CC (COMMERCIAL: COMMUNITY CENTER) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (KELLER DEVELOPMENT REZONING) Jeff Bergman, Planning Director, presented this ordinance by explaining the request is to rezone two (2) pieces of property from I-2 (Industrial: General) and CC (Commercial: Community Center) changing both areas to RM (Residential: Multi-family) for possible affordable housing. The property is approximately 2.5 acres and is located at the northwest corner of 22nd Street and Central Avenue. Jeff displayed maps and photographs of the area. He stated the Columbus Plan Commission forwarded this with a favorable recommendation by a vote of 8 in favor and zero opposed. The Plan Commission attached five (5) commitments related to the compatibility of multi-family residential zoning with the existing infrastructure in the area and the design recommendations of the Comprehensive Plan's Central Avenue Corridor Plan Element. There were no comments from the public. Councilor Jerome made a motion to pass the second reading and adopt the ordinance. Councilor Bunch seconded the motion. Motion passed unanimously.

III. New Business Requiring Council Action

A. Reading of a Resolution entitled "RESOLUTION NO. 31, 2015 A RESOLUTION CONFIRMING RESOLUTION NO. 30, 2015, THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN

THE CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND PERSONAL PROPERTY FOR PROPERTY TAX ABATEMENT." (DAIEI, INC.) Jeff Logston, City Attorney and Executive Director of Administration, presented this ordinance. He explained at the last Council meeting the Council approved the first step in declaring an Economic Revitalization Area (ERA). Jeff stated there are two (2) additional steps, a public hearing and a confirmatory resolution of an ERA at 810 Depot Street, and the next item on the agenda which is a consideration for tax abatement. Jason Hester, Executive Director with the Columbus Economic Development Board, introduced Mr. Yamamori who is owner of Daiei, Inc. the parent company in Japan, and James Anderson Kaparakis, Production Department Director with Daiei, Inc. Councilor Shuffett commented that Daiei, Inc. is a supplier of Toyota, and Toyota is excited to have them as a member of the community. There were no comments from the public. Councilor Whipker made a motion to pass the resolution. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

B. Reading of a Resolution entitled "RESOLUTION NO. 32, 2015 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." (DAIEI, INC.) Jeff Logston presented this resolution for tax abatement. He stated Daiei, Inc. plans to invest approximately $3,000,000 in personal property for new manufacturing equipment at 810 Depot Street in Columbus. Councilor Lienhoop stated the Incentive Review Committee met prior to the Council meeting on November 4, 2015 and found the application from Daiei, Inc. to be in substantial compliance. Brief discussion followed. There were no comments from the public. Councilor Lienhoop made a motion for approval. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

C. Reading of an Ordinance entitled "ORDINANCE NO. ____, 2015 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, DESIGNATING A CERTAIN AREA WTIHIN THE CITY OF COLUMBUS, INDIANA, AS AN ECONOMIC DEVELOPMENT TARGET AREA." (Upland Brewing Company, Inc. and Moravec Realty, LLC) Jeff Logston presented this ordinance. He explained this is one of several steps for the Council to consider a tax abatement for the property currently known as the Pumphouse, located at 148 Lindsey Street. Jeff stated Moravec Realty has been in discussions with Upland Brewery as a possible tenant for that location. He further stated that because this would be a retail use there would be an additional step for Council approval, which would be the approval of an Economic Development Target Area (EDTA). Jeff displayed maps of the area. He stated there is currently an EDTA in the downtown area and the request is to include the Lindsey Street property. Tony Moravec, with Moravec Realty, explained they are planning to spend over $2,000,000 for renovation of the building and property. George Breeden, with Moravec Reality, discussed erosion control on the property. Doug Dayhoff, with Upland Brewery, spoke about the regional connection with Columbus and stated this is the second historic preservation project they have been involved with. Councilor Shuffett stated the Incentive Review Committee met prior to the meeting and found the application to be in substantial compliance. Discussion followed. There were no comments from the public. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Whipker seconded the motion. Motion passed by a unanimous vote.

D. Reading of a Resolution entitled "RESOLUTION NO. 33, 2015 A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENT AND EQUIPMENT FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING." (Upland Brewing Company, Inc. and Moravec Realty, LLC) Jeff Logston presented the resolution and explained this is the first step in creating the Economic Revitalization Area (ERA). Brief discussion followed. There were no comments from the public. Council Brand made a motion to pass the resolution. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

E. Reading of a Resolution entitled "RESOLUTION NO. ___, 2015 A RESOLUTION APPROVING THE PROPOSED BUDGET OF THE UTILITY SERVICE BOARD AS PRESENTED TO THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA." Keith Reeves *Moved to discussion item below.*

F. First reading of an Ordinance entitled "ORDINANCE NO. ___, 2015 AS AMENDED FROM ORDINANCE NO. 13, 2015 - 2015 SALARY ORDINANCE." Jeff Logston presented this ordinance. He stated the revised salary ordinance includes amendments as follows: Section IV – details that once every 11 years, there occurs a year in which 27 bi-weekly pays occurs instead of 26. Because of this 27th pay, employees may receive more compensation on an annual basis than what is designated as the salary maximum. The 27th pay does not affect the elected officials' salary. Additional proposed changes are to the Sanitation Department by increasing the over-time line by $20,000 and the Fire Department by increasing scheduled over-time by $80,000 and unscheduled over-time by $145,000. Jeff stated no additional appropriations are necessary since there is money in the 100's (Personal Services) to transfer. Councilor Jerome asked why the unscheduled over-time wasn't planned better. Fire Chief Dave Allmon explained the department has experienced officers being off for surgery and illnesses, and didn't anticipate how much over-time would be needed. Discussion followed. Bryan Burton, Director of Public Works and Safety, stated their additional over-time was due to snow removal, wind storm cleanup, and two garbage trucks catching fire. There were no comments from the public. Councilor Bunch made a motion to pass the first reading and place in proper channels. Councilor Jerome seconded the motion. Motion passed unanimously.

IV. Other Business

A. Discussion: Utility Service Board Proposed Budget – Keith Reeves, Director of Columbus City Utilities, introduced Dale Langferman, Manager of Business and Finance. Keith presented a brief overview of the Columbus City Utilities' financial plan for the year 2016. A resolution will be presented as an action item at the Council meeting on December 1, 2015.

B. Discussion: Animal Care and Control Ordinance – classification of farm animals. Jeff Logston explained the Council has determined that there are two (2) possible ways to approach the classification of farm animals – one way would be a complete Animal Care and Control Ordinance overhaul which would take considerable time and additional input, or secondly, what Jeff would call a stop gap which would address the situation at hand which occurred in late August of 2015 based on the Board of Zoning Appeals determination of the zoning ordinance classifying specifically chickens as pets. Jeff suggested the Council address the issue of all farm animals within the city limits, not just chickens. Much discussion followed. Several members of the public

spoke. Councilor Shuffett made a motion to table this until February 16, 2016 to allow Council further time to review. Councilor Lienhoop seconded the motion. Motion passed by a vote of six (6) in favor and one (1) opposed. Councilor Miller voted nay.

C. Standing Committee and Liaison Reports - None

D. The next regular meeting is scheduled for **Tuesday, December 1, 2015, 6:00 p.m. in City Hall.**

E. Councilor Brand made a motion for adjournment. Councilor Miller seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 8:03 P.M

Timothy D Shuffett
Presiding Officer

Attest:
Karen Welmer
Clerk Treasurer of City of Columbus