



columbusindiana
unexpected. **unforgettable.**

Luann G. Welmer, City Clerk
CITY COUNCIL MEETING
CITY HALL
TUESDAY, OCTOBER 15, 2024
6:00 O'CLOCK P.M.

I. Meeting Called to Order

- A. Invocation
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Old Business Requiring Council Action

- A. Second Reading of an Ordinance entitled, "ORDINANCE NO._____, 2024, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2025." Regina McIntyre

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO._____, 2024, 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 COMMON COUNCIL PRESIDENT TO EXECUTE THE STATEMENT OF BENEFITS FORMS." (Heritage Distributing Company, Inc., DBA Ninth Avenue Foods) Paul Smith
- B. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I3 (INDUSTRIAL: HEAVY) TO I2 (INDUSTRIAL: GENERAL)." (Columbus Redevelopment Commission Rezoning) Melissa Begley

- C. First Reading of an Ordinance entitled “ORDINANCE NO.____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Strickland Annexation) Melissa Begley
- D. First Reading of an Ordinance entitled “ORDINANCE NO.____, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO RS2 (RESIDENTIAL: SINGLE-FAMILY 2).” (Strickland Rezoning) Melissa Begley
- E. Reading of a Resolution entitled “RESOLUTION NO.____, 2024, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER \$500,000 FOR THE TOYOTA/DEAVER ROAD IMPROVEMENT PROJECT LOCATED IN THE CENTRAL ALLOCATION AREA.” Heather Pope
- F. First Reading of an Ordinance entitled “ORDINANCE NO.____, 2024, AN ORDINANCE TO ESTABLISH A DESIGNATED OUTDOOR REFRESHMENT AREA (“DORA”) (Downtown Columbus Social District).” Eric Frey

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, November 6, 2024, 6:00 p.m.**
- C. Adjournment

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
Approved by the State Board of Accounts, 2015
Prescribed by the Department of Local Government Finance

Budget Form No. 4
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Ordinance / Resolution Number:

Be it ordained/resolved by the **Columbus City Council** that for the expenses of **COLUMBUS CIVIL CITY** for the year ending December 31, **2025** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **COLUMBUS CIVIL CITY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **Columbus City Council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Columbus City Council	Common Council and Mayor	10/15/2024

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$57,367,426	\$29,571,474	0.9868
0180	DEBT SERVICE	\$660,450	\$609,438	0.0203
0341	FIRE PENSION	\$2,805,949	\$0	0.0000
0342	POLICE PENSION	\$1,296,152	\$0	0.0000
0705	THOROUGHFARE	\$2,400,000	\$1,519,472	0.0507
0706	LOCAL ROAD & STREET	\$850,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$2,208,108	\$0	0.0000
1312	RECREATION	\$7,590,440	\$7,650,244	0.2553
1380	PARK BOND	\$404,966	\$370,390	0.0124
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$139,250	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$2,567,460	\$1,929,373	0.0644
		\$78,290,201	\$41,650,391	1.3899

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	AVIATION	\$3,412,837
9501	POLICE CONT ED	\$50,000
9502	LIT Public Safety	\$800,000
9503	Aviation Non-Reverting	\$370,000
9504	POLICE ALARM SYS	\$25,000
9505	NEXUS PARK FUND	\$1,208,923
9506	MEDIC NON-REV	\$25,000
9507	Unsafe Building	\$40,000
9508	Economic Dev Income Tax CEDIT	\$4,978,841
9509	Commons Operating/Capital Fund	\$1,268,018
9510	Streetscape	\$55,000
9511	Riverboat	\$431,600
9512	City Hall Non-Rev	\$0
9513	COMMUNITY CROSSING GRANT	\$1,500,000
9514	Fire Training Facility	\$103,100
9515	Substance Abuse Non-Reverting	\$500,000
9516	Rental Registration	\$1,500
9517	46 OVERPASS	\$300,000
9518	Community Development Block Grant	\$822,000
9519	FAA Grants	\$6,550,000
9520	Insurance Non Reverting	\$10,413,147
9521	Redevelopment Fund	\$1,465,462
9522	AMERICAN RECOVERY ACT	\$0
9524	Transit Non-Reverting	\$2,852,610
		\$37,173,038

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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Name		Signature
Chris Bartels	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Elaine Hilber	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jerone Wood	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Frank Miller	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Kent Anderson	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jay Foyst	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Burnett	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Tom Dell	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Grace Kestler	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST

Name	Title	Signature

MAYOR ACTION (For City use only)

Name		Signature	Date
	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

In accordance with IC 6-1.1-17-16(k), we state our intent to issue debt after December 1 and before January 1

Yes ☐ No ☒

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31

Yes ☐ No ☒



Community Development

MEMORANDUM

TO: Members of the Common Council
FROM: Paul W. Smith, Assistant Director of Community Development
RE: Tax Abatement Request for Heritage Distributing Company, Inc DBA Ninth Avenue Foods
DATE: October 15, 2024

The following tax abatement request will be presented to Council at its Tuesday, October 15, 2024 meeting at 6:00 pm:

Heritage Distributing Company, Inc DBA Ninth Avenue Foods is requesting personal property tax abatement for a \$52 million investment in new manufacturing equipment for a new processing line and new refrigeration equipment as well as a \$3 million real property tax abatement for a new permanent wastewater plant – in their central US headquarters and production facility at Woodside Industrial Park which completed construction at the end of 2022. As a result of this investment, 50 new permanent jobs will be created by the end of 2025, bringing total employee count to 165 with an expected average wage of \$26.23/hour before fringe benefits.

Should you have any questions regarding this, please feel free to call me at (812) 376-2504.

Best Regards,

Paul W. Smith

Paul W. Smith
Assistant Director of Community Development

Attachments

cc: Mayor Mary Ferdon,
Robin Hilber, Director of Community Development
Alex Whitted, City Attorney
Jason Hester, President, Greater Columbus Economic Development Corporation



NINTH AVENUE FOODS

September 25, 2024

Ms. Robin Hilber
Director of Community Development
City of Columbus
123 Washington Street
Columbus, IN 47201

RE: Tax Abatement for Real & Personal Property
Ninth Avenue Foods
6350 S 175 W Columbus, IN 47201

Dear Ms. Hilber:

Ninth Avenue Foods provides high-quality dairy and plant-based beverages to our valued customers. We are excited to announce our plans to expand our operations at 6350 S 175 W Columbus, IN 47201. The expansion will add 8,700 square feet, calling for a Real Property investment of \$3,000,000. Our proposed project calls for the installation of new manufacturing equipment, calling for an investment of \$52,000,000 for a total investment of \$55,000,000. These projects include:

Permanent Wastewater Plant: We plan to construct an 8,700 sq ft Wastewater Plant that will feature pretreatment capabilities of up to 500 gallons per minute. This facility will support the expansion of our Columbus operations while ensuring compliance with wastewater permits. The total projected cost for the building and equipment is approximately \$10,000,000.

High-Speed Aseptic Bottle Line: We intend to add a bottle filling line that can fill up to 600 bottles per minute. The total cost for the processing, filling, and packaging line is approximately \$35,000,000.

Warehouse Fit Up for Bottle Line Expansion: To accommodate the new bottle line, we will need to refrigerate and equip our warehouse to manage the increased volume. The estimated cost for the necessary refrigeration and racking equipment is \$10,000,000.


As a result of this expansion, 115 jobs will be retained, and 50 jobs will be added within the next two years with an expected average wage rate of \$26.23 per hour.

It is our understanding that our proposed project is already located within a designated Economic Revitalization Area (ERA). With the ERA designation in place, we respectfully request approval of a standard ten-year tax abatement (phase-in) on the net new taxes associated with the building improvements (Real Property) and installation of new qualifying equipment (Personal Property).

- A. Aerial Map of Project Location
- B. Application for Tax Abatement
- C. Statement of Benefits Personal Property (SB-1/PP)
- D. Statement of Benefits Real Property (SB-1/PP)

We request that you place this item on the Council Agenda at the earliest convenient date. If you have any questions or require additional information, please call Jennifer Aguilar at (626) 420-2955

Sincerely,


Jennifer Aguilar
Controller

cc: Hon. Mary Ferdon, Mayor
Mr. Alex Whitted, City Attorney
Mr. Jeff Rocker, City Council Attorney
Mr. Jason Hester, President, Greater Columbus Economic Development Corporation



NINTH AVENUE FOODS

EXHIBIT A

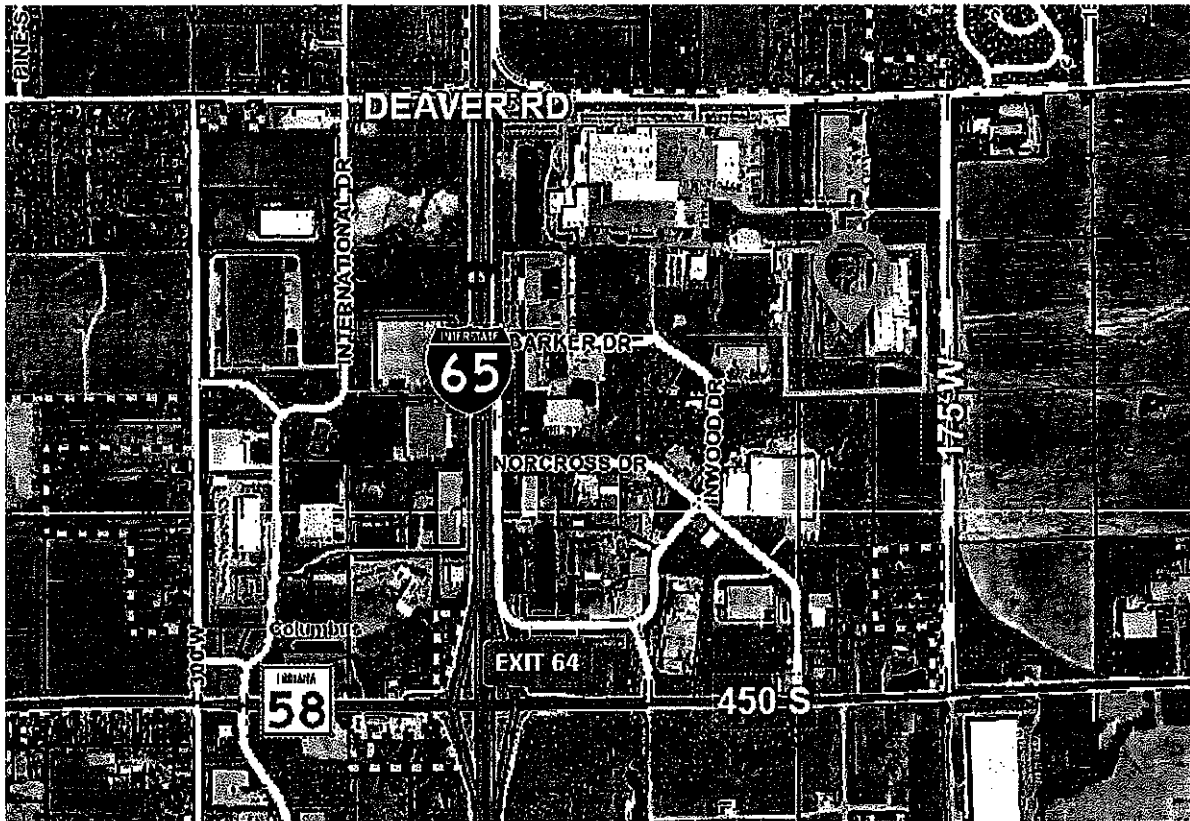
Aerial Map of Project Location

Company Name: Ninth Avenue Foods

Project Address: 6350 S 175 W Columbus, IN 47201

Nearest Crossroads or Other Identifier:

Our facility is located on the eastern edge of the Woodside Industrial Park, just south of Deaver Road on the west side of Road 175 West in Columbus, as shown below.



Incentive Application

Rev. 07-01-2024

FOR OFFICE USE ONLY

- ☐ Economic Revitalization Area
☐ Residentially Distressed Area
☐ Economic Target Area ☐ CTP ☐ TIF

SECTION A

APPLICANT INFORMATION



This application MUST BE submitted along with all required attachments, including the appropriate "Statement of Benefits" Form(s) if requesting a tax phase-in ("abatement"). Please also submit a map and/or aerial of the property depicting where the project or investment will occur.

Company Name:	Heritage Distributing Company, Inc DBA Ninth Avenue Foods	Project Name (if applicable):	Click here to enter text.
Website:	www.ninthavenuefoods.com	NAICS 6-Digit Code:	311511
Proposed Site is/will be:	<input type="checkbox"/> HEADQUARTERS <input type="checkbox"/> SINGLE-LOCATION <input checked="" type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:	2370 Grand Avenue Long Beach, CA 90815 / Columbus, IN is the Central US HQ		
Has the company OR any principal owner or officer filed bankruptcy in the past 10 years?			<input type="checkbox"/> YES ¹ <input checked="" type="checkbox"/> NO
¹ If YES, please attach an explanation of the circumstances.			
Are all taxes current and paid with regard to the project property?			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ²
² If NO, please attach an explanation of the circumstances.			
Has the company been awarded local abatement or other incentive support in any of the prior years?			<input checked="" type="checkbox"/> YES ³ <input type="checkbox"/> NO
³ Which years? <input type="checkbox"/> '12 <input type="checkbox"/> '13 <input type="checkbox"/> '14 <input type="checkbox"/> '15 <input type="checkbox"/> '16 <input type="checkbox"/> '17 <input type="checkbox"/> '18 <input type="checkbox"/> '19 <input type="checkbox"/> '20 <input checked="" type="checkbox"/> '21 <input type="checkbox"/> '22 <input type="checkbox"/> '23			
Local Senior Official Name	Zachary Pavlik	Title:	Plant Manager
Name of Contact Person (For application and/or compliance follow-up)	Jennifer Aguiar	Title:	Controller
Email:	jennifera@ninthavenuefoods.com	Phone:	626-420-2955

SECTION B

LOCATION AND STATUS OF PROPOSED PROJECT

Township (Tax District) <input type="checkbox"/> Columbus/Clay <input type="checkbox"/> Clay <input type="checkbox"/> Flatrock <input type="checkbox"/> Jackson <input type="checkbox"/> Columbus/Columbus <input type="checkbox"/> Clifford <input type="checkbox"/> German <input type="checkbox"/> Jonesville <input type="checkbox"/> Columbus/Flatrock <input type="checkbox"/> Clifty <input type="checkbox"/> Harrison <input type="checkbox"/> Ohio <input type="checkbox"/> Columbus/German <input type="checkbox"/> Edinburgh <input type="checkbox"/> Hartsville <input type="checkbox"/> Rockcreek <input type="checkbox"/> Columbus/Harrison <input type="checkbox"/> Edinburgh Annex <input type="checkbox"/> Hawcreek <input type="checkbox"/> Sandcreek <input checked="" type="checkbox"/> Columbus/Wayne <input type="checkbox"/> Elizabethtown <input type="checkbox"/> Hope <input type="checkbox"/> Wayne		What type of investment are you seeking support for? <i>(Check all that apply)</i> <input checked="" type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input type="checkbox"/> Research & Development Equipment (SB-1/PP) <input checked="" type="checkbox"/> Logistical Distribution Equipment (SB-1/PP) <input type="checkbox"/> Information Technology Equipment (SB-1/PP) <input checked="" type="checkbox"/> New Building Construction (SB-1/Real) <input type="checkbox"/> Existing Building Improvements/Rehabilitation (SB-1/Real) <input type="checkbox"/> Eligible Vacant Commercial Building (SB-1/VBD) <input type="checkbox"/> Residentially Distressed Area Improvements (SB-1/Real) <input type="checkbox"/> OTHER: Please describe in Section C
Zoning (Current) <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" type="checkbox"/> I-3 <input type="checkbox"/> CD <input type="checkbox"/> CN <input type="checkbox"/> CO <input type="checkbox"/> CC <input type="checkbox"/> CR <input type="checkbox"/> AV <input type="checkbox"/> AP <input type="checkbox"/> AG <input type="checkbox"/> Other: _____		
Project Address: 6350 S 175 West, Columbus IN 47201		
Parcel Number: 03-85-11-330-000.100-021		
Legal Description: Wiley Admin Sub (R/73A) - Lot 1		
Name & Address of Titled Landowner: White River LLC- PO Box 668 Downey, CA 90241		
Have improvements or construction begun? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable		
Has any of the proposed equipment been installed? (Personal Property) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable		
Have you applied for and/or received a State of Indiana offer of incentives? <input type="checkbox"/> Approved <input checked="" type="checkbox"/> In Process <input type="checkbox"/> Not Applying <input type="checkbox"/> We would like more information about State of Indiana incentives		
What factors of obsolescence or which hinder development will your proposed project/investment address? Check all that apply. For ERA requests, see IC 6-1.1-12.1-1 <input type="checkbox"/> Lack of Development/Growth in Area <input type="checkbox"/> Technological Obsolescence <input type="checkbox"/> Deterioration of Improvements <input type="checkbox"/> Economical Obsolescence <input checked="" type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input checked="" type="checkbox"/> Other (Please describe in Section C)		

SECTION C**PROJECT DESCRIPTION**

Please include any additional information that you think will be beneficial to the community's understanding and support of this project. If applicable, please also include a description of any estimated off-site public infrastructure upgrade requirements.

We are set to build an 8,700 sq ft Wastewater Plant equipped with pretreatment capabilities of up to 500 gallons per minute. This facility will facilitate the growth of our Columbus operations while maintaining compliance with wastewater permits. Additionally, we plan to introduce a bottle filling line capable of filling up to 600 bottles per minute. To support this new line, we will upgrade our warehouse with refrigeration and extra equipment to handle the increased volume.

This expansion will preserve 115 jobs and create 50 new positions. Over the next two years, all the following positions will be filled: 15 warehouse roles, 5 maintenance positions, 26 production positions, 2 management positions, and 2 administrative positions.

Alongside the expansion and job creation, we anticipate positive impacts on the community. The construction phase will generate temporary jobs across various trades, providing a boost to the local economy during this period. The wastewater plant will not only comply with local and federal environmental regulations but will also implement advanced water conservation practices, helping to minimize our environmental impact.

Please note, the Real Property Tax is under White River LLC (For Ninth Avenue Foods) and Personal Property Tax is under Heritage Distributing Company, DBA Ninth Avenue Foods.

SECTION D**ESTIMATE OF REAL PROPERTY/BUILDING EXPENSES BY YEAR (IF APPLICABLE)**

Current Land AV:	\$747,400	Current Parcel Size (Acres):	38.23	Current Building AV:	\$13,197,100	Current Building Size (SF):	227,496
Calendar Year	Land/Building Purchase Price	Annual Lease Payment		Cost of New Construction or Improvements		Building Size (TOTAL SF)	
20 24__	\$ 0.00	\$ 0.00		\$ 500,000		8,700	
20 25__	\$ 0.00	\$ 0.00		\$ 2,500,000		8700	
20 ____	\$ 0.00	\$ 0.00		\$ 0.00		#	
TOTAL	\$ 0.00	\$ 0.00		\$ 3,000,000		8,700	

VACANT COMMERCIAL BUILDING STATUS (ONLY REQUIRED FOR FORM SB-1/VBD, IF APPLICABLE)

Is the building zoned for either commercial or industrial purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No	Has the building been vacant for at least one year? <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Provided (Attach Copies): <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Utility Receipts <input type="checkbox"/> Lease Agreements <input type="checkbox"/> Other
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RESIDENTIALLY DISTRESSED AREA IMPROVEMENT (IF APPLICABLE)

Has the area been designated a Residentially Distressed Area? ☐ Yes ☐ No

SECTION E**ESTIMATE OF PERSONAL PROPERTY / MACHINERY & EQUIPMENT BY YEAR (IF APPLICABLE)**

Calendar Year	Equipment Purchases Abatable*	Equipment Purchases Non-Abatable*	TOTAL	* IC 6-1.1-12.1-1 defines the types of equipment purchases that are "abatable" or not. Generally speaking, manufacturing, R&D, logistics, and I.T. equipment that is newly purchased by the applicant (whether new or used) and/or if already owned by the applicant in another state (but not within Indiana) can be considered "new" and therefore "abatable". Please consult a professional tax advisor for further guidance.
20 24__	\$ 5,200,000	\$ 0.00	\$ 5,200,000	
20 25__	\$ 31,200,000	\$ 0.00	\$ 31,200,000	
20 26__	\$ 15,600,000	\$ 0.00	\$ 15,600,000	
TOTAL	\$ 52,000,000	\$ 0.00	\$ 52,000,000	

As a percent of the total machinery & equipment investment shown above, which depreciation pool(s) will be utilized? (Default is Pool 2)

POOL	POOL 1 (1-4 YEAR LIFE)	POOL 2 (6-8 YEAR LIFE)	POOL 3 (9-12 YEAR LIFE)	POOL 4 (13 YEARS PLUS)	TOTAL (ALL POOLS)
%	#	#	100%	#	100%

SECTION F

ESTIMATE OF EMPLOYEES AND SALARIES4

EMPLOYMENT & WAGES BY OCCUPATION TYPE

Please provide the below requested detail for current and estimated new jobs and wages. For additional information, descriptions, and average wages for the below-listed occupations in the Columbus, IN MSA, please visit Bureau of Labor Statistics, OES data at http://www.bls.gov/oes/current/oes_18020.htm. For assistance calculating "Blended" wages, please call Greater Columbus EDC at 812-378-7300. **NOTE: Applicant is never required to indicate salaries paid to an individual position, so if only one job is to be employed under a certain occupation, applicant may add that position to another category or mark "N.D." for the individual wage.**

Occupation Code	Current / Existing # Local FTE Jobs	Average Hourly Wage (no fringe or O.T.)	Estimated # New Jobs	Average Hourly Wage (no fringe or O.T.)	Blended Average Hr. Wage (current + new)	Blended Average ANNUAL Wage	BLS Median Hourly May 2023
11-0000 Management Occupations	6	\$ 57.29	2	\$ 50.00	\$ 55.47	\$ 115,372	\$51.35
13-0000 Business and Financial	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$35.32
15-0000 Computer and Math	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$39.70
17-0000 Engineering Occupations	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$49.71
41-0000 Sales and Related	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$15.20
43-0000 Office and Administrative	5	\$ 24.99	2	\$ 24.99	\$ 24.99	\$ 51,979	\$19.55
49-0000 Maintenance and Repair	16	\$ 31.94	5	\$ 31.94	\$ 31.94	\$ 66,435	\$28.21
51-0000 Production/Manufacturing	68	\$ 24.77	26	\$ 24.77	\$ 24.77	\$ 51,522	\$21.61
53-0000 Transport/Material Moving	20	\$ 23.84	15	\$ 23.84	\$ 23.84	\$ 49,587	\$18.24
All Other Jobs (Not Counted Above)	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	N.A.
TOTALS & BLENDED AVERAGES	115	\$ 27.31	50	\$ 26.23	\$ 26.98	\$ 56,125	\$22.15

ESTIMATED EMPLOYMENT BY YEAR, PAYROLL, & EDUCATION REQUIREMENT

CALENDAR YEAR	STARTING # F.T.E. JOBS	PLUS NET NEW F.T.E. JOBS	TOTAL F.T.E. JOBS	EST. % TEMP/ LEASE	TOTAL EST. PAYROLL	EST. % NEW JOBS TO REQUIRE 2-YR DEGREE	EST. % NEW JOBS TO REQUIRE 4-YR DEGREE
20 24	115	+ 8	= 123	0 %	\$ 6,969,102	# %	# %
20 25	123	+ 30	= 153	0 %	\$ 8,605,854	# %	# %
20 26	153	+ 12	= 165	0 %	\$ 9,260,555	# %	# %
20 27	165	+ 0	= 165	0 %	\$ 9,260,555	# %	# %

BENEFITS & OTHER

<input checked="" type="checkbox"/> Health/Medical <input checked="" type="checkbox"/> Dental/Vision <input checked="" type="checkbox"/> Life Ins. <input checked="" type="checkbox"/> 401K/Retirement	Approximate Fringe Value (per hour)?	\$ 6.00
<input checked="" type="checkbox"/> Tuition Reimbursement <input checked="" type="checkbox"/> Paid Vacation/Sick/Personal <input type="checkbox"/> Other	What percent of your workforce resides (or will reside) within the county?	80 %

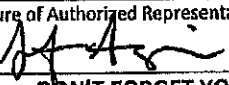
JOB TRAINING

Describe the company's workforce training needs and plans for this location: There will be on the job training for all employees and the possibility of training at the California facility.	Training Budget:	\$ 100,000
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SECTION G

APPLICANT CERTIFICATION

I hereby affirm under the penalties of perjury that the representations in this application are true and complete.

Signature of Authorized Representative 	Title Controller	Date 9/25/24
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DON'T FORGET YOUR ATTACHMENTS!



- ☐ Form(s) SB-1 ☐ Cover Letter ☐ Map or Aerial of Project ☐ Bankruptcy Explanation (if applicable)
☐ Additional Information (if applicable or desired by applicant)



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer White River, LLC (for Ninth Avenue Foods)					
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 668 Downey CA 90241					
Name of contact person Jennifer Aguiar		Telephone number (626) 420-2955		E-mail address jennifera@ninthavenuefoods.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Columbus City Council		Resolution number			
Location of property 6350 S 175 West Columbus IN 47201		County Bartholomew		DLGF taxing district number 021	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) This is a beverage production facility specializing in dairy (milk, organic milk, lactose free milk, etc.) and non dairy alternative beverages (oat milk, almond milk). The 8,700 square-foot building will include a wastewater treatment plant designed to handle pretreatment capabilities of up to 500 gallons per minute.				Estimated start date (month, day, year) 11/1/24	
				Estimated completion date (month, day, year) 11/01/2025	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 115.00	Salaries \$6,533,051.00	Number Retained 115.00	Salaries \$6,533,051.00	Number Additional 50.00	Salaries \$2,727,504.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		49,119,779.00		13,944,500.00	
Plus estimated values of proposed project		3,000,000.00		3,000,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project		52,119,779.00		16,944,500.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Jf Aguiar				Date signed (month, day, year) 9/25/24	
Printed name of authorized representative Jennifer Aguiar				Title Controller	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer Heritage Distributing Company, Inc DBA Ninth Avenue Foods		Name of contact person Jennifer Aguiar							
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 668 Downey CA 90241		Telephone number (626) 420-2955							
SECTION 2									
LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Columbus City Council		Resolution number (s)							
Location of property 6350 S 175 West Columbus IN 47201		County Bartholomew	DLGF taxing district number 021						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) This is a beverage production facility specializing in dairy (milk, organic milk, lactose free milk, etc.) and non dairy alternative beverages (oat milk, almond milk). Equipment includes, refrigeration system, racking, aseptic bottle line, and wastewater pretreatment equipment.		ESTIMATED							
		START DATE	COMPLETION DATE						
		Manufacturing Equipment	12/01/2024 06/01/2026						
		R & D Equipment							
		Logist Dist Equipment	12/01/2024 06/01/2026						
		IT Equipment							
SECTION 3									
ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current Number 115	Salaries \$6,533,051	Number Retained 115	Salaries \$6,533,051	Number Additional 50	Salaries \$2,727,504				
SECTION 4									
ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
	Current values		95,658,226		1,000,000		3,500,000		700,000
	Plus estimated values of proposed project	45,000,000	45,000,000			7,000,000	7,000,000		
	Less values of any property being replaced								
Net estimated values upon completion of project		140,658,226		1,000,000		10,500,000		700,000	
SECTION 5									
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____						
Other benefits:									
SECTION 6									
TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Jennifer Aguiar</i>				Date signed (month, day, year) 9/25/24					
Printed name of authorized representative Jennifer Aguiar				Title Controller					

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment;
2. Installation of new research and development equipment;
3. Installation of new logistical distribution equipment.
4. Installation of new information technology equipment;

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

☐ Enhanced Abatement per IC 6-1.1-12.1-18
 Check box if an enhanced abatement was approved for one or more of these types.

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

☐ Enhanced Abatement per IC 6-1.1-12.1-18
 Number of years approved: _____
 (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. ___, 2024

**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 COMMON COUNCIL PRESIDENT TO EXECUTE
THE STATEMENT OF BENEFITS FORMS**

**HERITAGE DISTRIBUTING COMPANY, INC DBA NINTH AVENUE FOODS
6350 S 175 W, COLUMBUS, INDIANA 47201**

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for an abatement of property taxes attributable to the rehabilitation/redevelopment of real property and installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq.; and

WHEREAS, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, approve Statement of Benefits forms associated with an application requesting a tax abatement for personal and/or real property in an area previously designated as an ERA; and

WHEREAS, Heritage Distributing Company, Inc DBA Ninth Avenue Foods filed an Application and Statement of Benefits form dated September 25, 2024, requesting the approval of a real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of building construction of a new onsite wastewater plant to accommodate expansion of operations while ensuring compliance with wastewater permits within an established ERA located at 6350 S 175 W, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A, Form SB – 1 / RP – Statement of Benefits Real Estate Improvements**); and

WHEREAS, Heritage Distributing Company, Inc DBA Ninth Avenue Foods filed an Application and a Statement of Benefits form dated September 25, 2024, requesting the approval of a personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for installation of new manufacturing and logistical related qualified equipment at their facility located at 6350 S 175 W (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit B, Form SB-1 / PP - Statement of Benefits Personal Property**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5 and 17 and 18 et. seq., a deduction allowed for the installation of new manufacturing, research and development, logistical distribution, and/or new information technology equipment:

1. May be allowed for new business personal property that is placed in service after the date the taxpayer's statement of benefits is approved by the designating body and has not previously been used in Indiana; AND

2. Shall follow an abatement schedule that has been established by the designating body;
AND
3. The abatement schedule must specify the percentage amount of the deduction for each year of the deduction that is allowed.

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real and personal property tax abatements be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefit forms submitted by **Heritage Distributing Company, Inc DBA Ninth Avenue Foods** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Heritage Distributing Company, Inc DBA Ninth Avenue Foods** meets the requirements for filing of tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated cost of the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment is reasonable for this type of project and equipment; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. The **Heritage Distributing Company, Inc DBA Ninth Avenue Foods** project represents a major capital investment into real and personal property and complements the initiatives of the City of Columbus for economic development.

4. The deductions allowed for real and personal property pursuant to INDIANA CODE 6-1.1-12.1-4.5 and 17 and 18, et. seq. shall be allowed for ten (10) years, attached as **Exhibit C and Exhibit D** and;
5. The Common Council President of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statements of Benefits form attached hereto as **Exhibit A and Exhibit B** for purposes of facilitating the personal property tax abatement of **Heritage Distributing Company, Inc DBA Ninth Avenue Foods.**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of October 2024.

Frank Miller, President
City of Columbus Common Council

ATTEST:

I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the ____ day of October 2024, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the ____ day of October 2024, is presented by me this ____ day of October 2024, at o'clock ____M, to the Mayor of the City of Columbus, Indiana.

 Luann Welmer
 Clerk of the Common Council

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the ____ day of October 2024, is approved by me this ____ day of October 2024, at o'clock ____M.

 Mary K. Ferdon, Mayor
 City of Columbus

NINTH AVENUE FOODS
6350 S 175 W
COLUMBUS, IN 47201

PARCEL 03-85-11-330-000.100-021
LEGAL DESCRIPTION: WILEY ADM SUB (R/73A) – Lot 1
38.23 ACRES

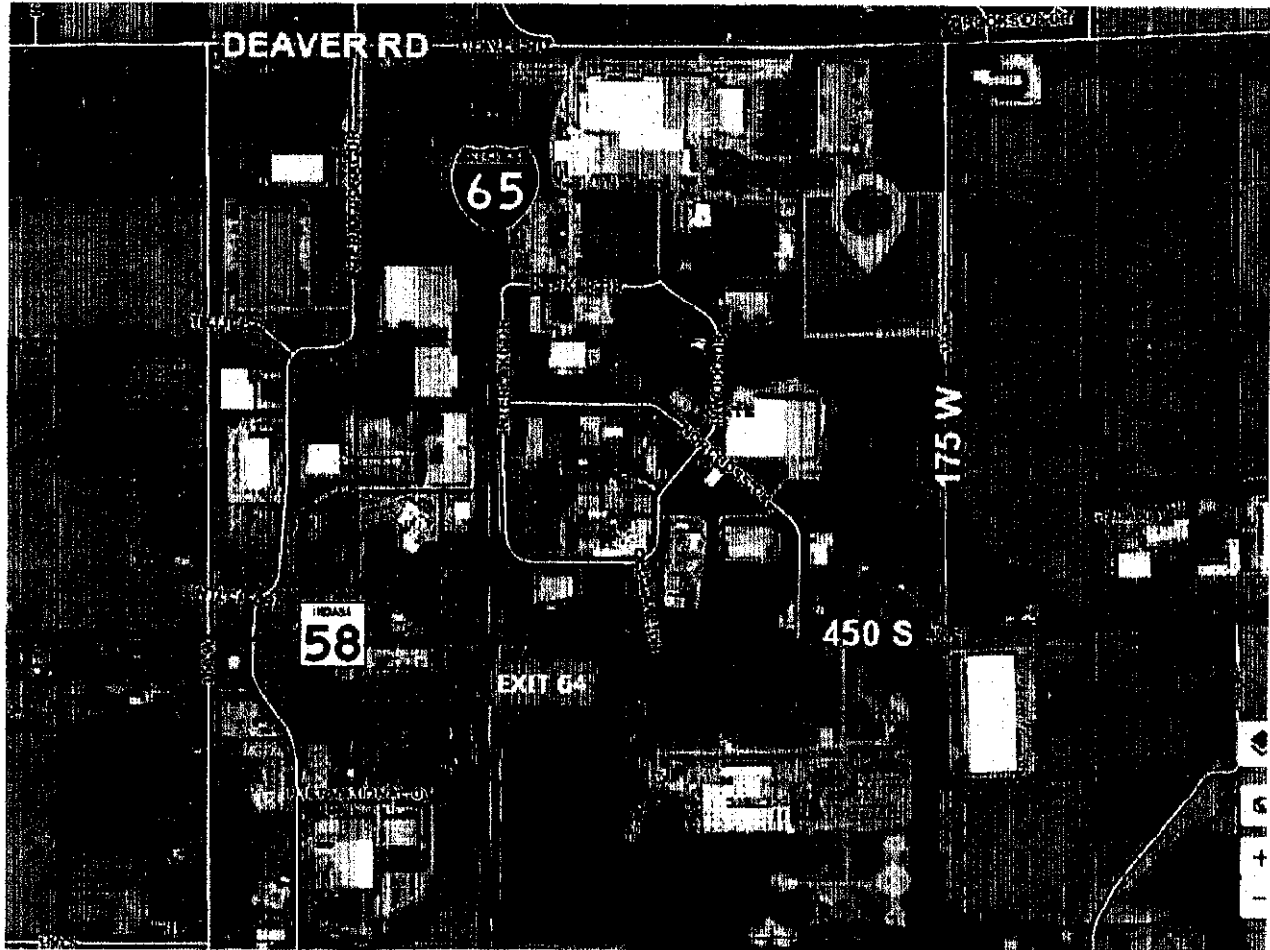


Exhibit A



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the additon to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-6.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20 ____ PAY 20 ____
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer White River, LLC (for Ninth Avenue Foods)					
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 668 Downey CA 90241					
Name of contact person Jennifer Aguiar			Telephone number (626) 420-2955		E-mail address jennifera@ninthavenuefoods.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Columbus City Council					Resolution number
Location of property 6350 S 175 West Columbus IN 47201			County Bartholomew		DLGF taxing district number 021
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) This is a beverage production facility specializing in dairy (milk, organic milk, lactose free milk, etc.) and non dairy alternative beverages (oat milk, almond milk). The 8,700 square-foot building will include a wastewater treatment plant designed to handle pretreatment capabilities of up to 500 gallons per minute.					Estimated start date (month, day, year) 11/1/24
					Estimated completion date (month, day, year) 11/01/2025
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 115.00	Salaries \$6,533,051.00	Number Retained 115.00	Salaries \$6,533,051.00	Number Additional 50.00	Salaries \$2,727,504.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
			COST	ASSESSED VALUE	
Current values			49,119,779.00	13,944,500.00	
Plus estimated values of proposed project			3,000,000.00	3,000,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project			52,119,779.00	16,944,500.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Jf Aguiar</i>				Date signed (month, day, year) 9/25/24	
Printed name of authorized representative Jennifer Aguiar				Title Controller	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit B



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 8-1.1-12.1-5.1.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Heritage Distributing Company, Inc DBA Ninth Avenue Foods				Name of contact person Jennifer Aguiar					
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 668 Downey CA 90241				Telephone number (626) 420-2955					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Columbus City Council				Resolution number (s)					
Location of property 6350 S 175 West Columbus IN 47201				County Bartholomew		DLGF taxing district number 021			
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) This is a beverage production facility specializing in dairy (milk, organic milk, lactose free milk, etc.) and non dairy alternative beverages (oat milk, almond milk). Equipment includes, refrigeration system, racking, aseptic bottle line, and wastewater pretreatment equipment.				ESTIMATED					
						START DATE	COMPLETION DATE		
				Manufacturing Equipment	12/01/2024	06/01/2026			
				R & D Equipment					
				Logist Dist Equipment	12/01/2024	06/01/2026			
IT Equipment									
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current Number 115	Salaries \$6,533,051	Number Retained 115	Salaries \$6,533,051	Number Additional 50	Salaries \$2,727,504				
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values			95,658,226		1,000,000		3,500,000		700,000
Plus estimated values of proposed project		45,000,000	45,000,000			7,000,000	7,000,000		
Less values of any property being replaced									
Net estimated values upon completion of project			140,658,226		1,000,000		10,500,000		700,000
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds)					Estimated hazardous waste converted (pounds)				
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Jennifer Aguiar</i>						Date signed (month, day, year) 9/25/24			
Printed name of authorized representative Jennifer Aguiar						Title Controller			

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.6, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|--|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 4. Installation of new Information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new Information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new Information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	
<p>* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.</p>		

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit C

City of Columbus

Standard 10-Year Real Property Tax Abatement Schedule

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%
Year 11 and thereafter	0%

Exhibit D

City of Columbus

Standard 10-Year Personal Property Tax Abatement Schedule

Year 1	100%
Year 2	90%
Year 3	80%
Year 4	70%
Year 5	60%
Year 6	50%
Year 7	40%
Year 8	30%
Year 9	20%
Year 10	10%
Year 11 and thereafter	0%

Indiana Tax Abatement Results

- Bartholomew County, C-Wayne Annex
- Tax Rate (%): 2.6040
- Project Name: Ninth Avenue Foods Bottle Line Expansion & Wastewater Plant

Real Property: \$3,000,000

	Abatement Percentage	Property Taxes	With Abatement Circuit Breaker Tax Credit	Net Property Taxes	Without Abatement Circuit Breaker Tax Credit	Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100	\$0	\$0	\$0	\$78,120	\$0	\$78,120
Year 2	95	\$1,906	\$0	\$1,906	\$78,120	\$0	\$76,214
Year 3	80	\$15,624	\$0	\$15,624	\$78,120	\$0	\$62,496
Year 4	65	\$21,342	\$0	\$21,342	\$78,120	\$0	\$56,778
Year 5	50	\$30,060	\$0	\$30,060	\$78,120	\$0	\$48,060
Year 6	40	\$48,872	\$0	\$48,872	\$78,120	\$0	\$39,248
Year 7	30	\$67,684	\$0	\$67,684	\$78,120	\$0	\$30,436
Year 8	20	\$86,496	\$0	\$86,496	\$78,120	\$0	\$21,624
Year 9	10	\$105,308	\$0	\$105,308	\$78,120	\$0	\$12,812
Year 10	5	\$124,120	\$0	\$124,120	\$78,120	\$0	\$4,600
Totals		\$394,506	\$0	\$394,506	\$781,200	\$0	\$386,694

Personal Property: \$52,000,000

	Abatement Percentage	Property Taxes	With Abatement Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Without Abatement Circuit Breaker Tax Credit	Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100	\$0	\$0	\$0	\$541,632	\$0	\$541,632	\$541,632
Year 2	90	\$75,408	\$0	\$75,408	\$758,285	\$0	\$758,285	\$682,876
Year 3	80	\$118,741	\$0	\$118,741	\$365,714	\$0	\$365,714	\$454,971
Year 4	70	\$129,992	\$0	\$129,992	\$431,196	\$0	\$431,196	\$413,174
Year 5	60	\$162,490	\$0	\$162,490	\$406,274	\$0	\$406,274	\$443,734
Year 6	50	\$303,112	\$0	\$303,112	\$406,274	\$0	\$406,274	\$203,112
Year 7	40	\$,43,714	\$0	\$,43,714	\$406,274	\$0	\$406,274	\$157,460
Year 8	30	\$,94,553	\$0	\$,94,553	\$406,274	\$0	\$406,274	\$171,867
Year 9	20	\$,304,976	\$0	\$,304,976	\$406,274	\$0	\$406,274	\$87,245
Year 10	10	\$,365,862	\$0	\$,365,862	\$406,274	\$0	\$406,274	\$40,602
Totals		\$1,901,816	\$0	\$1,901,816	\$4,739,280	\$0	\$4,739,280	\$2,837,464



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: October 2, 2024

RE: Columbus Redevelopment Commission Rezoning
(*Plan Commission Case #RZ-2024-009*)

At its September 11, 2024 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 7 in favor and 0 opposed.

The Columbus Redevelopment Commission proposes to rezone a property of 20.91 acres from I3 (Industrial: Heavy) to I2 (Industrial: General). The applicants have indicated that the purpose of the rezoning is to enable the relocation of the Columbus Public Works facility to the property. This use is permitted in the proposed I2 zoning district, but prohibited in the current I3 zoning.

No members of the public spoke at the Plan Commission's public hearing on this request.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Planning Department staff report prepared for the Plan Commission, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2024

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM I3 (INDUSTRIAL: HEAVY)
TO I2 (INDUSTRIAL: GENERAL)**

**To be known as the: Columbus Redevelopment Commission Rezoning
Plan Commission Case No.: RZ-2024-009**

WHEREAS, this rezoning was requested by the Columbus Redevelopment Commission and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on September 11, 2024, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from I3 (Industrial: Heavy) to I2 (Industrial: General):

Lot Number One (1) in Columbus Industrial Park, an Addition to the City of Columbus, Indiana, as recorded January 15, 1988, in Plat Book "O", Page 55, in the Office of the Recorder of Bartholomew County, Indiana.

SECTION 2: Condition(s) and Commitment(s)

No conditions or commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

The Common Council's vote record sheet also documenting the presentation to and approval of this ordinance by the Mayor is attached to and made a part of this ordinance.

RESOLUTION: RZ-2024-009

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-2024-009

(Columbus Redevelopment Commission Rezoning),

a proposal to rezone +/-20.91 acres

from I3 (Industrial: Heavy) to I2 (Industrial: General)

WHEREAS, the Plan Commission has received the application referenced above from the Columbus Redevelopment Commission; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on September 11, 2024, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 20.91 acres located at the northwest corner of the intersection of Indianapolis Road and Arcadia Drive) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (rezonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11th DAY OF SEPTEMBER, 2024 BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED.


Michael Kinder, President

ATTEST:


Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (September 11, 2024 Meeting)

Docket No. / Project Title: RZ-2024-009 (Columbus Redevelopment Commission)
Staff: Melissa Begley
Applicant: Columbus Redevelopment Commission
Property Size: 20.91 Acres
Current Zoning: I3 (Industrial: Heavy)
Proposed Zoning: I2 (Industrial: General)
Location: 1350 Arcadia Drive, located on at the northwest corner of the intersection of Indianapolis Road and Arcadia Drive, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of relocating the City of Columbus Public Works facility to this site.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: No key issues.

Preliminary Staff Recommendation:

Favorable Recommendation to the City Council; all criteria have been met.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: A Comprehensive Plan goal is to "promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land". Downzoning this developed property to a less intense industrial zoning district will allow for a slightly different set of potential uses and allow the existing vacant building to be utilized for other purposes.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The current condition and character of the area is agriculture, residential, and industrial. There is developed industrial zoning to the south and west, with large agriculture fields to

the east. The property to the north was recently rezoned to RM (Residential: Multi-Family), however has not been developed at this time. All city services can be made available to the site.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan identifies this area as industrial. The proposed change retains industrial zoning for the property.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The site has good access to a minor arterial street intended to accommodate a high volume of traffic. Residential properties to the north are distanced from any development on this site by a 100 foot wide floodway easement and regulated drain right-of-way and those to the west are separated by wetlands included in common areas. The property values throughout the City of Columbus should not be impacted in a negative way if the rezoning request, reducing the possible industrial intensity on the property, is approved.

Responsible growth and development.

Preliminary Staff Comments: Rezoning the subject property to I2 (Industrial: General) represents responsible growth and development. The property is contiguous with an existing industrial area and is clustered with other industrial development. The property is in close proximity to a minor arterial street and US 31, which is appropriate for industrial development.

Current Property Information:	
Land Use:	Vacant industrial building
Site Features:	An industrial structure, associated parking, a detention pond
Flood Hazards:	100-year floodway fringe, 500-year floodway fringe
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances are present on the property.
Vehicle Access:	Arcadia Drive (Local, Industrial, Suburban) Indianapolis Road (Minor Arterial, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RM (Residential: Multi-Family)	Undeveloped
South:	I3 (Industrial: Heavy)	Capco
East:	I3 (Industrial: Heavy)	Agriculture
West:	I3 (Industrial: Heavy) RS2 (Residential: Single Family 2)	PMG Indiana Abbey Place Subdivision Open Space

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I3	Proposed Zoning: I2
Zoning District Intent:	To provide locations for industrial manufacturing production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.	To provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.

Permitted Uses:	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm <p>Communications /Utility Uses</p> <ul style="list-style-type: none"> • Communication service exchange • Sewage treatment plant • Utility substation • Water tower <p>Public/Semi-Public Uses</p> <ul style="list-style-type: none"> • Parking lot / garage (as a primary use) • Police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / conservation Area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Conference Center <p>Industrial Uses</p> <ul style="list-style-type: none"> • Agricultural products processing • Agri-industrial facility • Concrete / asphalt production facility • Contractor's office / workshop • Dry cleaners (commercial) • Food & beverage production • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Research & development facility • Truck freight terminal 	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm <p>Communications / Utilities Uses*</p> <ul style="list-style-type: none"> • Communication service exchange • Sewage treatment plant • Utility substation • Water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Government facility (non-office) • Parking lot / garage (as a primary use) • Police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / conservation area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Auto-oriented uses (medium scale) • Builder's supply store • Conference center • Data processing / call center <p>Industrial Uses</p> <ul style="list-style-type: none"> • Contractor's office / workshop • Dry cleaners (commercial) • Food & beverage production • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Mini-warehouse self-storage
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	<ul style="list-style-type: none"> Warehouse & distribution facility 	<ul style="list-style-type: none"> facility Research & development facility Truck freight terminal Warehouse & distribution facility
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	Minimum Lot Area: 1 acre Maximum Lot Coverage: 75%	Minimum Lot Area: 1 acre Maximum Lot Coverage: 75%
Setbacks Required:	Side Yard Setback: Primary Structure - 20 feet Accessory Structure- 20 feet Rear Yard Setback: Primary Structure - 20 feet Accessory Structure- 20 feet Front Yard Setback: Arterial Street or Road - 50 feet Collector Street or Road - 35 feet Local Street or Road - 25 feet	Side Yard Setback: Primary Structure - 20 feet Accessory Structure- 20 feet Rear Yard Setback: Primary Structure - 20 feet Accessory Structure- 20 feet Front Yard Setback: Arterial Street or Road - 50 feet Collector Street or Road - 35 feet Local Street or Road - 25 feet
Height Restrictions:	Primary Structure: 60 feet Accessory Structure: 40 feet	Primary Structure: 50 feet Accessory Structure: 40 feet
Floor Area Requirements:	NA	NA
Primary Permanent Signs:	Wall Signs: 2 per frontage with a total area of 15% of all front walls or 350 square feet (whichever is less) Freestanding Sign: 1 per frontage with a maximum height of 10 feet and a maximum area of 75 square feet	Wall Signs: 2 per frontage with a total area of 15% of all front walls or 350 square feet (whichever is less) Freestanding Sign: 1 per frontage with a maximum height of 10 feet and a maximum area of 75 square feet

Interdepartmental Review:	
City Engineering:	No concerns.
City Utilities:	No comments received.
Drainage Board:	No issues with the rezoning request. Melissa – This was more-so for us and can be omitted from the staff report.

Fire Department:	The rezoning of this property poses no concerns. The Columbus Fire Department will be able to provide coverage for this parcel without any additional cost.
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Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as industrial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **GOAL A-4:** Promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land.
2. **GOAL I-1:** Provide high-quality public facilities in locations which are convenient and accessible to local residents.
3. **POLICY I-1-1:** Ensure that pedestrian connections to public facilities are provided in conjunction with new development and that these pedestrian systems are designed to promote safety and efficiency. *Public facilities such as libraries, parks, and schools should be accessible to pedestrians.*

This property is located in the US 31/Indianapolis Road character area. The following Planning Principle(s) apply to this application: A corridor plan should be developed to beautify the entrance to Columbus. This plan should include standards for landscaping, outside storage, signs, and building design. It also should provide for maintaining views of the river and flood plain areas.

The Bicycle and Pedestrian Plan identifies a future shared use path along Indianapolis Road and along the Joseph Anthony drain along the north property line of the subject property that would then connect into the Abbey Place pedestrian network.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to rezone the subject property from I3 (Industrial: Heavy) to I2 (Industrial: General) with the intent to relocate the City of Columbus Department of Public Works to this site. The subject property is currently vacant and formerly housed a Cummins facility.
2. The adjacent properties to the south and west are developed industrial properties that are part of the Columbus Industrial Park. The property to the east, across Indianapolis Road is agricultural and the property to the north was recently rezoned to RM (Residential: Multi-Family) for a future multi-family development.
3. The majority of the subject property lies within either the 100-year or 500-year floodplain. The existing building is primarily out of the floodplain with a small area of 500-year floodplain touching the building. Any new structures constructed on this property, that are located in the floodplain, will have to be elevated to two feet above base flood elevation or sufficiently flood proofed.
4. Along the north property line, there is a 100 foot wide floodway easement that includes 75 feet for the Joseph Anthony regulated drain right-of-way.
5. Arcadia Drive is a quarter of a mile long street that serves three industrial properties. Arcadia exits onto Indianapolis Road, which is a minor arterial street. US 31 is located less than a mile from Arcadia Drive.
6. The Zoning Ordinance does not require a landscape buffer to be installed on this property because it will not be redeveloped, however the property to the north will be required to install a type A buffer as part of it being developed for multi-family. A Type A Buffer yard will be required, which is 25 feet in width, plus an additional 10 feet for the building setback, for 35 feet total. A Type A buffer provides a dense screen between uses. The applicants could also install a fence, however the fence cannot be provided in-lieu of the landscaping.
7. There is a natural buffer provided to the west by the wetlands and existing vegetation in the Abbey Place common areas.



Location & Zoning Context (Case #RZ-2024-009: Redevelopment Commission)





MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: October 2, 2024

RE: Aaron Strickland Annexation & Rezoning
(Plan Commission Case #ANX-2024-008 and #RZ-2024-010)

At its September 11, 2024 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded each to the City Council with a favorable recommendation by a vote of 8 in favor and 0 opposed.

The applicant requests that an area of +/-11.05 acres be annexed to the City of Columbus and rezoned from AP (Agriculture: Preferred) to RS2 (Residential: Single-Family 2). The Strickland's own the home to the south of the subject property (at 6882 Tipton Lakes Boulevard), which is within the City of Columbus and zoned RS2. They have indicated their desire to purchase this portion of the wooded property to the north in order to combine it with their 3.92-acre lot resulting in a larger home property for themselves. The proposed annexation and rezoning of the 11.05 acres is necessary to match the circumstances of the Strickland's existing lot and facilitate combining the two properties. The Strickland's have not indicated any intent to further develop the resulting, larger property.

Several neighbors from the adjacent Oakbrook neighborhood spoke at the Plan Commission's public hearing on the rezoning. They sought clarifications on the applicant's intentions for the property and verification that their properties would not be disrupted by any new development activity.

The Plan Commission favorable recommendation on the rezoning includes the condition that the subdivision plat combining the subject property with the Strickland's lot be completed and recorded. The rezoning, therefore, would not be finalized until that action is complete.

The following items of information are attached to this memo for your consideration:

1. a proposed ordinance approving the annexation,
2. the resolution certifying the action of the Plan Commission on the annexation,
3. a proposed ordinance approving the rezoning,
4. the resolution certifying the action of the Plan Commission on the rezoning,
5. a copy of the staff report prepared for the Plan Commission, and
6. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2024

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the Strickland Annexation
Plan Commission Case No. ANX-2024-008**

WHEREAS, a petition has been filed by Aaron Strickland for the annexation of the property described by Section 1 below; and

WHEREAS, the property subject to the request lies outside of, but is adequately contiguous to, the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on September 11, 2024, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Property Annexed

The following described property, including a total of +/- 11.05 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

A part of the Northeast Quarter of Section 29, Township 9 North, Range 5 East, Bartholomew County, Indiana, being more particularly described as follows:

Beginning at the southwest corner of said quarter section, thence along the west line of said quarter, north, 773.28 feet to the southwest corner of the ABC Learning Center Inc. property; thence along the south line of said ABC and the extension thereof, east, 622.08 feet; thence south, 774.19 feet to the south line of said northeast quarter; thence along said line, west, 622.08 feet to the point of beginning, containing 11.05 acres

The annexation area includes the parcel(s) numbered as follows: The portion of 03-95-29-000-004.000-011 described above.

SECTION 2: Common Council District

Upon the effective date of this ordinance, the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____ 2024, at _____ o'clock _____m., by a vote of _____ ayes and _____nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

The Common Council's vote record sheet also documenting the presentation to and approval of this ordinance by the Mayor is attached to and made a part of this ordinance.

This document was prepared by Jeff Bergman. I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

RESOLUTION: ANX-2024-008

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-2024-008 (Aaron Strickland),
a proposal to annex +/-11.05 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from Aaron Strickland, with the permission of Tommy and Pat Carothers; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of Indiana Code Section 36-4-3-5.1 for voluntary annexation; and

WHEREAS, the Plan Commission did, on September 11, 2024, review the annexation request; and

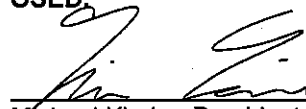
WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 11.05 acres located north of 6882 Tipton Lakes Boulevard) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11th DAY OF
SEPTEMBER, 2024 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.**


Michael Kinder, President

ATTEST:


Laura Garrett, Secretary

ORDINANCE NO.: _____, 2024

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM AP (AGRICULTURE: PREFERRED)
TO RS2 (RESIDENTIAL: SINGLE-FAMILY 2)**

**To be known as the: Strickland Rezoning
Plan Commission Case No.: RZ-2024-010**

WHEREAS, this rezoning was requested by Aaron Strickland and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on September 11, 2024, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from AP (Agriculture: Preferred) to RS2 (Residential: Single-Family 2):

A part of the Northeast Quarter of Section 29, Township 9 North, Range 5 East, Bartholomew County, Indiana, being more particularly described as follows:

Beginning at the southwest corner of said quarter section, thence along the west line of said quarter, north, 773.28 feet to the southwest corner of the ABC Learning Center Inc. property; thence along the south line of said ABC and the extension thereof, east, 622.08 feet; thence south, 774.19 feet to the south line of said northeast quarter; thence along said line, west, 622.08 feet to the point of beginning, containing 11.05 acres

SECTION 2: Condition(s) and Commitment(s)

The following condition is attached to and made a part of this rezoning and is required to be fulfilled prior to the rezoning becoming effective: A subdivision plat combining the property subject to this rezoning with the adjacent property to the south at 6882 Tipton Lakes Boulevard shall be completed and recorded.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

After its adoption, this ordinance shall be effective upon and after the date and time that companion Ordinance ____, 2024 annexing the subject property to the City of Columbus is filed and recorded, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2024 at ____ o'clock ____ m., by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

The Common Council's vote record sheet also documenting the presentation to and approval of this ordinance by the Mayor is attached to and made a part of this ordinance.

RESOLUTION: RZ-2024-010

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-2024-010
(Aaron Strickland Rezoning),
a proposal to rezone +/-11.05 acres
from AP (Agriculture: Preferred) to RS2 (Residential: Single-Family 2)

WHEREAS, the Plan Commission has received the application referenced above from Aaron Strickland; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on September 11, 2024, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

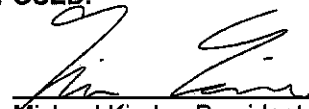
WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 11.05 acres located north of 6882 Tipton Lakes Boulevard) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11th DAY OF SEPTEMBER, 2024 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.



Michael Kinder, President

ATTEST:



Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (September 11, 2024 Meeting)

Docket No. / Project Title: ANX-2024-008 / RZ-2024-010 (Aaron Strickland)
Staff: Kyra Behrman
Applicant: Aaron Strickland
Property Size: Annexation: 11.05 Acres
Rezoning: 11.05 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: RS2 (Residential: Single-family 2)
Location: The 11.05 acres directly north of 6882 Tipton Lakes Boulevard, in Harrison Township.

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of combining the subject 11 acres with the applicant's 4 acre lot adjoining to the south. The applicant's current lot is within the Columbus city limits and zoned RS2, with this adjacent property having to match as a pre-requisite to their combination.

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The subject site is in an area that is contiguous to the city limits and can be provided with all city services. The site is in an area designated for residential development by the Comprehensive Plan.

Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council. Rezoning should be contingent upon the completion of both the annexation and the necessary subdivision combining the subject property with the property to the south at 6882 Tipton Lakes Boulevard.

Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & rezoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding annexation & rezoning applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 49.9% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Rezoning):

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use for this area as residential and it is consistent with the Comprehensive Plan's policies to encourage orderly growth where city services can be provided. The Comprehensive Plan also encourages development adjacent to already developed areas. The Western Hills character area also encourages conserving the natural wooded features of this area.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject 11-acre parcel is located on the edge of developed areas of Columbus and rural areas of Bartholomew County. It is directly north of the Oakbrook subdivision and east of Westbrook subdivision; other residential subdivisions (Spring Hill Lake) are located farther south. City Utilities sewer and water service are available to this property.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan identifies residential for the use of the property and surrounding area. The property is located within a moderate drive, approximately 1.75 miles, from goods and services. However, the applicant wishes to combine the subject site with the parcel that contains his existing home; thereby not creating additional home sites needing to access goods and services.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The property values throughout the City of Columbus should not be impacted in a negative way if the zoning request is approved. The site is within an area where single-family residential use is dominant.

Responsible growth and development.

Preliminary Staff Comments: The property is bordered by the City of Columbus to the south and west and is therefore a responsible extension of residential zoning. The site has adequate infrastructure

availability, including access to a collector street once the site is combined with the existing home of the applicant.

Current Property Information:	
Existing Land Use:	Woods
Existing Site Features:	Woods
Flood Hazards:	No flood hazards exist on this site
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None
Vehicle Access:	State Road 46 (Principle Arterial, Residential, Suburban) (for the 73-acre parcel of which the subject 11 acres is a part)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	ABC-Stewart School Single-family residential
South:	RS2 (Residential: Single-family 2) RS3 (Residential: Single-family 3)	Single-family residential Single-family residential
East:	AP (Agriculture: Preferred)	Wooded / Agriculture
West:	RT (Residential: Two-family)	Single-family residential

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: RS2
Zoning District Intent:	To provide an area suitable for agriculture and agriculture related uses. This district is further intended to preserve the viability of agricultural operations and limit non-agricultural development in areas with minimal incompatible infrastructure.	To provide areas for moderate density single family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods

Permitted Uses:	Agriculture Uses <ul style="list-style-type: none"> • Farm Residential Uses <ul style="list-style-type: none"> • Single-Family Dwelling Park Uses <ul style="list-style-type: none"> • Nature Preserve / Conservation Area 	Residential Use <ul style="list-style-type: none"> • Single-Family Dwelling Park Uses <ul style="list-style-type: none"> • Nature Preserve / Conservation Area • Park / Playground
Water and Sewer Service:	Not Required	Required
Lot and/or Density Requirements:	1 acre or as needed to provide 2 viable septic sites, whichever is greater.	10,000 square feet
Setbacks Required:	Side Yard Setback: 30 feet Rear Yard Setback: 30 feet. Front Yard Setback: Not applicable.	Side Yard Setback: 5 feet Rear Yard Setback: 5 feet Front Yard Setback: Not applicable.
Height Restrictions:	Primary Structure: 40 feet Accessory Structure: 35 feet	Primary Structure: 40 feet Accessory Structure: 25 feet.
Floor Area Requirements:	1,000 square feet	1,000 square feet
Primary Permanent Signs:	Signs are only permitted for Conditional Uses.	Signs are only permitted for Conditional Uses.

Interdepartmental Review:	
City Engineering:	No comments.

City Utilities:	CCU can provide water and sewer service to the site. There is already water and sewer service available at the parcel to the south. Depending on what the applicant is going to do with the property, they could need additional water/sewer main extensions from Acorn Drive. Developers are responsible for the cost of the water/sewer extensions to serve their developments.
Parks Department:	No comment.
Police Department:	CPD would be able to provide police protection without any increase in resources.
Fire Department:	No comment.
Public Works Department:	No comment.
Animal Care Services:	No comment.
Human Rights Department:	No comment.
City Administration:	No comment.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies. *Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
2. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis. *New development should be designed in a manner that is sensitive to the surroundings.*
3. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. *Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
4. **POLICY A-4-6:** Encourage wise use of infrastructure dollars. *There are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development, and costs should be considered in conjunction with development proposals.*
5. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost. *Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.*

6. **POLICY D-1-3:** Encourage development adjacent to already developed areas. *Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.*

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application:

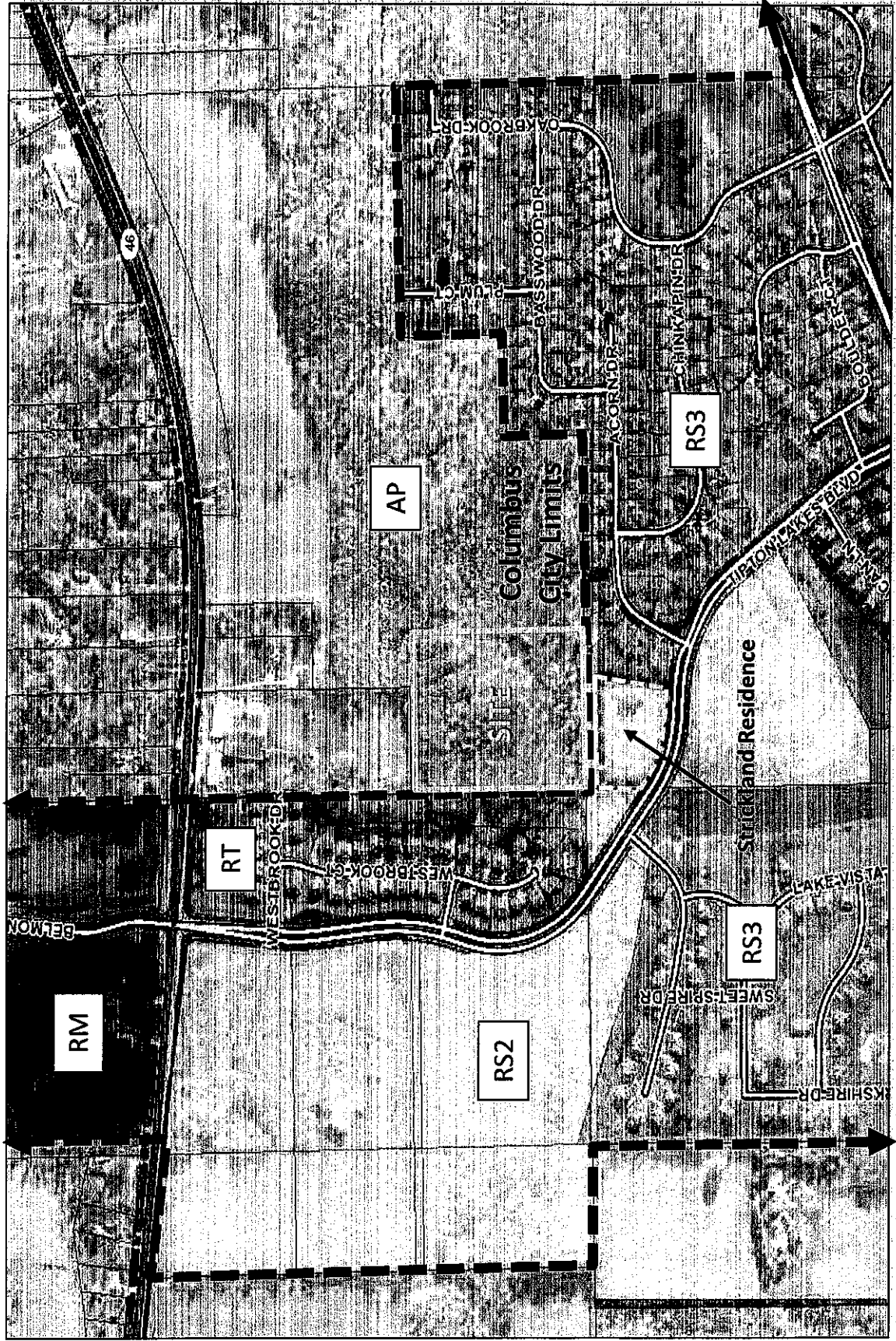
1. Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Prohibit commercial development on S.R. 46 west of C.R. 350 W.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to annex and rezone, from AP (Agriculture: Preferred) to RS2 (Residential: Single-Family 2), an 11-acre area directly north of his existing home. The 11-acre area is not currently its own parcel, but rather a portion of a larger 73-acre property.
2. The applicant owns the adjoining 3.92 acre parcel to the south. This parcel contains an existing single-family dwelling. The applicant intends to combine the 11-acre area with the lot that contains his home to result in one larger parcel through an administrative subdivision.
3. The applicant states the immediate proposed use of the 11-acre site is to combine it with the existing residential lot adjoining to the south, which contains the applicant's residence. The applicant intends to build a single accessory structure to serve the existing residence and thereby, not create a zoning violation.
4. The subject 11-acre site is primarily wooded.
5. If the subject property is successfully annexed and approved for rezoning, the petitioner's next step will be to submit an administrative subdivision to the Planning Department for a detailed review, approval and recording.
6. If the subject 11-acres were annexed and rezoned, the remainder of the 73-acre parcel could still be developed and would not be impacted. The existing 73-acre parcel contains approximately 333' of road frontage on SR 46 West. Additionally, area for a stub street 50-feet in width for a future street connection was platted with the development of Oakbrook subdivision. Approximately 1,015 feet farther east in Oakbrook subdivision, is an existing stub-street of Plum Court, also intended for future street connection. All three locations would be available to access the 73-acre parcel whenever it would be developed. The location of the subject 11-acres would not impact the possible configuration of future residential development. The platted stub street is 156 feet from the east property line of the subject 11-acre site. Most lots in the general area range from 124 to 244-feet deep; if the stub street were extended for future development, new lots would still be in character with the existing depths of lots with in Oakbrook subdivision.

Location & Zoning Context (Case #ANX-2024-008 & RZ-2024-010: Strickland)





columbusindiana redevelopment

MEMORANDUM

TO: Columbus City Council
FROM: Heather Pope, Director of Redevelopment
DATE: October 7, 2024
RE: Funding Request for Deaver Road Improvements related to the Toyota Material Handling Expansion

Toyota Material Handling came to Columbus in 1990. Since that time they have expanded multiple times, invested over \$400 million in Columbus and have grown to over 1,880 employees. Most recently on May 29, 2024 Toyota Material Handling broke ground on a new 295,000 square foot facility for their Electric Forklift Production. The \$100 million investment will create 85 new high-wage manufacturing jobs.

Toyota Material Handling has annexed and rezoned their new facility location at the corner of Deaver Road and County Road 225 West. Additionally, the Redevelopment Commission has expanded the Central Allocation Area to include the 65-acre expansion area.

In order to ensure that Toyota had the infrastructure they needed to make this \$100 million investment in Columbus, the Redevelopment Commission committed to fund the needed road improvements in the area to support additional industrial traffic. Working jointly with the City Engineering Department, Columbus City Utilities and referencing the Thoroughfare Map in the City's Comprehensive Plan, the following improvements were identified:

- Road widening and ditch installation along CR 225 W from Deaver Road to CR 300 S
- Road widening and ditch installation along CR 300 S
- Realignment of CR 225 W and a pedestrian cross walk across Deaver Road near the new intersection of CR 225 W
- Intersection/road improvements at CR 175 W west to CR 225 W
- Realignment of CR 150 W to CR 175 W
- Widening of Deaver Road from CR 150 W west to CR 225 W
- Installation of a new sanitary sewer line along Deaver Road to the new Toyota Material Handling plant

At its regularly scheduled meeting on September 16th, the Redevelopment Commission, held a public meeting, engaged in dialogue and voted unanimously to approve Resolution #30-2024 to engage American Structurepoint to complete the design and engineering work for the improvements identified above for a total not to exceed amount of \$1,150,078.00.

The Commission has identified there is sufficient funds available in the Central Allocation Area to fund the proposed project in the not to exceed amount of \$1,150,078.00.

Council Ordinance #25-2003 states that any proposed expenditure by the Commission in excess of \$500,000 is subject to Council approval. The Redevelopment Commission appreciates bringing this project before the City Council for approval and comment.



columbusindiana redevelopment

Attached you will find the following:

- Redevelopment Commission Resolution #30-2024
- City Council Resolution
- Road Improvement Map

RESOLUTION NO. ___, 2024

**A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION
TO EXPEND FUNDS OVER \$500,000
FOR THE TOYOTA/DEAVER ROAD IMPROVEMENT PROJECTED
LOCATED IN THE
CENTRAL ALLOCATION AREA**

WHEREAS, the City of Columbus Department of Redevelopment and Redevelopment Commission (the "Commission") was established in August 2003 (Columbus Common Council Ordinance # 25-2003) by the Columbus Common Council (the "Council") pursuant to I.C. 36-7-14-39; and

WHEREAS, Toyota Material Handling (TMH) came to Columbus, Indiana in 1990; and

WHEREAS, TMH has invested over \$400 million in Columbus and created over 1,880 jobs over the last 34 years; and

WHEREAS, on May 10, 2024, TMH broke ground on a new 295,000 square foot facility for their Electric Forklift Production Line; and

WHEREAS, TMH will be investing approximately \$100 million in a new electric forklift production line and creating 85 new high-wage manufacturing jobs; and

WHEREAS, the Redevelopment Commission believes this industrial expansion will serve to benefit commerce, continue to promote economic development, social interest and public utility for the City of Columbus and the allocation area known as the Central Allocation Area / Central TIF District; and

WHEREAS, the Redevelopment Commission has expanded the Central Allocation Area to include the 65 acres that Toyota will build its new manufacturing line; and

WHEREAS, road and utility improvements were identified to better serve and benefit not only TMH but the surrounding industrial park; and

WHEREAS, the Engineering Department issued a Request for Proposals for design and engineering services and American Structurepoint was the lowest, qualified bidder in an amount not to exceed \$1,150,078.00; and

WHEREAS, American Structurepoint will design and create engineered construction documents for road widening and ditch installation along CR 225 W from Deaver Road to CR 300 S, road and ditch installation along CR 300 S, realignment of CR 225 W and a pedestrian cross walk across Deaver Road near the new intersection of CR 225 W, intersection/road improvements at CR 175 W west to CR 225 W, realignment of CR 150 W to CR 175 W, widening of Deaver Road from CR 150 W west to CR 225 W, installation of a new sanitary sewer line along Deaver Road to serve the new TMH plant; and

WHEREAS, the Columbus Redevelopment Commission has identified sufficient funds within the Central Allocation Area / TIF District, and

WHEREAS, pursuant to Council Ordinance #25-2003, any proposed Commission expenditure in excess of \$500,000 is subject to Council approval, therefore, the Commission would appreciate bringing this project before the City Council for approval;

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL certain funds in the Central Allocation Area are necessary to complete the Toyota / Deaver Road Improvement Project which is consistent with the adopted City's Comprehensive Plan.

1. The Toyota / Deaver Road Improvement Project will improve industrial traffic circulation in the area.
2. The Toyota / Deaver Road Improvement Project will provide the needed sanitary services for the new 295,000 square foot facility.
3. The Redevelopment Commission has identified available funds for the improvement project.
4. The Redevelopment Commission does note that this expenditure exceeds its spending authority pursuant to Ordinance #25-2003 and as such the Commission is recommending to the Common Council of the City of Columbus that the Common Council authorize the expenditure of a sum not to exceed \$1,150,078.00 from the Central Allocation Area for the design and engineering services for the Toyota / Deaver Road Improvement Project.

BE IT RESOLVED the Common Council of the City of Columbus, having heard from the representative of the Columbus Redevelopment Commission and City Engineer and having received the request for an expenditure over the Commissions' spending authority, and the Council having had an opportunity to inquire and more fully understand this request and now having considered same has voted on this request this ____ day of _____, 2024, and this Resolution was ____ approved ____ denied by vote of ____ ayes and ____ nays.

Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana this ____ day of _____, 2024 at ____ o'clock ____ M.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved and signed by me this _____ day of _____, 2024 at _____ o'clock _____.M.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

RESOLUTION NO: 30 - 2024

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
FUND DESIGN WORK FOR INFRASTRUCTURE IMPROVEMENTS
IN THE WALESBORO INDUSTRIAL PARK AREA
ASSOCIATED WITH THE TOYOTA MATERIAL HANDLING EXPANSION

Comes now the Columbus Department of Redevelopment, more commonly known as the Columbus Redevelopment Commission, and for this Resolution says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission (Redevelopment Commission) by way of Ordinance Number 25, 2003; and

WHEREAS, the City recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

WHEREAS, there has been considerable investment and development in the Walesboro Industrial Park area with continued growth and expansion; and

WHEREAS, this growth and expansion will result in additional usage of and traffic in the current roadways and sewer systems; and

WHEREAS, this work requires road widening along CR 225 W from Deaver Road to CR 300 S and road widening along CR 300 S, to include pavement widening and ditch installation; realignment of CR 225 W and a pedestrian cross walk across Deaver Road near CR 225 W; intersection improvements at CR 175 W and Deaver Road, alignment of CR 150 W to CR 175 W; and widening of Deaver Road from CR 150 W west to CR 225 W and the installation of a new sanitary sewer line along Deaver Road to the new Toyota Material Handling plant; and

WHEREAS, there is substantial design work, topographic surveying and cost estimating necessary for these improvements; and

WHEREAS, the City Engineer has obtained estimates for this work from American Structurepointe in an amount not to exceed \$1,150,078.00 to be paid from the Central Allocation Area; and

WHEREAS, American Structurepointe has the experience, skills, and resources to complete this work; and,

WHEREAS, the Director and City Engineer is recommending that the Commission fund the design work and cost estimating for the infrastructure improvements (road and sanitary sewer) in the Walesboro Industrial Park area, as described, in an amount not to exceed \$1,150,078.00.

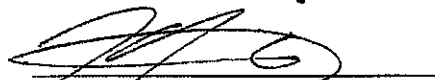
NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission, having heard from the Director and the City Engineer, upon their recommendations, concludes that it would benefit the allocation area to fund the design work and cost estimating for the infrastructure improvements for the roads and sanitary sewer in the Walesboro Industrial Park area in an amount not to exceed \$1,150,078.00 to be paid from the Central Allocation Area.
2. The Commission does hereby authorize the President of the Commission, or his designee, to execute the necessary contract or documents for and on behalf of the Commission regarding the above-described project.


Adopted this 16th day of September 2024.



Al Roszczyk, President



Kyle Hendricks, Vice-President



Trena Carter, Secretary

This Task Order No. 1 for 2024.01245 is issued under the Master Agreement entered into on the 10th day of June, 2022, by and between

American Structurepoint, Inc.

9025 River Road, Suite 200

Indianapolis, Indiana 46240

hereinafter referred to as "Engineer", and

City of Columbus, Indiana

123 Washington Street

Columbus, Indiana 47201

hereinafter referred to as "Owner", wherein it is agreed as follows:

- Project: Walesboro Industrial Area Improvements -
1. CR 225W Reconstruction from Deaver Road to CR 300S
 2. Deaver Road Sanitary Sewer Construction from CR 225W to 150W
 3. Intersection Improvements at Deaver Road and CR 175W
 4. Realignment of CR 175W

For mutual consideration hereinafter set forth, the Engineer and Owner agree as follows:

- A. The Engineer agrees to perform the following services as described in the attached Appendix "A."
- B. The Owner shall provide Engineer with the items or information outlined in Appendix "B."
- C. The schedule for services performed under this task order is as described in Appendix "C."
- D. Owner agrees to compensate Engineer a total amount of \$1,150,078, as detailed in Appendix "D."
- E. Engineer's representative for this project will be Tanner McKinney.

IN WITNESS WHEREOF, the parties hereto have accepted, made, and executed this Task Order upon the terms, conditions, and provisions above stated and in the Prime Agreement the day and year signed by the last required signatory.

ENGINEER:

By _____
(signature)

Name _____
(print)

Title _____

Date _____

OWNER:

By _____
(signature)

Name AL ROSCZYK
(print)

Title President

Date 9/16/24

Appendix "A"

A. **GENERAL**

The CONSULTANT shall provide engineering and prepare road and sanitary sewer design plans, preliminary opinions of probable construction cost, and other submittal documents for the Walesboro Industrial Area Improvements Projects in Columbus, IN. This contract consists of 4 improvement projects described below:

Improvement 1: CR 225W Reconstruction from Deaver Road to CR 300S

Improvement 2: Deaver Road Sanitary Sewer Construction from CR 225W to 150W

Improvement 3: Intersection Improvements at Deaver Road and CR 175W

Improvement 4: Realignment of CR 175W

B. **TOPOGRAPHIC SURVEY**

1. The CONSULTANT shall prepare a topographic survey, route survey, and survey field book for the Improvements 1, 2, 3, & 4 in Columbus, IN.
2. The survey limits are generally described below:
 - A. Improvements 1, 2 & 3: Approximately 8,350' of varying width, beginning at the intersection of Deaver Road and CR 150 W and heading west along Deaver Road to the intersection of CR 225 W, heading north along CR 225 W to CR 300 S, heading east along CR 300 S approximately 735' to the ending point. See Exhibit A for survey area.
 - B. Improvement 4: Approximately 2,000' of varying width along CR 175 W beginning 550' south of Deaver Road and heading south 2,000', beginning at the intersection of Deaver Road and CR 150 W heading southwest 2,800 feet (varying width) to CR 175 W. See Exhibit A for survey area.
3. Prepare and send out survey and environmental notice
4. Establish horizontal control (INGCS Bartholomew County)
 - A. Set and reference control points for use during construction
5. Establish vertical control (NAVD "88")
 - A. Set temporary benchmarks on site for use during construction
6. Select topographic survey
 - A. Show spot elevations to the nearest 0.01 foot
 - B. Provide the location, size and elevation of all improvements within the survey limits

- C. Plot the location of storm drainage structures, sanitary structures, roads, driveways, edges of curbs, parking areas, walks, edge of water, drainage ways, fencing, etc.
- D. Provide the location and size of individual trees outside of wooded areas larger than 3" DBH within the survey limits
- E. Plot the location of the drip line of all groups of tree and vegetation where locating individual trees is not feasible
- 7. Provide location, size, depth, material and direction of flow for sanitary and storm sewers serving or on the site
- 8. Locate aboveground evidence of utilities on site, plus marks made on the ground by local utility companies (One Call). One Call will only locate utilities within the public right-of-way or within recorded easements.
- 9. CAD Drafting and creation of a TIN and contours (1-foot contour interval)
- 10. Professional Surveyor review, alignment determination and deed/property line plot based on limited research obtained from the County Recorder's Office
 - A. Property lines of adjoining parcels and right-of-way lines of adjoining roads will be plotted on the Survey.
 - B. This Survey Scope does not include the preparation of a Location Control Route Survey Plat.

C. ENVIRONMENTAL SERVICES

- 1. The CONSULTANT shall conduct a delineation of anticipated aquatic resources and preparation of a Wetland Delineation and Waters Report for Improvements 2, 3, and 4 performed in accordance with the USACE Wetland Delineation Manual (1987) and guidance provided by the USACE since 1991, including the appropriate Regional Supplement to the Corps of Engineers Wetland Delineation Manual. A wetland delineation for Improvement 1 has already been completed and the City will provide the completed report to the CONSULTANT. Improvements 2 and 3 are located on approximately 14.5 acres of land along W Deaver Road and CR S 175 W in Columbus, Bartholomew County, Indiana. Land use within the project area is primarily agricultural and residential. Improvement 4 is located on approximately 47.6 acres of land between CR S 175W and Deaver Road in Columbus, Bartholomew County, Indiana. Land use within the project area is primarily agricultural and residential. The proposed Scope of Services for the Wetland Delineation and Waters Report includes the following:
 - A. Records Review
 - i. Review USGS Topographic mapping to evaluate shape and elevation of the land, drainage patterns, and vegetation, associated with the study area and surrounding area.
 - ii. Review the National Wetland Inventory mapping maintained by the US Fish and Wildlife Service to evaluate any potential baseline wetland mapping already established for the study area.

- iii. Review high-resolution orthophotography from the Indiana Geographic Information Council to evaluate land use of the study area and surrounding area, and other features such as waterways, drainage patterns, flooding, or dark coloration of surface soils indicating hydric soils.
- iv. Review the Bartholomew County Soil Survey to determine soil classification and drainage features within the study area.
- v. Review growing season orthophotography from the Indiana Geographic Information Council and precipitation data from the National Oceanic and Atmospheric Administration to establish crop history and determine potential locations of farmed wetlands pursuant to the National Food Security Act Manual methodology.
- vi. Prepare a written summary of the records review, including narrative description of physical setting of the study area.

B. Field Reconnaissance of the Study Area

- i. Investigate and evaluate site in compliance with the Corps of Engineers Manual for Wetland Delineation
 - a. Based on the proposed project schedule, wetland delineation reconnaissance may occur outside of the growing season. The US Army Corps of Engineers guidance recommends delineations to be completed during the growing season, which ends when the soil temperature 12-inches below the ground surface falls below 41 degrees Fahrenheit. If additional or follow up field review is determined necessary by the US Army Corps or IDEM due to field recon being completed outside the growing season, this will be considered a change in scope of work and supplemental services will be required.
- ii. Collect the appropriate number of data points to sufficiently document the presence and/or absence of wetlands and their boundaries based on an assessment of plants, soils, and hydrology observed on the site
- iii. Identifying any drainage channels, and assess their habitat using the methodology described in *Methods for Assessing Habitat in Flowing Waters: Using the Qualitative Habitat Evaluation Index (QHEI) Manual* (Rankin 1995 and 1989; and Platts et al., 1983)
- iv. Photo-document the study area, including all data points, aquatic resources, and drainage features
- v. Prepare a summary of the field reconnaissance, including narrative and tabular summaries of site conditions observed and exhibits depicting site conditions, including aquatic resource acreage and/or linear feet

C. Prepare Evaluation and Report

- i. Prepare a written report for Improvements 2, 3, and 4 summarizing the results of the records review and field reconnaissance consistent with the *1987 US Army Corps of Engineers Wetland Delineation Manual*. The report will be acceptable to both the US Army Corps of Engineers and the Indiana Department of Environmental Management.

- ii. Include the Environmental Professional's opinion of the jurisdictional analysis of the aquatic resources identified in the study area
- 2. Submit Corps request for approved Jurisdictional Determination (Improvements 1, 2, and 3)
 - A. The OWNER shall provide the previously prepared Wetland Delineation and Waters Report that covers the area for Improvement 1 to be included in the Approved Jurisdictional Determination Request.
 - i. The OWNER shall provide verification that the consultant who previously prepared the Wetland Delineation and Waters Report that covers the area for Improvement 1 have provided their written permission for American Structurepoint to submit the report as part of the Request for Approved Jurisdictional Determination. If the US Army Corps or IDEM finds the report incomplete or requires updates which require further field reconnaissance, this shall be considered out of scope and supplemental services will be required.
 - B. At the direction of the OWNER, submit the Wetland Delineation and Waters Report for Improvements 2, 3, and 4 and the client provided Wetland Delineation and Waters Report for Improvement 1 along with a Corps Request for Approved Jurisdictional Determination to the Corps of Engineers. Once issued the Corps Approved Jurisdictional Determination is valid for a period of five years from the date of letter unless new information warrants revision of the delineation before expiration date. The entire study area must be re-evaluated once the Approved Jurisdictional Determination expires.
 - C. At the direction of the OWNER, submit that documentation to the Indiana Department of Environmental Management and complete a Waters of the State Determination to determine applicable state wetland classes and potential wetland exemptions.
- 3. Section 401 and 404 Regional General Permitting (Improvements 1, 2, 3, 4)
 - A. Submit Section 401/404 Water Quality Permit Applications
 - i. The client will provide the previously prepared Wetland Delineation and Waters Report that covers the area for Improvement 1 to be included in the appropriate permit applications.
 - ii. Prepare and submit the appropriate permit applications for Improvements 1, 2, 3, and 4 including one (1) Section 401 Regional General Permit (RGP) to IDEM and one (1) Section 404 RGP to USACE. It is anticipated that Improvements 1, 2, and 3 will be permitted together due to being considered contiguous. It is anticipated that impacts to regulated water resources will be greater than 0.10 acre and less than 0.25 acre. Stream impacts are anticipated to be less than 500-lft (<150-lft of new encapsulation). Based on the anticipated impacts, wetland and stream mitigation is anticipated and would make use of the Indiana Stream and Wetland Mitigation Program (INSWMP).
 - iii. If during coordination with the USACE or IDEM it is determined that an Individual 401 or 404 permit and/or the INSWMP cannot be utilized for mitigation, the work to identify potential mitigation sites and to prepare mitigation plans or other related services shall be considered a change in the scope or work, and additional or supplemental services will be required.

D. ROAD DESIGN & PLAN DEVELOPMENT

1. The CONSULTANT shall prepare Preliminary Plans (40%), Final Plans (95%), and Final Tracings Plans (100%), special provisions for the specifications, and opinions of probable construction cost, which will be in accordance with the accepted standards for such work and in accordance with the following documents in effect at the time the plans or reports are submitted: American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* and INDOT's standard specifications, road memoranda, and design manuals, except as modified by supplemental specifications and special provisions, if any, as well as City of Columbus City Standards. The opinion of probable cost will be prepared according to the current practices for INDOT and will include all items of work required for the complete construction of the work, including all temporary work necessary in connection therewith, but shall not include the cost of such items of work for which the Owner, through its own forces or through other party or parties, will prepare detail plans. The unit prices to be used shall be in accordance with the methods used by INDOT.

A. The road design limits are:

- i) Improvement 1: The road design limits are along CR 225W from Deaver Road extending north approximately 3,100' to CR 300S.
- ii) Improvement 3: The road design limits are at the intersection of Deaver Road and CR 175W. The project design includes intersection improvements to increase radii to accommodate full size semi (WB 67) truck turning movements.
- iii) Improvement 4: The road design limits are realignment of CR 175 W beginning approximately 2,500' south of Deaver Road and heading northeast approximately 2,900' to the intersection of CR 150W and Deaver Road.

B. The anticipated project design scope is described below:

- i) General road design
 - (a) Improvement 1: General road design for CR 225W consisting of reconstruction and widening of the existing (2) 9' lanes to (2) 12' lanes including roadway shoulders, a 10' trail along the east side of the roadway, and realignment of the intersection of CR 225W and Deaver Road to align with the approach on the south side.
 - (b) Improvement 3: General road design includes intersection improvements at Deaver Road and CR 175W to allow for semi (WB-67) truck movements.
 - (c) Improvement 4: General road design for CR 175W consisting of (2) 12' lanes including roadway shoulders, a trail or sidewalk on one side of the roadway, and realignment of CR 175 W to the northeast to intersect Deaver Road at CR 150W. Also, the roadway approach

tie in design work for the two 9th Avenue Foods roadways and the Toyota Material Handling roadway.

- ii) Drainage is anticipated to be facilitated by open roadside ditches. Design and reconstruction of (2) existing culvers under CR 225W on Improvement 1 is also included. Design of (3) culverts under CR 175W and approach roadways where they cross the Walesboro Regulated Drain on Improvement 4 is also included.
- iii) The maintenance of traffic for Improvement 1, 3, and 4 is anticipated to be full closure with a local detour. The maintenance of traffic for Improvement 3 is anticipated to consist of intermittent traffic control phasing.
- iv) Coordination with the County Surveyor regarding impacts to the Walesboro Regulated Drain is anticipated.

C. Plan Sheets:

- i) Improvement 1 & 3 will be combined into a single plan set consisting of: a Title Sheet, Index Sheet, Typical Section Sheets, Miscellaneous Details Sheets, Plat No. 1 Sheets, Reference Points Sheet, Maintenance of Traffic Sheets (Improvement 3), Detour Sheets, Plan and Profile Sheets, Construction Details Sheets, Pavement Marking and Signing Plans, Erosion Control Sheets, Structure Data Table, Underdrain Table, Approach Table, Pipe Material Table, and Cross-Sections.
 - ii) Improvement 4 will be its own plan set consisting of: a Title Sheet, Index Sheet, Typical Section Sheets, Miscellaneous Details Sheets, Plat No. 1 Sheets, Reference Points Sheet, Detour Sheets, Plan and Profile Sheets, Construction Details Sheets, Pavement Marking and Signing Plans, Erosion Control Plans, Structure Data Table, Underdrain Table, Approach Table, Pipe Material Table, and Cross-Sections.
2. The CONSULTANT will schedule and host an on-site preliminary field check meeting and prepare and distribute field check meeting minutes at the appropriate time (40 percent complete plans) during the design phase.

E. PAVEMENT DESIGN

The CONSULTANT shall work with the City to determine the desired pavement section and applicability for Improvement 1. It is anticipated that the pavement section will either consist of the City of Columbus Standard Pavement Section or a Full Depth Reclamation (FDR) pavement section. Design of the FDR section and PavementME runs are not included in this scope.

F. SANITARY SEWER DESIGN

The CONSULTANT shall provide professional services for the design of a new 12-inch gravity sanitary sewer for Improvement 2 extending from County Road 150W and Deaver Road approximately 4,000 feet west on Deaver Road.

1. Professional services for the gravity sanitary sewer extension shall include the following:

- A. Initial Alignment Verification
 - i. Review survey
 - ii. Prepare a pdf markup on the survey indicating a proposed sanitary extension route in plan view for review and approval by the Owner and City of Columbus Utilities
- 2. Preliminary Design
 - A. Prepare Preliminary Design drawings which will be included in the overall roadway plan set. Drawings will show:
 - i. General Notes
 - ii. Preliminary Plan and Profile
 - iii. Standard Details (utilizing Columbus City Utilities Standards)
 - iv. Roadway Patching details and pavement section recommendation
 - v. Maintenance of Traffic Design
 - B. Draft Technical Specifications – Technical Specifications will use the INDOT Unique Special Provision format referencing Columbus City Utilities Standards Specifications whenever possible.
 - C. An Initial Opinion of Probable Construction Costs (OPCC) (Class 3 per AACE Cost Estimate Guide)
- 3. Final Design
 - A. Prepare Final Design drawings which will be included in the overall roadway plan set. Drawings will show:
 - i. All information provided in the Preliminary Design drawings
 - ii. Any special details not covered by Owner standards
 - iii. Erosion and Sediment Control
 - iv. Stormwater Pollution Prevention Plan
 - v. Stamped and sealed construction documents
 - B. Final Technical Specifications – Technical Specifications will use the INDOT Unique Special Provision format referencing Owner Standards Specifications whenever possible.
 - C. IDEM Sanitary Sewer Construction Permit Application
 - D. IDEM Construction Stormwater General Permit
 - E. OPCC (AACE Class 1)

4. Permitting

The assumed permitting assistance for the site included with this proposal is based on:

- i. IDEM Sanitary Sewer Construction Permit: Prepare and submit application for sanitary sewer extension. Coordinate with IDEM and the Owner on items required for permit approval.

G. PROJECT MANAGEMENT

The CONSULTANT shall provide overall project management for the project. Project Management duties include schedule development and management, stakeholder coordination, subconsultant coordination, cost estimating and monitoring project budget.

1. The CONSULTANT shall conduct up to thirty-six (36) 30-minute virtual progress meetings with the Owner every other week throughout project development.
2. The CONSULTANT shall attend up to five (5) virtual coordination meetings with Toyota development throughout project development to coordinate design elements.

H. GEOTECHNICAL INVESTIGATION

The CONSULTANT shall make or cause to be made a geotechnical investigation compatible with the expected Project characteristics. The general scope of geotechnical services is attached as Exhibit B. In the event more extensive boring, sampling, and testing are needed, such services will be added via an amendment.

I. CONSTRUCTION STORMWATER GENERAL PERMIT (CSGP)

The CONSULTANT shall prepare a SWPPP and related documents and submit to obtain a Construction Stormwater General Permit (CSGP) to procure appropriate Notice of Intent for construction. It is anticipated that two CSGPs will be compiled, one for Improvements 1, 2, & 3 and one for Improvement 4.

J. UTILITY COORDINATION

The CONSULTANT shall provide coordination necessary to process utility relocation coordination to secure appropriate certifications and approvals necessary for construction of this project, including:

1. Coordinating with utilities and supplying necessary plans and design information for coordination of utility relocations in accordance with 105 IAC 13 for Improvements 1, 2, 3, and 4. It is anticipated that due to project timelines, two separate utility coordination processes will be required, one utility coordination process for Improvements 1, 2, and 3 and one utility coordination process for Improvement 4.
2. As needed and directed by the Owner, the CONSULTANT shall perform construction-phase utility coordination services as described in the 2013 Indiana Design Manual, Chapter 104, as revised for Improvements 1, 2, 3, and 4.

K. BID PHASE SERVICES

1. The CONSULTANT shall assist the Owner in advertising for and obtaining bids or proposals for the Work and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, and attend pre-bid conferences, if any. It is anticipated that two separate bids will be required due to project timing, one for Improvements 1, 2, and 3 and one for Improvement 4.
2. The CONSULTANT shall issue Addenda as appropriate to clarify, correct, or change the Bidding Documents.
3. The CONSULTANT shall provide information or assistance needed by Owner in the course of any negotiations with prospective contractors.
4. The CONSULTANT shall consult with Owner as to the acceptability of subcontractors, suppliers, and other individuals and entities proposed by prospective contractors for those portions of the Work as to which such acceptability is required by the Bidding Documents.
5. The CONSULTANT shall attend the bid opening, prepare bid tabulation sheets, and assist Owner in evaluating bids or proposals and in assembling and awarding contracts for the Work.

L. HYDRAULIC ANALYSIS AND FLOODPLAIN PERMITTING

1. A regulated floodway exists for the Walesboro Regulated Drain/Aiport Tributary within the Improvement 4 project limits, which will be impacted and require a Construction in a Floodway Permit from the Indiana Department of Natural Resources (IDNR). The CONSULTANT shall perform a hydraulic analysis in accordance with the current Indiana Design Manual, Part 2. This will include hydraulic modeling using HEC-RAS and a hydraulic summary. Necessary documentation will not be submitted to INDOT Office of Hydraulics for hydraulic approval pursuant to INDOT Design Memo 18-12. If the determination is made that an IDNR Construction in a Floodway permit is required, an application will be completed and submitted to IDNR. If the project does not fall under a hydraulic modeling exemption, the hydraulic analysis along with the supporting hydraulic summary and computations will be submitted along with the IDNR Construction in a Floodway application.
2. Tree clearing is not anticipated within the regulated floodway. No tree mitigation and/or restoration plan is included in this scope of services.
3. The CONSULTANT shall coordinate with the County Surveyor and subsequent County Drainage Board to secure a regulated drain permit, as required by those entities. Coordination with and any fees due to a third-party review for approval by the drainage board is not anticipated by this scope of services.
4. The CONSULTANT shall coordinate with the applicable Local Floodplain Administrator(s) with jurisdiction of the floodplain affected by the proposed project to secure a floodplain development permit, as required by those entities. Coordination with and any fees due to a third-party review for approval by the drainage board is not anticipated by this scope of services.

M. CLOMR FOR WALESBORO REGULATED DRAIN (IF NEEDED)

1. The CONSULTANT shall prepare and submit a Conditional Letter of Map Revision (CLOMR) permit application to the Federal Emergency Management Agency (FEMA) due to anticipated impacts to Walesboro Regulated Drain/Aiport Tributary Zone AE Special Flood Hazard Area under FEMA's jurisdiction. This CLOMR will be for the purposes of the proposed roadway and culvert/bridge construction within that Special Flood Hazard Area. Note the final Letter of Map Revision (LOMR) will be required post construction of the project and no scope is included for this effort.

N. CONSTRUCTION PHASE DESIGN SERVICES

1. The CONSULTANT shall review all shop drawings for this contract during construction. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto, or accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, coordination of the work with other trades, all of which are the sole responsibility of the Contractor. The CONSULTANT's review shall be conducted with reasonable promptness while allowing sufficient time in the CONSULTANT's judgment to permit adequate review. Review of a specific item shall not indicate that the CONSULTANT has reviewed the entire assembly of which the item is a component. The CONSULTANT shall not be responsible for any deviations from the Construction Documents not brought to the attention of the CONSULTANT in writing by the Contractor. The CONSULTANT shall not be required to review partial submissions or those for which submissions of correlated items have not been received.
2. Following the award of a construction contract, the CONSULTANT will be responsible for attending the preconstruction meeting.
3. During the course of construction, the CONSULTANT shall be available at reasonable times during normal working hours to respond to reasonable inquiries concerning the accuracy or intent of the CONSULTANT's plans. All such inquiries will be made only by persons designated by the OWNER to interpret the plans and contract documents for the benefit of the contractors and subcontractors performing the work. The CONSULTANT shall not be required to respond to inquiries by persons other than the OWNER's designated representative and shall not be required to engage in exhaustive or extensive analysis or interpretation of the plans.

O. DELIVERABLES

Upon completion and final approval of the services by the Owner, the CONSULTANT shall deliver to the Owner the following.

For Improvements 1, 2, & 3:

1. One (1) set of final approved tracings of the contract plans drawn to a suitable scale on standard 22" x 34" sheets in Adobe .pdf format.
2. One (1) set of Technical Specifications for bidding in Adobe .pdf format.

3. One (1) copy of the opinion of probable construction cost in Adobe .pdf format.
4. One (1) copy of all design computations in Adobe .pdf format.

For Improvement 4:

5. One (1) set of final approved tracings of the contract plans drawn to a suitable scale on standard 22" x 34" sheets in Adobe .pdf format.
6. One (1) set of Technical Specifications for bidding in Adobe .pdf format.
7. One (1) copy of the opinion of probable construction cost in Adobe .pdf format.
8. One (1) copy of all design computations in Adobe .pdf format.

Additional general data shall be issued at the mutual agreement of the CONSULTANT and the Owner. The CONSULTANT does not authorize or assume liability for any reuse of the documents or digital materials described in this section for any purpose other than this project and the specific use intended, unless adapted by and approved by the CONSULTANT.

P. EXCLUSIONS

1. Traffic Engineering Services:
 - a. Traffic data collection, analysis, design, and simulations
 - b. Traffic signal system inventory of existing equipment
 - c. Traffic signal design or warrant analysis
 - d. Traffic safety analysis
 - e. Lighting design for roadway / roundabout
 - f. ITS design
 - g. Toll revenue study
2. Environmental Services:
 - a. Environmental document preparation
 - b. Phase I or Phase II Environmental Site Assessment
 - c. Asbestos testing
 - d. Karst investigation
 - e. Detailed groundwater assessment
 - f. Wetland delineation for Improvement 1
 - g. Hazardous material remediation plan
 - h. Cemetery development plans
 - i. Public involvement or public information meeting or public hearing
3. Structural Design Services:
 - a. Bridge design

- b. Noise wall design
- c. Retaining wall design
- d. Headwall and wingwall design
- 4. Roadway Design Services:
 - a. Abbreviated engineers report
 - b. Engineering assessment
 - c. Roundabout design
 - d. Landscape and/or streetscape design
- 5. Drainage Design Services:
 - a. Scour analysis for small structures
 - b. Stormwater quality design, and detention analysis and/or design
 - c. Floodplain or floodway analysis, modeling, and submittals to IDNR and FEMA
- 6. Right-of-way engineering services
- 7. Right-of-way acquisition services
- 8. Utility Services:
 - a. Subsurface Utility Exploration/Location/Engineering
 - b. Determination of location or depth of utilities by means such as vacuum excavation or potholing
- 9. Railroad coordination services
- 10. Zoning and rezoning or development of standard variance submittals and presentations for public hearings, colored renderings, and exhibits for public hearings
- 11. Construction inspection
- 12. Sanitary Design Services:
 - a. Demand estimates to determine the sanitary sewer sizing
 - b. Lift station design

Appendix "B"

Information and Services to be furnished by Owner

The Owner shall furnish CONSULTANT with the following.

- A. Criteria for design and details for signs, signals, lighting, roundabouts, highway, structures, etc.
- B. Specifications and standard drawings applicable to the project
- C. All written views received by the Owner pertinent to the location and environmental studies
- D. Traffic assignments and projections to design hour volumes
- E. Available data from the transportation planning process
- F. Plans of existing storm sewer systems within the project limits, if available
- G. Any stormwater analysis performed for systems existing in or around the project limits
- H. Utility plans available to the Owner covering utility facilities and underground conduits within or adjacent to the project limits
- I. Guarantee of access to enter upon public and private lands as required for the CONSULTANT to perform services under this Agreement
- J. All legal services as may be required for development of the project
- K. An Owner representative with decision-making authority for inquiries
- L. Payment of all permit and review fees required by agencies having jurisdiction over this project

Appendix "C"

Schedule

All services by the CONSULTANT under this Agreement shall be completed and delivered to the Owner for review and approval within the following approximate time periods, exclusive of Owner's review time.

For the purpose of contract control, the services will be submitted by the CONSULTANT to the Owner.

- A. Field Survey complete within 90 calendar days after receipt of notice to proceed from the Owner for Improvement 1, 2, & 3. Field Survey complete within 150 calendar days after receipt of notice to proceed from the Owner for Improvement 4.
- B. Environmental Services
 - 1. Wetland delineation fieldwork within 30 days of notice to proceed and Draft Wetland Delineation and Waters Report will be completed within 60 days of notice to proceed.
 - 2. An Approved Jurisdictional Determination would be submitted upon consent of the client. The US Army Corps of Engineers does not have standard review times and times can vary significantly. However, based on recent project reviews, is anticipated an Approved Jurisdictional Determination would be issued within 120 days of submittal to the US Army Corps. A Waters of the State Determination would be submitted within 10 business days of the receipt of the Corps Approved Jurisdictional Determination. The IDEM typically reviews these requests within 30 days.
 - 3. Section 401/404 Regional General Permit application will be drafted within 30-after receipt from Owner of approval of Preliminary Plans.
- C. Roadway & Sanitary Design Plans
 - 1. Preliminary Plans (Improvement 1, 2, and 3) (40% Complete) within 60 calendar days after survey is complete. Preliminary Plans (Improvement 4) (40% Complete) within 60 calendar days after survey is complete.
 - 2. Final plans (Improvement 1, 2, and 3) (95% complete) within 75 calendar days after receipt from Owner of approval of Preliminary Plans. Final plans (Improvement 4) (95% complete) within 90 calendar days after receipt from Owner of approval of Preliminary Plans.
 - 3. Final Tracings (Improvement 1, 2, and 3) (100% complete) with opinion of probable costs, and special provisions within 30 calendar days after receipt from the Owner of approval of the Final Plans. Final Tracings (Improvement 4) (100% complete) with opinion of probable costs, and special provisions within 45 calendar days after receipt from the Owner of approval of the Final Plans.
- D. Geotechnical Investigation Reports
 - 1. Preliminary Draft within 60 calendar days after Preliminary Plans

Appendix "D"

Compensation

A. Amount of Payment

1. The CONSULTANT shall be compensated for services to be performed under this Agreement a total fee not to exceed **\$1,150,078** unless approved in writing by the Owner.
2. The CONSULTANT shall be compensated for the following services on a lump-sum basis. The total obligation under this portion of the Contract shall not exceed **\$1,109,178** unless approved in writing by the Owner.

B. Topographic Survey	\$177,982
C. Environmental Services	\$49,900
D. Road Design & Plan Development	\$543,700
E. Pavement Design	\$9,000
F. Sanitary Sewer Design	\$76,100
G. Project Management	\$31,000
H. Geotechnical Investigation	\$25,696
I. Construction Stormwater General Permit	\$29,000
J. Utility Coordination	\$59,000
K. Bid Phase Services	\$28,000
L. Hydraulic Analysis and Floodplain Permitting	\$45,400
M. CLOMR for Walesboro Regulated Drain (If Needed)	\$34,400
3. For construction phase design services, the CONSULTANT will be paid for the actual hours of work performed by essential personnel exclusively working on these tasks multiplied by the hourly rates shown in Exhibit D, plus reimbursable expenses at their direct cost. The fees for construction phase services will not exceed **\$40,900** unless and until a supplemental agreement is executed.
4. The CONSULTANT shall not be paid for any service performed by the OWNER or not required to develop this project.

B. Method of Payment

1. The CONSULTANT may submit a maximum of one invoice voucher per calendar month for services covered under this Agreement. The invoice voucher shall be submitted to the Owner.

The invoice voucher shall represent the value, to the Owner, of the partially completed services as of the date of the invoice voucher. The CONSULTANT shall attach thereto a summary of each pay item in Section A of this Appendix, percentage completed, and prior payments.

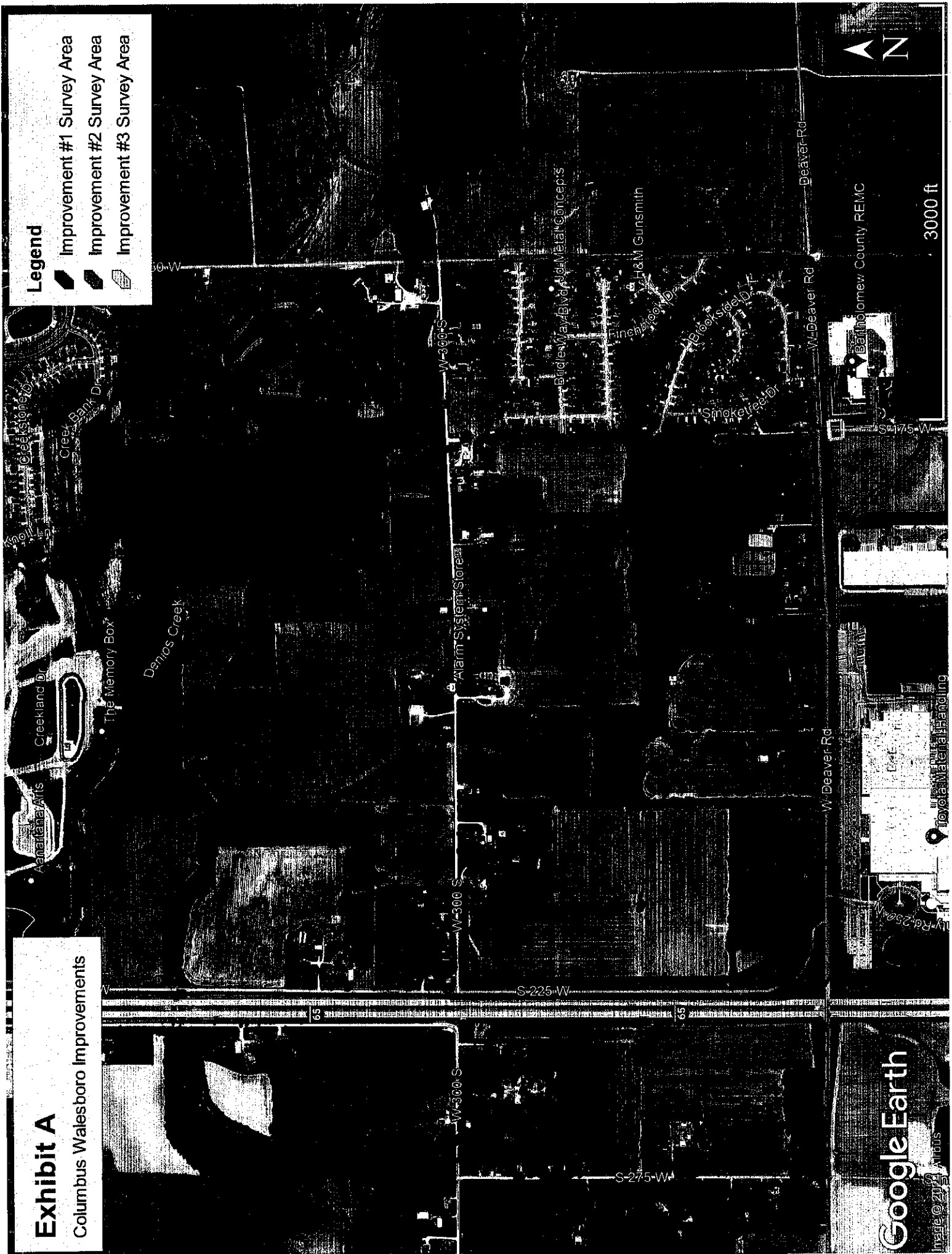
2. The Owner, for and in consideration of the rendering of the engineering services provided for in Appendix "A", agrees to pay to the CONSULTANT for rendering such services the fees established above in the following manner:
 - a. For completed services, and upon receipt of invoices from the CONSULTANT and the approval thereof by the Owner, payments covering the services performed shall be due and payable to the CONSULTANT.
 - b. From the partial payment thus computed, there shall be deducted all previous partial fee payments made to the CONSULTANT.
3. In the event of a substantial change in the scope, character or complexity of the services on the project, the maximum fee payable and the specified fee shall be adjusted in accordance with item 9, Changes In Services, of the General Provisions set out in this Agreement.

Exhibit A

Columbus Walesboro Improvements

Legend

- Improvement #1 Survey Area
- Improvement #2 Survey Area
- Improvement #3 Survey Area



Google Earth

Image © 2012 Airbus

Exhibit A

Columbus Walesboro Improvements
Survey Area

Legend

Improvement #4

Google Earth

Imagery © 2024 Airbus Forge Group

Logistics America (Parts & Logistics Center)

Plant No. 3 Area

Toyota Material Handling

Yam Ave Foods

Bartholomew County REMC

Deaver Rd

W Deaver Rd

Smokefree Dr

Brookside Dr

H&M Gunsmith

Bridle Way Blvd

Denoise St

2000 ft



June 26, 2024



Mr. Tanner McKinney, P.E.
American Structurepoint, Inc. (ASI)
tmckinney@structurepoint.com

Re: Geotechnical Evaluation
Walesboro Industrial Area Improvements
Columbus, Indiana
Terracon Proposal No. PCJ245225

Dear Tanner:

We understand that representatives of the City of Columbus are planning to make improvements in Walesboro industrial area using local funds only. Per the letter of interest prepared by ASI, the following summarize the roadway improvements in the area:

CR 225 W Roadway Improvements

CR 225 W between Deaver Road and CR 300 S is planned to be reconstructed. A new trail is planned to be constructed alongside CR 225 W. Drainage is anticipated to be accomplished via side ditches. We also understand that the City is considering utilizing a full depth reclamation (FDR) to rehabilitate and widen the existing roadway.

CR 175 W Roadway Improvements

CR 175 W near its intersection with Deaver Road is planned to be realigned east of its existing alignment. A new trail is planned to be constructed on one side of the realigned CR 175 W. Drainage is anticipated to be accomplished via side ditches.

At this time, no other additional information (e.g., maintenance of traffic, plans) is available.

Based on our understanding of the project, we propose the following scope:

- An exploratory program consistent with industry expectations for a project of this nature.
 - CR 225 W: We plan to perform five test borings up to a depth of 10 ft below the existing surface, each. Five pavement cores will be collected at each of the test boring locations in order to determine the pavement thicknesses if the City plans to utilize FDR. Additionally, we propose to perform up to five additional pavement cores near the pavement edge to evaluate historical widening and variations in pavement thickness. We anticipate our field work to be performed with traffic control consisting of flaggers.
 - CR 175 W: We plan to perform five test borings up to a depth of 10 ft below the existing surface. The test borings will be performed off the road and outside the existing right of way. Several hand augers will be performed to determine the topsoil thickness in the area of realignment. We understand that your firm or the City will lead the coordination and communication efforts with the impacted property owners where access to private property is required. Any property restoration costs and efforts will be addressed by the City. We will provide right-of-entry letters before our field work.

We will coordinate our activities with the City and with public utilities (i.e., Indiana 811);

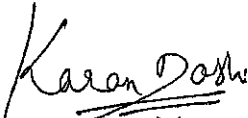
- A laboratory testing program sufficient to characterize the subsurface conditions for each roadway. Topsoil testing is not included; and
- A separate geotechnical report will be provided for each roadway. Our report will summarize our observations and test results and provides geotechnical recommendations for the roadway subgrade. This will include a recommended pavement design parameters for pavement design.

We propose to provide our geotechnical services as outlined above on a lump sum basis. Our fees are summarized below for each roadway per the attached Fee Justification.

Roadway	Fees
CR 225 W*	\$12,967 + \$2,625 allowance for traffic control
CR 175 W	\$10,104
*If the City can facilitate road closure during our field work, a total savings of \$2,625 could be realized.	

We trust this information is sufficient to meet your current needs. Do not hesitate to contact us with any questions regarding the scope outlined above.

Sincerely,
Terracon Consultants, Inc.



Karan B. Doshi
Transportation Group Lead



Vladimir H. Abou Sejaan
Pavement Engineering | Group Manager

MSW

Attachment: Fee Justification (2)

**Fee Justification
Geotechnical Evaluation**

Walesboro Industrial Area Improvements - CR 225W Roadway Improvements
Columbus, Indiana

EXPLORATORY FIELD ACTIVITIES

Mobilization and demobilization	1 LS	\$980.00 / LS	980.00
Exploratory Field Work	1 day	\$3,900.00 / day	3,900.00
Road closure	1 day	\$210.00 / day	210.00
Boring layout, permits and utility coordination	6 hr	\$121.00 / hr	726.00
Support truck	1 day	\$131.00 / day	131.00
Per diem	1 day	\$95.00 / day	95.00
Overnight living expense	night	\$240.00 / night	
		Subtotal	<u>6,042.00</u>

LABORATORY

Visual soil/rock classification, moisture content and hand penetrometer readings	3 hr	\$84.00 / hr	252.00
Atterberg limits	4 ea	\$105.00 / ea	420.00
Grain size analysis	4 ea	\$168.00 / ea	672.00
Unconfined compression	4 ea	\$89.00 / ea	356.00
Standard Proctor	ea	\$168.00 / ea	
California bearing ratio (CBR)	ea	\$420.00 / ea	
Unit Weight	ea	\$42.00 / ea	
Loss on Ignition	ea	\$53.00 / ea	
Specific Gravity	ea	\$74.00 / ea	
Topsoil Testing	ea	\$462.00 / ea	
Pavement core logging, summary	10 ea	\$84.00 / ea	840.00
		Subtotal	<u>\$2,540.00</u>

ENGINEERING

Report of results, discussion, and recommendations	1 LS	\$3,465.00 / LS	3,465.00
Project oversight and coordination	1 LS	\$920.00 / LS	920.00
		Subtotal	<u>\$4,385.00</u>

Estimated Total \$ 12,967.00

ALLOWANCE

Traffic control (flagmen)	1 day	\$2,625.00 / day	\$ 2,625.00
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**Fee Justification
Geotechnical Evaluation**

Columbus Walesboro Industrial Area Improvements - CR 175W Improvements
Columbus, Indiana

EXPLORATORY FIELD ACTIVITIES

Mobilization and demobilization	1 LS	\$980.00 / LS	980.00
Exploratory Field Work	0.5 day	\$3,900.00 / day	1,950.00
Road closure	day	\$210.00 / day	
Boring layout, permits, property owner and utility coordination	8 hr	\$121.00 / hr	968.00
Support truck	1 day	\$131.00 / day	131.00
Per diem	day	\$95.00 / day	
Overnight living expense	night	\$240.00 / night	
		Subtotal	<u>4,029.00</u>

LABORATORY

Visual soil/rock classification, moisture content and hand penetrometer readings	4 hr	\$84.00 / hr	336.00
Atterberg limits	4 ea	\$105.00 / ea	420.00
Grain size analysis	4 ea	\$168.00 / ea	672.00
Unconfined compression	2 ea	\$89.00 / ea	178.00
Standard Proctor	ea	\$168.00 / ea	
California bearing ratio (CBR)	ea	\$420.00 / ea	
Unit Weight	2 ea	\$42.00 / ea	84.00
Loss on Ignition	ea	\$53.00 / ea	
Specific Gravity	ea	\$74.00 / ea	
Topsoil Testing	ea	\$462.00 / ea	
Pavement core logging, summary	ea	\$84.00 / ea	
		Subtotal	<u>\$1,690.00</u>

ENGINEERING

Report of results, discussion, and recommendations	1 LS	\$3,465.00 / LS	3,465.00
Project oversight and coordination	1 LS	\$920.00 / LS	920.00
		Subtotal	<u>\$4,385.00</u>

Estimated Total \$ 10,104.00

Exhibit C

**AMERICAN STRUCTUREPOINT, INC.
TRANSPORTATION GROUP
2024 STANDARD HOURLY RATES SCHEDULE**

Standard Hourly Rates are subject to annual review and adjustment. Hourly rates for services in effect from Jan 1, 2024, to Dec 31, 2024 are:

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY RATE</u>
Principal	\$425
Project Manager	\$325
Senior Engineer	\$250
Project Engineer	\$205
*Staff Engineer	\$150
Senior Planner	\$200
Project Planner	\$185
*Staff Planner	\$105
Senior Environmental Specialist	\$290
Environmental Specialist	\$180
*Staff Scientist	\$115
Senior Designer	\$285
*Designer	\$225
*Senior Technician	\$205
*Technician	\$135
*Researcher	\$160
Senior Registered Land Surveyor	\$270
Registered Land Surveyor	\$215
Staff Land Surveyor	\$145
*Senior Survey Crew Chief	\$215
*Survey Crew Chief	\$160
*Survey Crew Member (1)	\$110
*Resident Project Representative	\$205
*Construction Inspector	\$145
*Interns and Co-ops	\$85
Landscape Architect	\$165

*Rates for these classifications are subject to overtime premium of an additional 0.18 x hourly rate.

Rates shall be escalated at the rate of 5% per year and will be applicable on Jan 1st of each year.

REIMBURSABLE EXPENSES

Reimbursable expenses include direct expenses incurred by American Structurepoint, Inc., or our consultants in the performance of work which is directly related to the project. These expenses are in addition to compensation for Basic and Supplemental services. Reimbursable expenses will be invoiced at 1.1 times our direct costs. These expenses include, but are not limited to, the following:

- Renderings, models, or colored elevations
- Governmental agency review or permit fees
- Reproduction of documents for governmental agency review, bidding, or construction
- Reimbursable expenses charged to us by subconsultants
- Airline tickets, car rental, mileage, and per diem expenses for out-of-town travel
- Couriers and overnight deliveries, including FedEx, UPS, or similar carriers

The following expenses, if incurred in the process of providing professional services included in basic services, are included in the fee noted and are not considered reimbursable expenses:

- Printing for in-house purposes and progress meetings
- Plotting expenses
- Computer charges
- Postage and handling

Toyota / Deaver Road Improvements



ORDINANCE NO. _____

CITY OF COLUMBUS, INDIANA

**AN ORDINANCE TO ESTABLISH
A DESIGNATED OUTDOOR REFRESHMENT AREA ("DORA")**

(Downtown Columbus Social District)

WHEREAS, Indiana Code § 7.1-3-31 authorizes the establishment of a Designated Outdoor Refreshment Area ("DORA");

WHEREAS, the City of Columbus, Indiana (the "City") supports the revitalization and economic re-development of its historic downtown and commercial core, desires to maintain an economically vital and vibrant downtown center for its residents, visitors, and tourists; sees an economically healthy downtown as one of its critical assets; and realizes that a sustainable town center economy contributes to the community's economic health;

WHEREAS, the City wishes to maintain a livable, walkable downtown and main street with opportunities to shop, work, live and discover recreational, cultural and heritage opportunities; and

WHEREAS, the Common Council of the City of Columbus ("Council") believes it is in the best interests of the City to create a DORA in the City's downtown, as authorized by Indiana Code § 7.1-3-31 et seq., as amended.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, that:

5.30.010 Definitions.

All definitions in Indiana Code § 7.1-3-31 et seq., as amended, shall apply to this chapter.

5.30.020 Creation.

A. Pursuant to I.C. 7.1-3-31, the Common Council hereby authorizes and approves the creation of a "Designated Outdoor Refreshment Area" in the City of Columbus, Indiana.

B. Chapter 5.30 of the Columbus Municipal Code shall also be referred to as the "Downtown Columbus Social District."

5.30.030 Effects of Chapter.

A. This chapter is applicable to retailer permittees and vendors who wish to participate in any DORA established by the city and any person(s) who consume or wish to consume alcoholic beverages within a DORA.

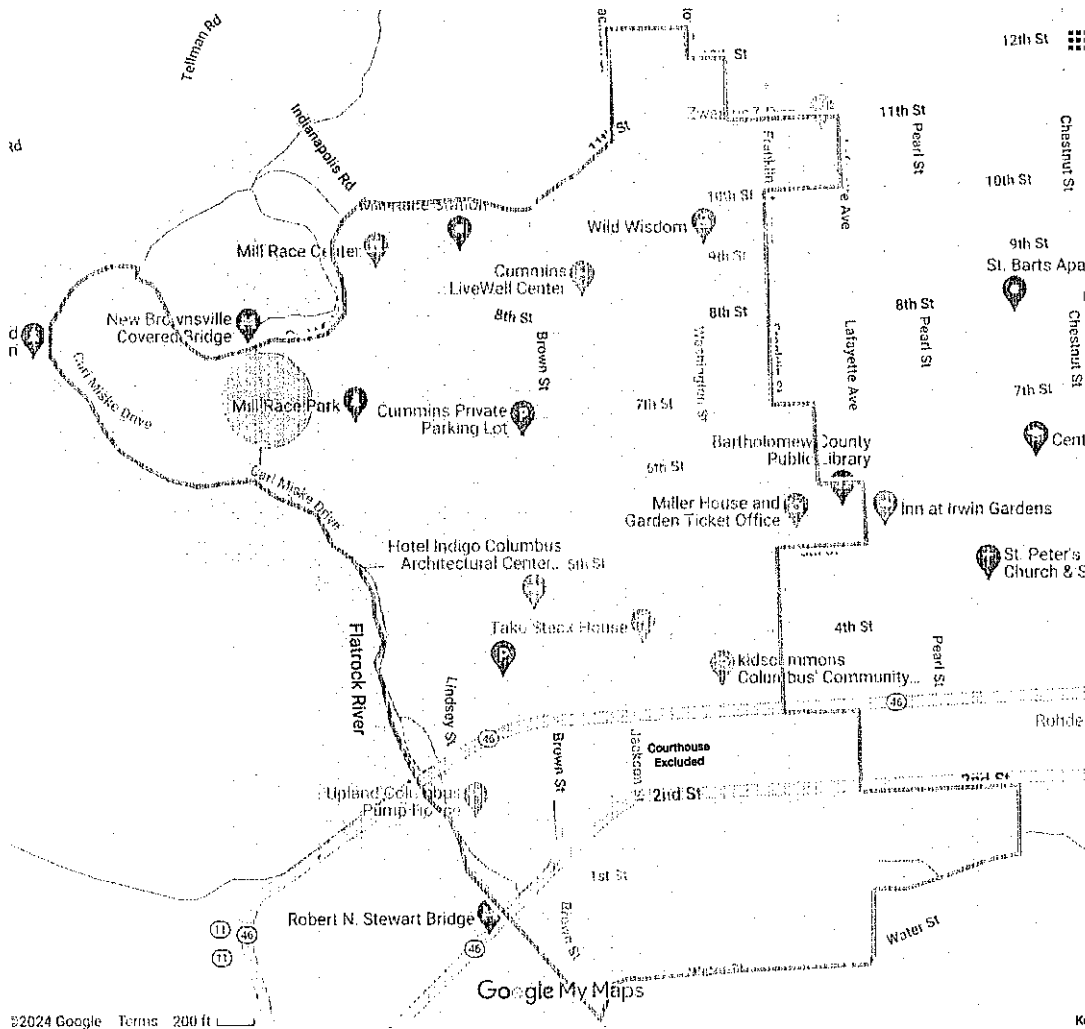
B. Any retailer permittee or vendor wishing to participate in any DORA established by the city shall abide by state and local laws.

C. It shall be unlawful for any person, sole proprietor, partnership, company, corporation, applicant, vendor, restaurant, establishment, or venue to operate as a designated permittee or vendor within a DORA unless registered as such with the city as provided in this chapter.

5.30.040 Boundaries and Map.

The Downtown Columbus Social District is identified in the map incorporated into this section, which shall be updated from time to time.

DORA BOUNDARY MAP



5.30.050 Signage.

A. Signage designating the Downtown Columbus Social District boundaries shall include a logo that identifies the refreshment area:

B. A Window Cling must be displayed near the entrance of a licensed liquor establishment, retailer, business, landlord, or other establishment if said establishment desires to be a participant in the Downtown Columbus Social District.

C. A sign identifying the refreshment area must be posted at each exit of a Designated Permittee and on the licensed premises of a Vendor.

D. The City of Columbus Board of Public Works and Safety is hereby authorized and granted full authority to install signage designating the boundaries of the Downtown Columbus Social District, including sidewalk decals, including the authority to increase, decrease, or change the type of signage in its sole discretion.

5.30.060 Dates and Hours of Operation.

The Downtown Columbus Social District shall be operational seven days a week, three hundred sixty-five days a year. The hours of operation shall be between 10:00 a.m. and 12:00 a.m.

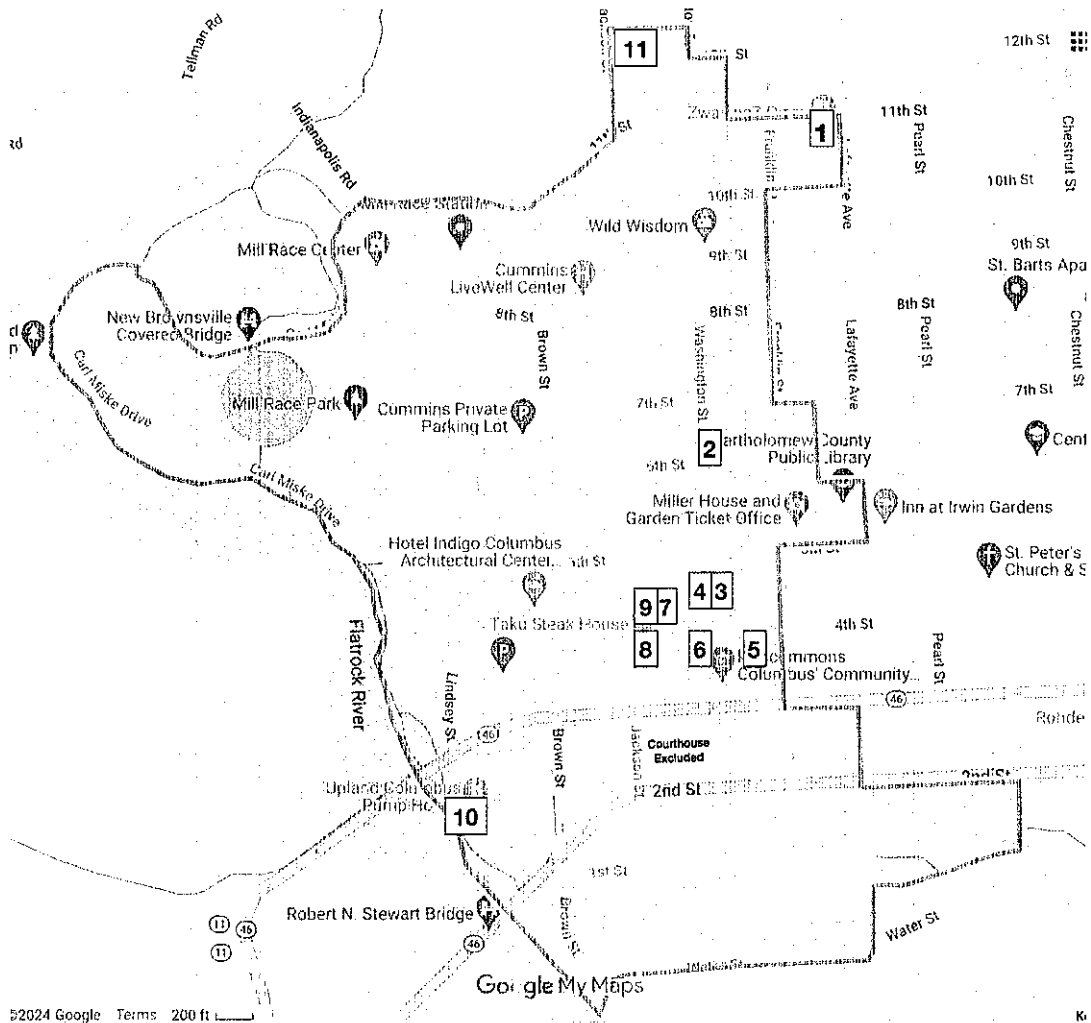
5.30.070 Designated Retailer Permittees.

A. The following retailer permittees have submitted a completed application to the City to participate in the Downtown Columbus Social District as a "Designated Permittee":

1. ZwanzigZ Pizza, located at 1038 Lafayette Avenue
2. Thai Connection, located at 527 Washington Street
3. Henry Social Club, located at 423 Washington Street
4. Swine & Dine, located at 412 Washington Street
5. 4th Street Bar & Grill, located at 433 4th Street
6. Black Sheep Pizza, located at 318 Washington Street
7. The Columbus Bar, located at 322 4th Street
8. Taku Japanese Steakhouse, located at 305 4th Street
9. The Garage Pub, located at 308 4th Street
10. Upland Pumphouse, located at 148 Lindsey Street
11. ZwanzigZ Production Brewery, located at 315 12th Street

B. Any additional licensed premises, located within the Downtown Columbus Social District, not specifically listed in this as a "Designated Permittee" who desires to be designated as a "Designated Permittee" and granted a "Refreshment Area Designation" shall submit a "Designated Permittee Application" to the City for approval and recommendation by the Board of Public Works and Safety by Resolution.

DESIGNATED RETAILER PERMITTEES

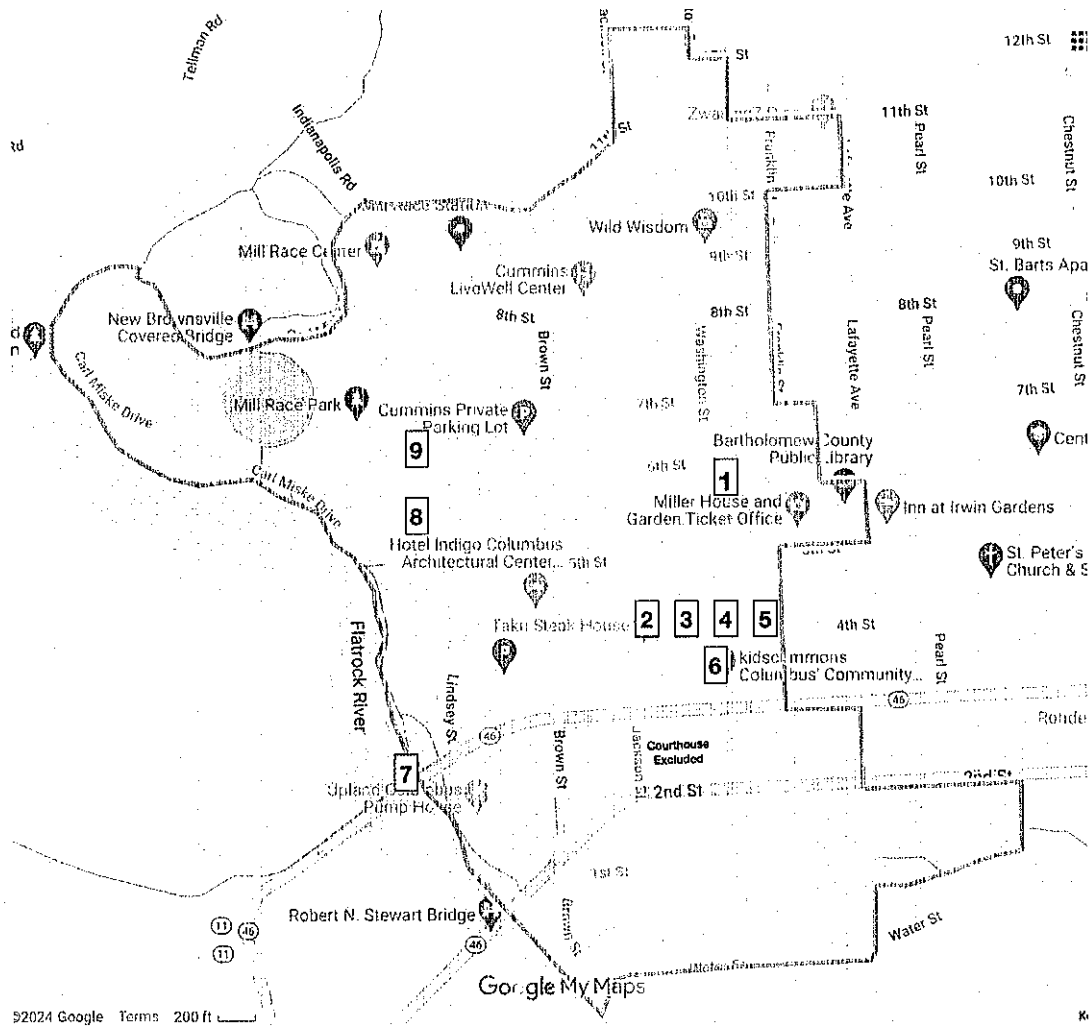


5.30.80 Temporary Vendors.

A. Any licensed establishment holding a temporary beer or wine permit pursuant to I.C. § 7.1-3-31-5; a supplemental catering permit; or a craft manufacturer's permit that desires to be designated as a "Vendor" and granted a "temporary vendor designation" to participate in a special event or festival held within a refreshment area, must submit a Special Event Permit Application and State Designated Outdoor Refreshment Area Designation Form, on each such occasion.

B. The Board of Public Works and Safety shall have the authority to decide if said vendor is appropriate for the Downtown Columbus Social District and may approve said vendor. Upon approval, a "Vendor" may be located at any or all of the available "Vendor Locations" within the Downtown Columbus Social District as shown on the Temporary Vendor Location Map below. Each available Vendor location is numbered.

TEMPORARY VENDOR MAP



Temporary Vendor Location Key:

1. 6th Street Arts Alley
2. 4th & Jackson St.
3. 4th & Washington St.
4. 4th & Washington St.
5. 4th & Franklin St.
6. Washington Street between 4th & 5th
7. Proposed plaza on People Trail connection
8. Millrace Park near Amphitheatre
9. Millrace Park, west of the parking lot

5.30.090 Business Participation.

Nothing in this Ordinance prohibits a business, landlord, or other establishment from allowing open containers of alcoholic beverages to enter its premises.

5.30.100 City control of right-of-way.

The City of Columbus maintains full authority and control over the sidewalks and common area and no one may prohibit or limit open containers in accordance with Indiana Code § 7.1-3-31 within the Downtown Columbus Social District in those spaces except for the City of Board of Public Works and Safety and the Columbus Common Council.

5.30.110 Designated Outdoor Refreshment Area Operating Rules and Regulations.

In accordance with Indiana Code §§ 7.1-3-31:

A. A person may consume an alcoholic beverage purchased from a designated permittee or vendor anywhere within the refreshment area boundaries, subject to the right of any retailer permittee or business within the refreshment area to refuse to allow individuals to enter the licensed premises or business with an alcoholic beverage.

B. All Designated Permittees and Vendors may allow a person to exit the designated permittee's or vendor's licensed premises with not more than two (2) open containers of an alcoholic beverage at a time. The contents of an open container may not exceed the following:

1. Beer or flavored malt beverage of not more than sixteen (16) ounces.
2. Wine, cider, or hard seltzer of not more than twelve (12) ounces.
3. A mixed drink of not more than ten (10) ounces containing not more than two (2) ounces of liquor.

C. A person may not consume an alcoholic beverage within the refreshment area purchased outside the refreshment area.

D. Alcoholic beverages, subject to this section must be contained in a designated Downtown Columbus Social District Cup or an approved container affixed with a Downtown Columbus Social District decal.

E. Glass containers may only be allowed in a Designated Permittee's Outdoor dining area and may not be removed into the Downtown Columbus Social District.

5.30.120 Separability.

If any section, sub-section, sentence, clause, phrase, or portion of this Ordinance shall for any reason be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereunder.

5.30.130 Zoning.

In no way shall application or approval as either a "Designated Permittee" or a having obtained a "Refreshment Area Designation" cause said Designated Permittee to be out of compliance with the provisions of the Columbus & Bartholomew County, Indiana Zoning Ordinance. This chapter is consistent with the city's zoning ordinance and comprehensive plan.

5.30.140 Prior Ordinances.

Any ordinances and/or parts of ordinances in conflict herewith are hereby repealed.

5.30.150 Effective Date.

This Ordinance shall be effective after its passage by the Common Council, its approval by the Mayor, its approval by the Indiana Alcohol and Tobacco Commission, and completion of any other legal requirements.

5.30.160 Penalty.

A. Any business, entity, applicant, vendor or permittee who violates any provision of this chapter may be subject to the fines as follows:

1. Up to \$2,500 for the first violation; or
2. Up to \$7,500 for the second or subsequent violation.

B. Each day of the existence of any violation of this chapter shall be a separate offense.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____ 2024 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

CITY OF COLUMBUS, INDIANA

_____, Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of
_____, 2024 at _____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana