

COMMON COUNCIL  
COUNCIL CHAMBERS  
CITY HALL  
SEPTEMBER 3, 2024

City Council President Frank Miller appeared in person and called a regular meeting of the City Common Council to order at approximately 6:00 p.m. in Council Chambers.

**I. Meeting Called to Order**

- A. James Wood, Pastor with Golden Harvest Church, provided the invocation.
- B. Councilor Grace Kestler led the Pledge of Allegiance.
- C. Roll Call was taken: Christopher Bartels, Elaine Hilber, Jerone Wood, Kent Anderson, Frank Miller, Josh Burnett, Tom Dell, and Grace Kestler were present in person.
- D. Councilor Hilber made a motion to approve the minutes from the Common Council meeting on August 20, 2024, as presented. Councilor Kestler seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of eight (8) in favor and zero (0) opposed.

**II. Old Business Requiring Council Action**

- A. Second Reading of an Ordinance entitled, "ORDINANCE NO. 30, 2024, AN ORDINANCE TO ESTABLISH A DESIGNATED OUTDOOR REFRESHMENT AREA ("DORA") (Downtown Columbus Social District)." Eric Frey, Executive Director of Administration, presented this ordinance. He explained the DORA is a designated outdoor refreshment area for individuals who are 21 years of age or older to purchase an alcoholic beverage from approved vendors / retail establishments and carry those beverages anywhere within the refreshment area boundaries of the DORA. Ike DeClue, Executive Director of the Office of Downtown Development, presented Council a proposed amended ordinance with updated maps of the areas and a location key. Councilor Hilber noted the map on the proposed ordinance incorrectly identifies the Courthouse on the map. Brief discussion followed. President Miller opened the meeting for public comment. Brad Davis with The Republic Newspaper asked if the amended map identifies 11 designated retailer permittees. President Miller confirmed that is correct. President Miller closed the meeting for public comments. Councilor Dell made a motion to amend the ordinance with correction of the map as presented. Councilor Kestler seconded the motion to amend the ordinance. Roll call vote as follows:

Grace Kestler	Aye
Tom Dell	Aye
Josh Burnett	Aye
Frank Miller	Aye

Kent Anderson	Aye
Jerone Wood	Aye
Elaine Hilber	Aye
Christopher Bartels	Aye

Motion to amend passed by a vote of eight (8) in favor and zero (0) opposed. Councilor Burnett made a motion to pass the second reading and adopt the amended ordinance as presented. Councilor Hilber seconded the motion. Roll call vote as follows.

Grace Kestler	Aye
Tom Dell	Aye
Josh Burnett	Aye
Frank Miller	Aye
Kent Anderson	Aye
Jerone Wood	Aye
Elaine Hilber	Aye
Christopher Bartels	Aye

Motion passed by a vote of eight (8) in favor and zero (0) opposed.

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled, "RESOLUTION NO. 23, 2024, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER \$500,000 FOR THE PURCHASE AND REDEVELOPMENT OF 1350 ARCADIA DRIVE, COLUMBUS, IN, LOCATED IN THE CENTRAL ALLOCATION AREA." Heather Pope, Redevelopment Director, presented this resolution. She explained the Redevelopment Commission is requesting approval to purchase property located at 1350 Arcadia Drive. Heather stated the purchase is \$2.6M. She indicated the Transit Department and Department of Public Works have outgrown their current location and would relocate to this property. In addition to the property purchase, the Redevelopment Commission plans to renovate the Arcadia Drive property, including a 15,000 sq. ft. building addition for maintenance, a 10,000 sq. ft. covered storage building addition, a 1980 sq. ft. building addition for a wash building and interior demolition / modification for an estimated cost of \$6,113,407.00. Bryan Burton, Director of Public Works, provided photographs of the current offices and buildings. He discussed how the facilities no longer meet the needs of the growing departments. Karen Walker with Force Design presented design concepts for renovation and additions to the proposed property on Arcadia Drive. Much discussion followed. President Miller opened the meeting for public comments. Kerri Sinibaldi questioned what an efficient salt barn would look like and suggested including a new salt barn at the Arcadia Drive property. Bryan said a new salt barn would be a square building with concrete sides and 8-10 feet tall. Discussion followed. President Miller closed the meeting for public comment. Councilor Hilber made a motion to pass the resolution as presented. Councilor Anderson seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Josh Burnett	Aye

Tom Dell Aye  
Grace Kestler Aye

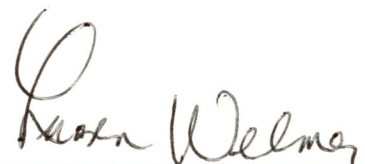
Motion passed by a vote of eight (8) in favor and zero (0) opposed.

**IV. Other Business**

- A. Discussion – Columbus City Utility Rate Study Presentation. Executive Director of Columbus City Utility, Roger Kelso, started the presentation and introduced Ashely Getz, Associate Director of Engineering, Doug Baldessari with Baker Tilley, Adam Steuerwald, bond counsel with Baker Tilley, Stan Gamso, Attorney for Columbus City Utilities, and Courtney with Baker Tilley. Roger indicated the need for replacement of long-lived utility assets. Adam Steuerwald presented timetables for the sewer and water projects, in addition to bond and rate increase ordinances. Ashely Getz discussed the project development process, water system data projects, and sewage works system data projects. She displayed a power point presentation. Doug Baldessari stated a cost of service and financial analysis study has been prepared for both water and sewer utility. He discussed proposed rate increases and issuance of bonds for both utilities. Much discussion followed.
- B. President Miller received one request to address the Council from Kerri Sinibaldi. She expressed concerns regarding Airbnbs / short-term rentals in her neighborhood. Kerri stated she is concerned that there will not be housing stock available for people who live in the area. She feels these properties should be permitted and the city needs to know who owns these properties. Discussion followed.
- C. Standing Committee and Liaison Reports
- D. The next meeting is scheduled for **Tuesday, September 17, 2024, 6:00 p.m.**
- E. Councilor Hilber made a motion to adjourn the meeting. Councilor Burnett seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of eight (8) in favor and zero (0) opposed. The meeting adjourned at approximately 8:26 p.m.



Clerk of the City of Columbus

  
Presiding Officer