



Luann G. Welmer, City Clerk
CITY COUNCIL MEETING
CITY HALL
TUESDAY, APRIL 15, 2025
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. Reading of a Resolution entitled "RESOLUTION NO.____, 2025, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS, INDIANA." (Darrell & Melanie Nichols Annexation) Jeff Bergman
- B. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Darrell & Melanie Nichols Annexation) Jeff Bergman

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO.____, 2025, 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." (Cummins Tax Abatement) Paul Smith
- B. First reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF

COLUMBUS, INDIANA, TO REPEAL AND REPLACE COLUMBUS STREET CUT ORDINANCE NO. 08-28.” Andrew Beckort

- C. Reading of a Resolution entitled “RESOLUTION NO.____, 2025, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER \$500,000 FOR THE DEAYER ROAD SANITARY SEWER LINE PROJECT LOCATED IN THE CENTRAL ALLOCATION AREA.”
Heather Pope

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, May 6, 2025, 6:00 p.m.**
- C. Adjournment



MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: April 4, 2025
RE: Darrell & Melanie Nichols Annexation
(*Plan Commission Case #ANX-2024-011*)

Attached is the fiscal plan resolution for the Darrell & Melanie Nichols Annexation. Please recall that Indiana law requires that the City Council adopt a fiscal plan by resolution in association with, and prior to, any annexation. This resolution will appear on the agenda for the April 15, 2025 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact me with any questions you may have.

RESOLUTION NO.: _____, 2025

**A RESOLUTION ADOPTING A FISCAL PLAN
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS, INDIANA**

**To be known as the Darrell & Melanie Nichols Annexation
Plan Commission Case No. ANX-2024-011**

WHEREAS, a petition has been filed by Darrell & Melanie Nichols for the annexation of certain property to the City of Columbus; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; 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; and

WHEREAS, the City of Columbus has carefully and thoroughly considered the extension of capital and noncapital services to the area proposed for annexation; and

WHEREAS, the City is able to provide the area proposed for annexation with municipal services in a timely and complete manner as required by the Indiana Code.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that the fiscal plan for the Darrell & Melanie Nichols Annexation attached to and made a part of this resolution is approved and adopted.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2025, 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 resolution by the Mayor is attached to and made a part of this resolution.

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 15th day of April 2025, 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 15th day of April 2025, is presented by me this 16th day of April 2025, at 10:00 o'clock A.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 15th day of April 2025, is approved by me this _____ day of April 2025, at _____ o'clock _____ .M.

Mary K. Ferdon, Mayor

CITY OF COLUMBUS, INDIANA

ANNEXATION FISCAL PLAN

For the Darrell & Melanie Nichols Annexation (City of Columbus Plan Commission Case No.: ANX-2024-011)

Prepared by the City of Columbus – Bartholomew County Planning Department
March 21, 2025

Introduction:

This annexation fiscal plan is provided as required by Indiana Code Section 36-4-3-3.1 and is based on the specifications of Indiana Code Section 36-4-3-13(d). It is intended to provide basic data regarding the annexation area, describe the manner in which City of Columbus services will be extended to the area upon annexation, and identify an impacts on municipal finances and taxpayers.

Parcel Information:

The annexation area includes one parcel, described as follows:

Parcel Number: 03-85-03-000-000.200-004

Parcel Owner: Darrell & Melanie Nichols

Assessed Value: \$5,200.00

Assessment Date: April 9, 2024

Annexation Remonstrance Waived: No

The annexation area also includes the public right-of-way of 200 South adjacent to the frontage of the parcel described above.

General Information:

The annexation area is further described as follows:

Location: Generally on the south side of 200 South, approximately 100 feet east of Shadow Creek Boulevard.

Size: +/-1.15 Acres (0.002 square miles)

Current Zoning District: RS2 (Residential: Single-Family 2)

Current Land Use: Vacant

Contiguity, Property Owner Participation, & Columbus Annexation Policy:

Indiana Code Section 36-4-3-1.5 requires that, to be eligible for annexation, the external boundary of the area must be at least 1/8 (12.5%) contiguous with the boundary of the City. This annexation is 50% contiguous with the boundary of the City.

Indiana Code further establishes the procedure for annexation based on property owner participation in the annexation petition. This annexation petition was signed by 100% of the property owners in the annexation area and is therefore guided by Indiana Code Section 36-4-3-5.1.

In 1990 the Columbus 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 provide 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.

Municipal Services for the Annexation Area:

Municipal services will be provided to the annexation area as described below. All services, capital and noncapital, shall be provided in a manner that is equivalent in standard and scope as they are provided within the current City of Columbus boundaries. Those services shall be consistent with all federal, state, and local laws, adopted City of Columbus policies, and applicable land use planning and development regulations. The description of services below is based on the current use of the area.

Noncapital Services: Noncapital services including, but not limited to, police protection, fire protection, street maintenance, refuse collection, and animal care and control will be provided to the annexation area immediately upon annexation. The municipal departments providing these services anticipate no measurable costs. Any immeasurable costs, such as incremental and de minimis use of employee time and/or basic supplies and equipment will be funded through the regular, annual City of Columbus budget process and the further application of existing funding sources.

The specific services to be provided are as follows:

Police Protection:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Provided as of the annexation effective date.

Fire Protection:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Provided as of the annexation effective date.

Sanitary Sewer Service:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Available as of the annexation effective date.

Water Service:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Available as of the annexation effective date.

Trash, Recycling, and Yard Waste Collection:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Provided as of the annexation effective date.

Street Maintenance & Snow Removal:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Provided as of the annexation effective date.

Animal Care and Control:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Provided as of the annexation effective date.

Human Rights Protection & Advocacy:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Provided as of the annexation effective date.

Transit:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Available as of the annexation effective date.

Parks & Recreation Programing:

Estimated Cost - \$0 Financing Method – Not Applicable

Beginning Service Date - Available as of the annexation effective date.

Capital Services: No capital improvements, which would include those to streets, street lighting, sewer facilities, water facilities, and/or storm drainage facilities, are needed in the annexation area. All existing capital infrastructure does and will continue to meet the needs of the annexation area as follows:

Streets / Roads, Street Lighting, and Storm Drainage Facilities:

Estimated Cost - \$0 Financing Method - Not Applicable

Beginning Service Date - Not Applicable (see below)

Approximately 150 feet of 200 South, the only street in the annexation area, will be transferred from Bartholomew County to the City of Columbus immediately upon annexation. This includes the lighting and storm drainage facilities associated with this street. It will not require any improvements resulting from the annexation.

Water Facilities:

Estimated Cost - \$0 Financing Method - Not Applicable

Beginning Service Date - Not Applicable (see below)

The water system in the annexation area will be under the jurisdiction of Columbus City Utilities and will not require any improvements resulting from the annexation. Water service extension to the existing lot in the annexation area will be available subject to the policies and programs of Columbus City Utilities.

Sewer Facilities:

Estimated Cost - \$0 Financing Method - Not Applicable

Beginning Service Date - Not Applicable (see below)

The sewer system in the annexation area will be under the jurisdiction of Columbus City Utilities and will not require any improvements resulting from the annexation. Sewer service extension to the existing lot in the annexation area will be available subject to the policies and programs of Columbus City Utilities.

Financial and Taxpayer Impacts:

The anticipated financial and taxpayer impacts of the annexation are described below.

Annexation Property Owner Impact:

Darrell & Melanie Nichols - Upon annexation this owner's included parcel would be subject to the additional City of Columbus property tax rate (\$1.0573 / \$100 of Assessed Value in 2025). Based on the current \$5,200.00 gross assessed value of the property, the annual property taxes due could increase annually by approximately \$54.98 as a result of the annexation.

4-Year Columbus Taxpayer Impact: The annexation would have no short-term expected impact on Columbus taxpayers, tax rate, tax levy, expenditures, services levels, or annual debt service payments given (1) the de minimis cost of extending services and (2) minimal additional property tax receipts expected.

4-Year Columbus Tax Revenues: The annexation would have no short-term expected impact on Columbus tax revenues given the minimal additional property tax receipts expected.

4-Year Impacts on Other Units of Local Government and their Taxpayers: The annexation would have no expected short-term impact on other units of local government and/or their taxpayers. Property taxes payable to Bartholomew County, Columbus Township, the Bartholomew Consolidated School Corporation, and the Bartholomew County Public Library are expected to remain unchanged.

4-Year County-wide Impacts: The annexation would have no expected impact on other units of local government and/or their taxpayers that are not associated with the annexation area.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman
on behalf of the Columbus Plan Commission

DATE: March 6, 2025

RE: Darrell & Melanie Nichols Annexation
(*Plan Commission Case #ANX-2024-011*)

At its February 12, 2025 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 9 in favor and 0 opposed. The applicant requests that an area of +/-1.15 acres be annexed to the City of Columbus.

The property is located along the south side of county road 200 South, east of the intersection with Shadow Creek Boulevard. It is a lot, platted in the past, where the applicants intend to construct a home. They are seeking annexation in order to connect to City Utilities water and sewer service.

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

1. the proposed ordinance approving the annexation,
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.: _____, 2025

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

**To be known as the Darrell & Melanie Nichols Annexation
Plan Commission Case No. ANX-2024-011**

WHEREAS, a petition has been filed by Darrell & Melanie Nichols 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 February 12, 2025, 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 +/- 1.15 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

A tract of land off the East Side of the East Half Northeast Quarter Section 3, Township 8 North, Range 5 East, and described as follows:

Beginning at a point on the North line of said East Half and 100 feet West of the Northeast corner of said East Half thence South and parallel to the East line of said East Half a distance of 289 feet; thence West and parallel to the North line of said East half, a distance of 151 feet; thence North and parallel to the East line of said East Half a distance of 289 feet to North line of said East Half; thence East and along said North line a distance of 151 feet to the place of beginning, containing one acre.

And,

All 200 South road right-of-way of that adjoins the road frontage of the included parcel described above.

The annexation area includes the parcel(s) numbered as follows: 03-85-03-000-000.200-004

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 _____ 2025, 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

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 1st day of April 2025, 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 Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 1st day of April 2025, is presented by me this 2nd day of April 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

Luann Welmer
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 1st day of April 2025, is approved by me this ____ day of April 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

RESOLUTION: ANX-2024-011

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-2024-011 (Darrell & Melanie Nichols),
a proposal to annex +/-1.15 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the petition referenced above from Darrell & Melanie Nichols; 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 February 12, 2025, review the annexation request; and

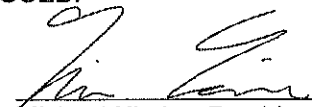
WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

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 1.15 acres located on the south side of 200 South, 105 feet east of Shadow Creek Boulevard) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12th DAY OF
FEBRUARY, 2025 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**



Michael Kinder, President

ATTEST:



Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 12, 2025 Meeting)

Docket No. / Project Title: ANX-2024-011 (Darrell & Melanie Nichols)
Staff: Melissa Begley
Applicant: Darrell & Melanie Nichols
Property Size: 1.15 Acres
Current Zoning: RS2 (Residential Single Family 2)
Location: On the south side of 200 South, 105 feet east of Shadow Creek Boulevard, in Columbus Township.

Background Summary:

The applicant has indicated that the proposed annexation is for the purpose of building a single family residence that is connected to City water and sewer.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None

Preliminary Staff Recommendation:

Favorable recommendation to the City Council.

Plan Commission Options:

In reviewing a request for annexation 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 request to the City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The City Council makes all final decisions regarding annexation 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 50 percent 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.

Current Property Information:	
Existing Land Use:	Vacant
Existing Site Features:	Open grass area
Flood Hazards:	No flood hazards exist on the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The property is located in the Wellfield Protection Area
Vehicle Access:	200 South (Minor Arterial, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS2 (Residential Single Family 2)	Single-Family Residential
South:	PUD (Shadow Creek Farms Planned Unit Development)	Shadow Creek Farms Single-Family Residential Subdivision
East:	PUD (Shadow Creek Farms Planned Unit Development) RS2 (Residential Single Family 2)	Shadow Creek Farms Single-Family Residential Subdivision Single-Family Residential
West:	PUD (Shadow Creek Farms Planned Unit Development)	Shadow Creek Farms Single-Family Residential Subdivision

Interdepartmental Review:	
City Engineering:	No comments received.
City Utilities:	We have sewer and water mains along 200 South, so no extensions will be needed to serve the property. They will be subject to our normal connection fees.

Parks Department:	No comments received.
Police Department:	CPD would be able to provide police protection without any increase in resources.
Fire Department:	<ol style="list-style-type: none"> 1. The Columbus Fire Department <u>can</u> provide services to the proposed annexation. 2. <u>No</u> – infrastructure improvements to serve the proposed annexation. 3. The Columbus Fire Department would <u>not</u> incur other costs to serve the proposed annexation. 4. <u>No</u> - additional concerns.
Public Works Department:	This annexation should be a minimal effect for DPW at this time.
Animal Care Services:	No comments received.
Human Rights Department:	No comments received.
City Administration:	No comments received.

Comprehensive Plan Consideration(s):

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

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-2-13:** 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.*
3. **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.*
4. **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.*
5. **POLICY B-1-3:** Discourage new development utilizing private wells and septic systems or other privately owned and operated sewage treatment systems. *Septic system failures are common throughout the community. In general the useful life of a septic system is 15 years, much shorter than the life of a building. Failing systems pollute ground and surface waters and present health hazards.*
6. **POLICY D-2-2:** Allow for various housing types. *A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*
7. **POLICY H-2-4:** Require nonfarm uses within the city limits to connect to the city sanitary sewer system wherever it is available. *A sanitary sewer system is a safer means of waste disposal than is an individual on-site disposal system, such as a septic tank and filter field. Individual systems can*

contaminate the ground water, and filter fields can clog up and fail. Within the city, uses which have sanitary sewers available should be connected to this system

8. **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. Encourage all development to be linked to bicycle and pedestrian systems.
2. Prohibit further non-farm development using septic systems.

Planning Consideration(s):

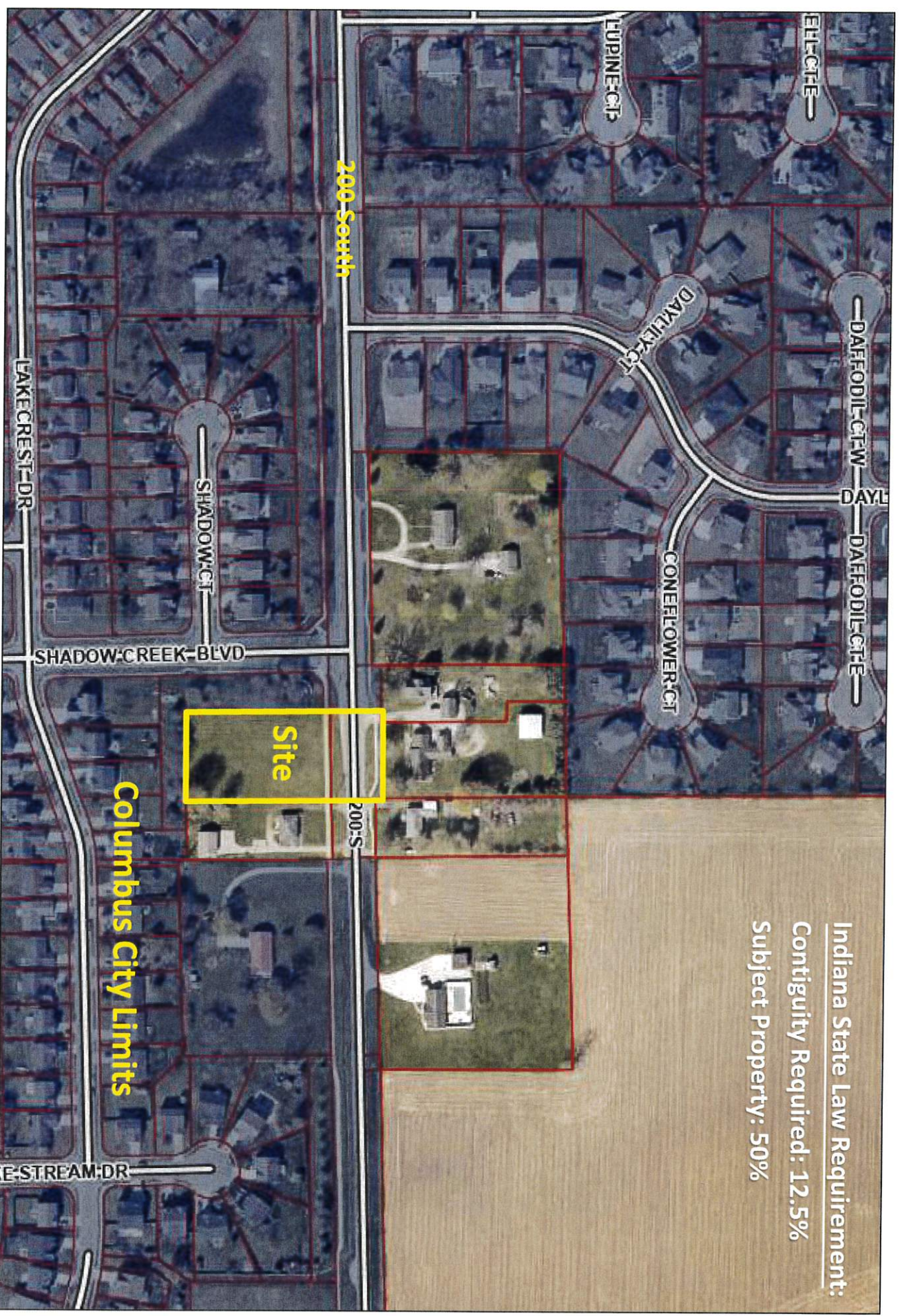
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant's 37,461 square foot property is located on the south side of County Road 200 South and bounded by Shadow Creek Farms subdivision along the south and west property lines. An additional 13,068 square feet of road right-of-way will also be annexed with this application, as required by Indiana law for a total of 50,528 square feet or 1.15 acres. The annexation area is 50% contiguous to the City limits.
2. The property is currently zoned RS2 (Residential: Single Family 2) and the property is currently vacant. The applicant would like to construct a single family residence on the property.
3. There is an existing sidewalk along the 200 South frontage that was constructed by the City and provides a connection to the Shadow Creek Farms subdivision and to Southside Elementary School.
4. The site would be permitted one access point from 200 South.

Location (Case #ANX-2024-011: Darrell & Melanie Nichols)



Indiana State Law Requirement:
Contiguity Required: 12.5%
Subject Property: 50%





Community Development

MEMORANDUM

TO: Members of the Common Council
FROM: Paul W. Smith, Assistant Director of Community Development
RE: Tax Abatement Request for Cummins Inc.
DATE: April 4, 2025

Good afternoon Councilors. We have received a request from Cummins Inc. for a real property tax abatement. Attached is a resolution related to the Cummins Inc. project, which will be presented at the April 15th Council meeting. The enclosed resolution addresses the requested tax abatement for real property improvements at their current Walesboro campus. The Incentive Review Committee will meet prior to the April 15th Common Council meeting, review this request to determine substantial compliance, and will then make a recommendation to the full Council at the upcoming meeting.

Cummins Inc. is requesting real property tax abatement for a \$50 million investment in expanding their existing Olympic (OLY) facility as well as a \$20 million personal property tax abatement for new advanced testing equipment at their production facility at Woodside Industrial Park. As a result of this investment, 41 jobs will be retained and 7 new permanent jobs will be created by the end of 2025, with an expected average wage of \$32/hour.

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

RESOLUTION NO. ___, 2025

**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**

**CUMMINS INC
3540 W 450 S, COLUMBUS, INDIANA 47201-6528**

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, **Cummins Inc.** filed an Application and Statement of Benefits form dated April 2, 2025, requesting the approval of a real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the expanding their existing Olympic facility by 86,000 square feet, which is within an established ERA located at 3540 W 450 S, 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, **Cummins Inc.** filed an Application and a Statement of Benefits form dated April 2, 2025, requesting the approval of a personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for installation of new advanced testing equipment at their facility located at 3540 W 450 S (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 **Cummins Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Cummins Inc.** 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 **Cummins Inc.** 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 **Cummins Inc.**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of April 2025.

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 April 2025, 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 April 2025, is presented by me this ____ day of April 2025, 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 April 2025, is approved by me this ____ day of April 2025, at o'clock _____.M.

Mary K. Ferdon, Mayor
City of Columbus

CUMMINS INC.
3540 W 450 S
COLUMBUS, IN 47201-6528

PARCEL: 03-85-15-240-000.100-021

LEGAL DESCRIPTION: LOT 1 – OLYMPIC EXPRESS ADMIN SUBDV (O/52)

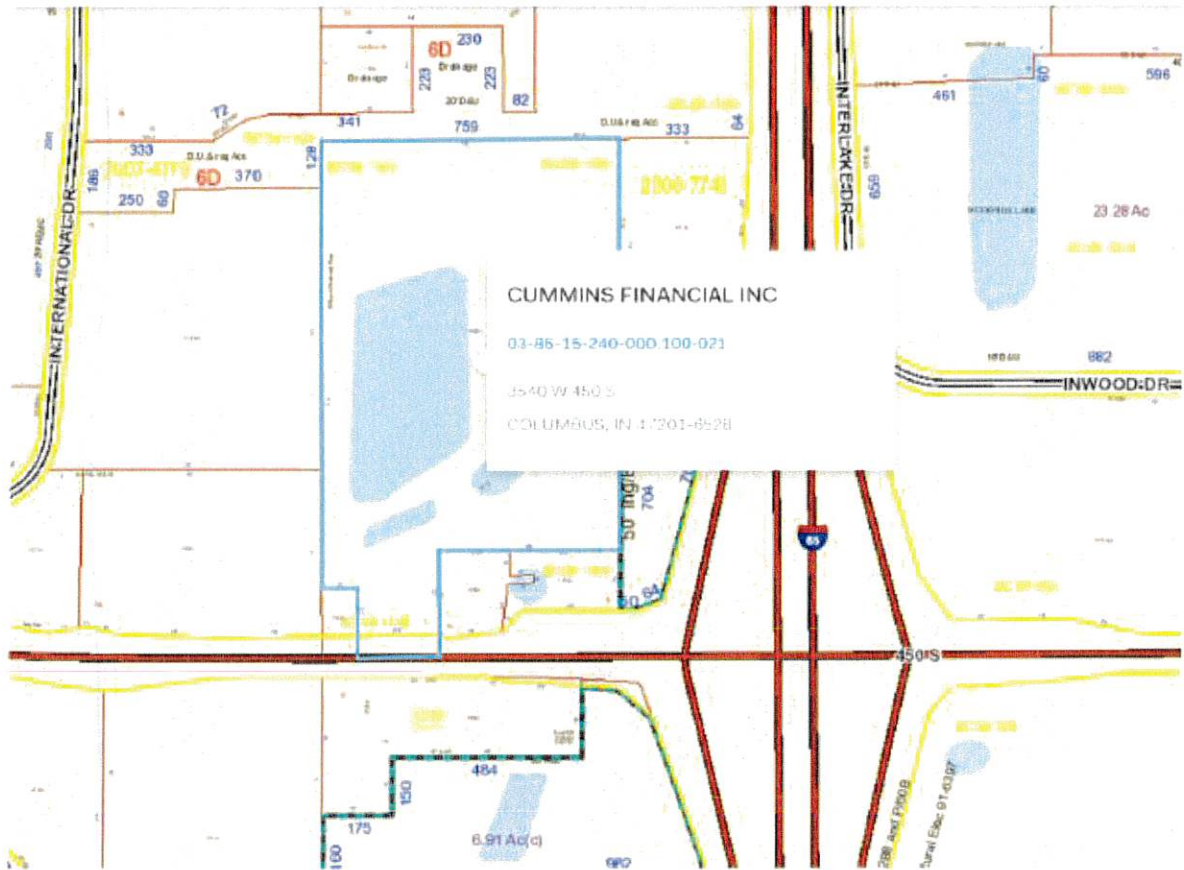


Exhibit A

Reset Form



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

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 6-1.1-12.1-7

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Cummins Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 500 Jackson St., Columbus, IN 47201					
Name of contact person Ken Sandrock			Telephone number (812) 343-8850	E-mail address ken.a.sandrock@cummins.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body City of Columbus Council					
Location of property 3540 W 450 S, Columbus, IN 47201-6528			County Bartholomew	DLGF taxing district number 021	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Addition of a new 86,000 sq. ft. advanced testing facility onto the existing Cummins Olympic building with potential for future development and expansion.			Estimated start date (month, day, year) 5/15/25 Estimated completion date (month, day, year) 12/31/28		
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 41.00	Salaries \$3,022,240.00	Number Retained 41.00	Salaries \$3,022,240.00	Number Additional 7.00	Salaries \$534,560.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		50,000,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project		54,086,800.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Ken Sandrock				Date signed (month, day, year) 04/02/2025	
Printed name of authorized representative Ken Sandrock				Title Executive Director, Capital and Corporate Finance	

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

[Reset Form](#)


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 5-1.1-12.1-5.1.

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 Cummins Inc.		Name of contact person Ken Sandrock							
Address of taxpayer (number and street, city, state, and ZIP code) 500 Jackson St., Columbus, IN 47201		Telephone number (812) 343-8850							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body City of Columbus Council		Resolution number (s)							
Location of property 3540 W 450 S, Columbus, In 47201-6528		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.) Advanced testing equipment for internal combustion engines and powertrains fueled by diesel, natural gas, gasoline, hydrogen and battery hybrid. Equipment includes a heavy-duty chassis dynamometer, test cell for advanced powertrain development, upgraded power supply, and geothermal well system to increase energy efficiency and reduce water usage.		ESTIMATED							
		START DATE		COMPLETION DATE					
		Manufacturing Equipment							
		R & D Equipment		01/01/2026 12/31/2028					
		Logist Dist Equipment							
IT Equipment									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current Number 41	Salaries \$3,022,240.00	Number Retained 41	Salaries \$3,022,240.00	Number Additional 7	Salaries \$534,560.00				
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									
Plus estimated values of proposed project				20,000,000	8,000,000				
Less values of any property being replaced									
Net estimated values upon completion of project				20,000,000	8,000,000				
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) 0		Estimated hazardous waste converted (pounds) 0							
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Ken Sandrock</i>				Date signed (month, day, year) 04/02/2025					
Printed name of authorized representative Ken Sandrock				Title Executive Director, Capital and Corporate Finance					

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; | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | <i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 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 |
| <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>Number of years approved: _____</i> |
| | | | | | <i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
- 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.

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%



Indiana Tax Abatement Results

- Bartholomew County, C-Wayne Annex
- Tax Rate (%): 2.5293
- Project Name: Cummins Inc. OLY Expansion Project

Real Property: **\$50,000,000**

	Abatement Percentage	Property Taxes	With Abatement Circuit Breaker Tax Credit	Net Property Taxes	Without Abatement Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100	\$0	\$0	\$0	\$1,264,650	\$0	\$1,264,650	\$1,264,650
Year 2	95	\$63,233	\$0	\$63,233	\$1,264,650	\$0	\$1,264,650	\$1,201,418
Year 3	80	\$252,930	\$0	\$252,930	\$1,264,650	\$0	\$1,264,650	\$1,011,720
Year 4	65	\$442,628	\$0	\$442,628	\$1,264,650	\$0	\$1,264,650	\$822,023
Year 5	50	\$632,326	\$0	\$632,326	\$1,264,650	\$0	\$1,264,650	\$632,326
Year 6	40	\$758,790	\$0	\$758,790	\$1,264,650	\$0	\$1,264,650	\$505,860
Year 7	30	\$885,255	\$0	\$885,255	\$1,264,650	\$0	\$1,264,650	\$379,395
Year 8	20	\$1,011,720	\$0	\$1,011,720	\$1,264,650	\$0	\$1,264,650	\$252,930
Year 9	10	\$1,138,185	\$0	\$1,138,185	\$1,264,650	\$0	\$1,264,650	\$126,465
Year 10	5	\$1,201,418	\$0	\$1,201,418	\$1,264,650	\$0	\$1,264,650	\$63,233
Totals		\$6,386,483	\$0	\$6,386,483	\$12,646,500	\$0	\$12,646,500	\$6,260,018

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%



Personal Property: **\$20,000,000**

	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	\$202,344	\$0	\$202,344	\$202,344
Year 2	90	\$28,328	\$0	\$28,328	\$283,282	\$0	\$283,282	\$254,953
Year 3	80	\$42,492	\$0	\$42,492	\$212,461	\$0	\$212,461	\$169,969
Year 4	70	\$48,563	\$0	\$48,563	\$161,875	\$0	\$161,875	\$113,313
Year 5	60	\$60,703	\$0	\$60,703	\$151,758	\$0	\$151,758	\$91,055
Year 6	50	\$75,879	\$0	\$75,879	\$151,758	\$0	\$151,758	\$75,879
Year 7	40	\$91,055	\$0	\$91,055	\$151,758	\$0	\$151,758	\$60,703
Year 8	30	\$106,231	\$0	\$106,231	\$151,758	\$0	\$151,758	\$45,527
Year 9	20	\$121,406	\$0	\$121,406	\$151,758	\$0	\$151,758	\$30,352
Year 10	10	\$136,582	\$0	\$136,582	\$151,758	\$0	\$151,758	\$15,176
Totals		\$711,239	\$0	\$711,239	\$1,770,510	\$0	\$1,770,510	\$1,059,271



April 2, 2025

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

RE: Tax Abatement for Real and/or Personal Property
3540 W 450 S, Columbus, IN 47201-6528

Dear Ms. Hilber:

Cummins Inc., a global leader in power solutions with a wide variety of products in the heavy-duty market, is planning an expansion of its operations located at 3540 W 450 S, Columbus, IN. Our existing Olympic facility (OLY) will be expanded by 86,000 square feet, calling for a Real Property investment of \$50,000,000. Our proposed project calls for the installation of new advanced testing equipment, calling for an investment of \$20,000,000 for a total investment of \$70,000,000. As a result of this expansion, 41 jobs will be retained, and 7 jobs new will be added by December 31, 2025 with an expected average wage of \$32/hour.

The investment is essential to the future of the company and our Destination Zero strategy, which includes developing and testing internal combustion engines and powertrains powered by diesel, natural gas, hydrogen, and other fuels. When making this investment decision, we explored several sites within Cummins North American footprint to find the right combination of space and talent. Provided that we can achieve an acceptable financial rate of return on the investment, expanding our existing OLY facility in Walesboro is our preferred location as it enables us to leverage the skills and expertise of our existing workforce and add headcount from the skilled labor pool in the area. It also sends an important message that Cummins believes Columbus is key to the future of our company, and it strengthens the Columbus area's reputation as a destination for new talent development and growth. We want to develop and perfect the next generation of products in our hometown and continue to support the community.

The investment in the OLY facility will increase Cummins testing capability for advanced powertrains including engines, engine/transmission, engine/hybrid system, engine/transmission/hybrid system formats powered by diesel, natural gas, gasoline, hydrogen and battery hybrid. New equipment includes a heavy-duty chassis dynamometer for testing heavy duty vehicles, an advanced test cell, upgraded power to handle new and future testing loads, and a geothermal well system to increase energy efficiency and reduce water usage. The expansion will be designed for future development and expansion of testing capability in the future.

In this period of uncertainty, we must exercise extreme diligence when making any decision to invest capital into new facilities. Given the rapidly escalating cost of construction and materials, the incentive from the city is an important factor to making this project a success. We appreciate your consideration of our abatement application to help make the OLY expansion a reality.

It is our understanding that our proposed project is already located within a designated Economic

Cummins Inc.
500 Jackson Street
Columbus, IN 47201



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).

Attached hereto are the following exhibits:

- 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/RP)

We request that you place this item on Council Agenda at the earliest convenient date. If you have any questions or require additional information, please call Lawrence McCormack at (317) 473-4161.

Sincerely,

Ken Sandrock

Ken Sandrock
Executive Director Capital and Corporate Finance

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

CUMMINS FINANCIAL INC

03-85-15-240-000.100-021

3540 W 450 S

COLUMBUS, IN 47201-6528

Incentive Application

Rev. 06-08-2023

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:	Cummins Inc.	Project Name (if applicable):	OLY 2.0
Website:	www.cummins.com	NAICS 6-Digit Code:	333618
Proposed Site is/will be:	<input type="checkbox"/> HEADQUARTERS <input checked="" type="checkbox"/> SINGLE-LOCATION <input type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:	Click here to enter text.		
Has the company OR any principal owner or officer filed bankruptcy in the past 10 years? ¹ If YES, please attach an explanation of the circumstances.			<input type="checkbox"/> YES ¹ <input checked="" type="checkbox"/> NO
Are all taxes current and paid with regard to the project property? ² If NO, please attach an explanation of the circumstances.			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ²
Has the company been awarded local abatement or other incentive support in any of the prior years? 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 checked="" type="checkbox"/> '19 <input checked="" type="checkbox"/> '20 <input checked="" type="checkbox"/> '21 <input checked="" type="checkbox"/> '22 <input checked="" type="checkbox"/> '23			<input checked="" type="checkbox"/> YES ³ <input type="checkbox"/> NO
Local Senior Official Name	Jennifer Rumsey	Title:	Chair and CEO
Name of Contact Person (For application and/or compliance follow-up)	Ken Sandrock	Title:	Executive Director Capital and Corporate Finance
	Email: ken.a.sandrock@cummins.com	Phone:	(812) 343-8850

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? (Check all that apply) <input type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input checked="" type="checkbox"/> Research & Development Equipment (SB-1/PP) <input 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"/> 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:		3540 W 450 S, Columbus, In 47201-6528
Parcel Number:		03-85-15-240-000.100-021
Legal Description:		LOT 1 - OLYMPIC EXPRESS ADMIN SUBDV (O/52)
Name & Address of Titled Landowner:		Cummins Financial Inc., 500 Jackson Street Mail Code 60113, Columbus, IN 47201
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 type="checkbox"/> In Process <input checked="" 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 checked="" type="checkbox"/> Technological Obsolescence <input type="checkbox"/> Deterioration of Improvements <input type="checkbox"/> Economical Obsolescence <input type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input checked="" type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input 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.

Cummins Inc., a global power solutions leader, comprises five business segments – Components, Engine, Distribution, Power Systems and Accelera by Cummins – supported by our global manufacturing and extensive service and support network, skilled workforce and vast technological expertise. Headquartered in Columbus since its founding in 1919, Cummins employs approximately 70,000 people committed to powering a more prosperous world through three global corporate responsibility priorities critical to healthy communities: education, environment and equality of opportunity.

Cummins is committed to its Destination Zero strategy, which is grounded in the company's commitment to sustainability and helping its customers successfully navigate the energy transition with its broad portfolio of products. The products range from advanced diesel, natural gas, electric and hybrid powertrains and powertrain-related components including filtration, aftertreatment, turbochargers, fuel systems, valvetrain technologies, controls systems, air handling systems, automated transmissions, axles, drivelines, brakes, suspension systems, electric power generation systems, batteries, electrified power systems, hydrogen production technologies and fuel cell products.

The OLY 2.0 project will expand the existing Cummins Olympic facility and allow for next generation testing of our latest technology to support our Destination Zero strategy. This testing will allow Cummins to continue to support our Hoosier workforce and help us develop local talent for new technologies. It will also serve as a destination for new talent development and growth. The project is the latest investments by Cummins in Columbus that benefits the community by providing jobs and property tax

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

Current Land AV:	\$752,200	Current Parcel Size (Acres):	19.94	Current Building AV:	\$3,334,600	Current Building Size (SF):	71,518
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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	\$ 0	0
20 25	\$ 0.00	\$ 0.00	\$ 22,000,000.00	86,000
20 26	\$ 0.00	\$ 0.00	\$ 28,000,000.00	86,000
TOTAL	\$ 0.00	\$ 0.00	\$ 50,000,000.00	86,000

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

Is the building zoned for either commercial or industrial purposes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has the building been vacant for at least one year? <input type="checkbox"/> Yes <input checked="" 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 25	\$ 0.00	\$ 0.00	\$ 0.00	
20 26	\$ 20,000,000	\$ 0.00	\$ 20,000,000	
20 27	\$ 0.00	\$ 0.00	\$ 0.00	
TOTAL	\$ 20,000,000	\$ 0.00	\$ 20,000,000	

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)
%	0	100	0	0	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 2022
11-0000 Management Occupations	5	\$ 45.00	1	\$ 45.00	\$ 45.00	\$ 93,600.00	\$47.31
13-0000 Business and Financial	#	\$ 0.00	0	\$ 0.00	\$ 0.00	\$ 0.00	\$34.10
15-0000 Computer and Math	#	\$ 0.00	0	\$ 0.00	\$ 0.00	\$ 0.00	\$39.53
17-0000 Engineering Occupations	1	\$ 38.00	2	\$ 38.00	\$ 38.00	\$ 79,040.00	\$45.62
41-0000 Sales and Related	#	\$ 0.00	0	\$ 0.00	\$ 0.00	\$ 0.00	\$19.47
43-0000 Office and Administrative	#	\$ 0.00	0	\$ 0.00	\$ 0.00	\$ 0.00	\$20.64
49-0000 Maintenance and Repair	#	\$ 0.00	0	\$ 0.00	\$ 0.00	\$ 0.00	\$25.68
51-0000 Production/Manufacturing	#	\$ 0.00	0	\$ 0.00	\$ 0.00	\$ 0.00	\$21.51
53-0000 Transport/Material Moving	#	\$ 0.00	0	\$ 0.00	\$ 0.00	\$ 0.00	\$18.54
All Other Jobs (Not Counted Above)	35	\$ 34.00	4	\$ 34.00	\$ 34.00	\$ 70,720.00	N.A.
TOTALS & BLENDED AVERAGES	41	\$ 35.44	7	\$ 31.29	\$ 34.83	\$ 72,453.33	\$20.75

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	41	+ 0	= 41	# %	\$ 3,022,240.00	0 %	15 %
20 25	41	+ 7	= 48	# %	\$ 3,556,800.00	0 %	19 %
20 26	48	+ 0	= 48	# %	\$ 3,556,800.00	0 %	19 %
20 27	48	+ 0	= 48	# %	\$ 3,556,800.00	0 %	19 %

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 <input checked="" type="checkbox"/> Tuition Reimbursement <input checked="" type="checkbox"/> Paid Vacation/Sick/Personal <input type="checkbox"/> Other	Approximate Fringe Value (per hour)?	\$ 9.62
What percent of your workforce resides (or will reside) within the county?		# %

JOB TRAINING

Describe the company's workforce training needs and plans for this location:	Training Budget:	\$ 0.00
Cummins will provide training for all new and existing employees at the location.		

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 Ken Sandrock	Title Executive Director, Capital and Corporate Finance	Date 4/2/2025
--	--	------------------

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)



ORDINANCE NO. _____. 2025

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO
REPEAL AND REPLACE COLUMBUS STREET CUT ORDINANCE NO. 08-28**

WHEREAS, Indiana Code 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government; and

WHEREAS, Indiana Code 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, the Common Council of the City of Columbus, Indiana, has determined that it is in the best interest of the City to regulate the cutting and excavation in public streets and Rights of Way in the City of Columbus.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that the Street Cut Ordinance No. 08-28, Chapter 12.24 of the Columbus Municipal Code, is repealed and replaced as follows:

Contents

12.24.010 Purpose.....	2
12.24.020 Scope.....	2
12.24.030 Emergency Streets Cuts.....	3
12.24.040 Permit Requirements.....	3
12.24.050 Bond Provisions.	4
12.24.060 General Worksite Responsibilities.	4
12.24.070 Excavation Standards.	5
12.24.080 Additional Restoration Requirements.	8
12.24.090 Trenching	9
12.24.100 Temporary Coverings.	9
12.24.110 Inspection and As-Builts.	10
12.24.120 Utility Maintenance and Line Pollution.	10
12.24.130 Enforcement.....	11
12.24.140 Penalties.	11
12.24.150 Definitions.	12
12.24.160 Effective Date of Ordinance.....	12

12.24.010 Purpose.

The City of Columbus (City) monitors all work conducted in the streets, alleys, and public Right of Way (ROW) through its street cut permitting process. This process allows coordination between the City and other utilities to maintain a record of street cuts and patches, and to identify specific city requirements.

12.24.020 Scope.

A. Permit Required

Any work within the ROW which disturbs the pavement, curb and/or gutter, driveway entrances, sidewalks, landscaping, or grassed areas, requires a permit. If ROW limits are in question, the applicant must confirm those limits with the Engineering Department. Work covered by this ordinance may include but is not limited to, utility main and/or lateral replacement and repair; valve and meter replacement or repair; hydroexcavation or other excavation methods used to identify location of underground public or private utility lines (potholing); installation of new underground mains or laterals, structures or accessories; splices, buried drops (under pavement or sidewalks); pole changes for height, accidents, etc.; cathodic protection; boxes and vault installations and jacking or boring under the ROW where disturbance within or crossing the ROW may occur.

Installation of new aerial facilities crossing within public ROW will require a permit to work within the public ROW (whether the new aerial facility is being attached to existing poles owned by the City or a third-party utility). In cases in which the existing utility poles are owned by a third-party utility, the Permittee shall provide written consent from the applicable utility granting permission of the new aerial facility installation with the permit application provided to the City.

Any utility work, excluding aerial installation within the ROW, that does not disturb or encroach on the ROW is exempt from the permitting requirements except to the extent that traffic detours or lane closures must be approved by the Board of Public Works and Safety.

Permits shall be valid for 90 days from date of issuance. The City Engineer may extend the time for the completion of the work for which the permit was granted.

B. Exceptions

1. Private irrigation systems are not permitted to be located within the public Right-of-Way (ROW). The City does not issue permits for private irrigation systems within the ROW and is not responsible for damage caused to irrigation systems placed within the ROW. This includes any work conducted by or for the City.
2. Excavations made under contract with or by order of the Board of Public Works and Safety of the City through its proper officials, nor to construction of any private entrances, driveways or approaches connecting with any street in the City street system or the installation or replacement of sidewalks, or for the installation of landscaping.

12.24.030 Emergency Streets Cuts.

The Engineering Department may, if the public safety requires immediate action, grant permission to make a necessary street cut or excavation before a permit is issued. Failure to receive approval from the Engineering Department for an emergency street cut shall result in assessment of a penalty as described in Section 12.24.140. Requests for an emergency street cut must be made by contacting the Engineering Department regardless of time of day, or day of the week. A detailed voicemail message must be left describing the need for an emergency street cut, the location, the name and phone number of the person or company making the request, and the name and contact information for the company who will perform the work. A permit application for the emergency street cut shall be submitted by 12:00 noon on the first work day following the emergency action.

12.24.040 Permit Requirements.

Before work within the ROW is started, the necessary permit shall be obtained from the Engineering Department. Any contractor or person beginning work before being issued the proper permit will be subject to a penalty in accordance with Section 12.24.140.

Each permit application shall be presented to the Engineering Department for approval at least three days in advance of beginning the work. Said application shall indicate the estimated time or dates during which the work is to be completed, shall describe the estimated kind and dimension in feet and inches of the proposed work, together with the type of road surface, the nature of the opening to be made and the exact purpose of the proposed work. The permit application shall specifically describe the road, street, alley, sidewalk, curb, roadside ditch, right-of-way or public place where such work is to be done.

The City Engineer shall have the right to prescribe the method of the proposed cut, dig, trench, excavation, grade, tunnel, bore, pole installation, and the location and the time the proposed work shall be performed.

The Permittee receiving the permit is held responsible for the work performed, and the City will contact the Permittee for required adjustments or corrections regardless of whether the Permittee performed the work or subcontracted and assigned the work. The Permittee is solely responsible for the work performed.

A Permittee, prior to the commencement of work hereunder, shall obtain general liability coverage in effect from the effective date of the permit and until the applicable statute of limitations has run in an amount not less than One Million and no/100 Dollars (\$1,000,000.00) ("Coverage Period"). Proof of General Liability Insurance shall be filed with the Engineering Department prior to or with the permit application. If a Permittee is using sub-contractors to complete the work specified in the permit, all such sub-contractors must meet the liability requirements as outlined herein.

12.24.050 Bond Provisions.

- A. Whenever such permit application is approved, the Permittee shall be required to provide a bond to the City, with surety to be approved by the City Engineer. Said bond shall guarantee that the place where said work is to be done shall be restored to a condition (including any underground pipes, drains, conduits, or wires) and in the manner provided by the provisions of this chapter.
- B. Such bond shall be in the sum of:
 - 1. Five thousand dollars for each separate Right of Way disturbance which crosses any local road, local street, alley, sidewalk, curb, roadside ditch, ROW or other public place at an angle of not less than eighty degrees nor more than one hundred degrees, or for each excavation within the pavement not to exceed 25 square feet in area;
 - 2. Ten thousand dollars per block or parts thereof, for each separate Right of Way disturbance which parallels or crosses any road, street, alley, sidewalk, curb, roadside ditch, ROW or other public place at less than eighty degrees nor more than one hundred degrees or for each excavation within the pavement which exceeds 25 square feet in area.
 - 3. Fifteen thousand dollars per block or parts thereof, for each separate Right of Way disturbance which parallels or crosses any collector or arterial street or each excavation within the pavement.
 - 4. Five hundred dollars for each pole or handhole installed in City ROW.

- C. Blanket Bonds:

Blanket Bonds shall be acceptable from Permittees that submit five or more permit applications per year. Blanket bonds shall be in an amount specified by the Engineering Department.

- D. Bond Exemptions

Public utilities whose rates are regulated by the Indiana Utility Regulatory Commission and municipal utilities may submit an indemnifying agreement acceptable to the Board of Public Works and Safety providing that the utility shall comply with all the terms and conditions of this chapter, with the exception of bonding requirements.

12.24.060 General Worksite Responsibilities.

The Permittee or its subcontractors shall have a copy of the permit on the job site at all times. The Permittee shall be responsible for the condition of any ROW repairs. Pavement repairs shall be warranted for a period of three years following the acceptance of work and close-out of the permit. Should the condition of any pavement patch become such that additional pavement is in jeopardy of failure, the Permittee shall be held responsible for an area larger than the original repair. Other repairs (sidewalks, curb and gutter, trenches, etc.) shall be warranted for a period of three years following the acceptance of work.

The Permittee shall not park vehicles or equipment on trails or sidewalk. Any sidewalk or trail damaged by a Permittee or its contractor shall be replaced at Permittee's expense, regardless of when the damage occurred.

The Permittee is responsible for all maintenance of traffic operations, including, but not limited to, flaggers, signage, and detour routes. Lane or full street closures require prior approval of the Board of Public Works and Safety. All work involving sidewalk or trails shall include signage and detour routes for pedestrians. Maintenance of traffic plans, if required by the City Engineer, shall be submitted for approval with the permit application.

Permittees engaging in horizontal drilling, trenching, directional boring, or hand digging for installation of gas, telecom, or other underground lines are responsible for locating all utility lines within its work area, including private lines such as sanitary sewer laterals.

Construction crews performing the installation are required to locate the depths of each utility every 100 feet in the designated work area to prevent damage to other utilities. Locate flags are to stay in place until completion of construction, at which time the contractor is to remove the flags and dispose of them properly. The City does not maintain records of private utility lines (e.g. service lines), therefore it is the responsibility of the Permittee to ensure that service lines are located through appropriate means. This may include but is not limited to televising sanitary sewer mains to determine approximate location of sanitary sewer laterals, followed by hydroexcavation to pinpoint both location and depth. Damage to private utility lines shall be the responsibility of the Permittee to repair immediately upon receipt of notice from the City.

12.24.070 Excavation Standards.

A. Rigid base pavements (concrete, asphalt on concrete base, asphalt on brick base)

1. Minimum Opening: All excavated openings shall be a minimum of four feet as measured in any horizontal direction.
2. Saw Cut: All pavement cuts shall be saw cut in a straight and true manner, and shall be made at right angles or parallel to the pavement centerline. Saw cuts shall be made to the depth of the existing pavement section. Pavements less than five years old shall be cut only in emergencies or if no other alternative exists to make the utility repair, and only with prior approval by the City Engineer. If diagonal excavations or saw cuts are necessary, the Engineering Department shall mark the pavement and/or ROW indicating the limits of restoration required to close the permit.
3. Backfill: For asphalt pavements on concrete or brick base, all trenches, holes, and pits shall be backfilled to a depth 11.5 inches from the top of the existing pavement section. Backfill material is limited to flowable fill mixture in accordance with INDOT Standard Specifications (latest edition).

For concrete pavements, all trenches, holes, and pits shall be filled with a flowable fill mixture, in accordance with INDOT Standard Specifications (latest edition) Section 213, to a depth of six (6) inches from the top of the existing pavement section.

4. Sizing of Surface Pavement Replacement (Restoration): For asphalt pavements with a concrete or brick base, the existing pavement shall be milled 1.5 inches a minimum length of five feet in each direction (measured parallel to the road centerline) from the edges of the excavated opening or saw cut, with the width of the milled area being from the edge of the asphalt pavement to the centerline of the road. For utility cuts that cross the road centerline, the width of the milled area shall be the entire roadway width. For concrete pavement the existing

pavement shall be removed to a necessary size, not less than the minimum excavated opening of four feet. Where the line of cut would be less than five feet from an existing expansion or weakened plane joint, concrete or asphalt shall be removed to said joint.

5. Composite Pavement Replacement: For asphalt pavement on concrete or brick base, the work of final restoration of the paving surface shall consist of six inches of HMA base compacted in three-inch maximum lifts and four inches of HMA binder compacted in two-inch maximum lifts. A tack coat shall be applied between all pavement surfaces and new asphalt layers, including all vertical edges. The surface restoration of the pavement shall consist of 1.5 inches of HMA surface to match existing grade. Crack seal shall be placed along all edges of pavement restoration, including along curb and gutter boundaries. Surface asphalt shall be machine rolled and compacted to provide a smooth transition between the existing pavement and restoration pavement. Should the transition or surface repair be deemed unacceptable by the Engineering Department, the entire restoration area shall be milled and HMA Surface reinstalled at the direction of the Engineering Department.

For concrete pavement, the work of final restoration of the paving surface shall be performed by the Permittee by placing eight inches of INDOT Class A concrete to match existing grade. All concrete replacement, including base material, shall be high-early strength concrete and shall be returned to traffic as soon as its strength reaches 2,800 psi (three days at 50°F ambient temperature). Dowel bars shall be provided for all concrete patching. Bars shall be one inch minimum diameter, 18-inch length epoxy coated installed at one foot intervals along the limits of the restoration.

Pavement markings shall be restored where removed by work performed by the Permittee.

B. Flexible Base Pavements (Asphalt with Stone Base):

1. Minimum Opening: Any excavated opening shall be a minimum of four feet as measured in any horizontal direction.
2. Saw Cut: All pavement cuts shall be saw cut in a straight and true manner, and shall be made at right angles or parallel to the pavement centerline. Saw cuts shall be made to the depth of the existing pavement section and shall extend a minimum of 12 inches past the limits of excavation necessary for utility repair. Pavements less than five years old shall be cut only in emergencies or if no other alternative exists to make the utility repair, and only with prior approval by the City Engineer.

If diagonal excavations or saw cuts are necessary, the Engineering Department shall mark the pavement and/or ROW indicating the limits of restoration required to close the permit.

3. Backfill: All trenches, holes, and pits shall be filled to a depth 11.5 inches from the top of the existing pavement section. Such material is limited to flowable fill mixture in accordance with INDOT Standard Specifications (latest edition).
4. Sizing of Surface Pavement Replacement (Restoration): The existing pavement shall be milled 1.5 inches a minimum length of five feet in each direction

(measured parallel to the road centerline) from the edges of the excavated opening or saw cut, with the width of the milled area being from the edge of the asphalt pavement to the centerline of the road. For utility cuts that cross the road centerline, the width of the milled area shall be the entire roadway width.

5. Pavement Replacement: Final restoration of the paving surface shall consist of six inches of HMA base compacted in three-inch maximum lifts and four inches of HMA binder compacted in two-inch maximum lifts. A tack coat shall be applied between all pavement surfaces and new asphalt layers, including at saw cut joints. The surface restoration of the pavement shall consist of 1.5 inches of HMA surface to match existing grade. Crack seal shall be placed along all edges of pavement restoration, including saw cut joints and along curb and gutter boundaries. Surface asphalt shall be machine rolled and compacted to provide a smooth transition between the existing pavement and restoration pavement.
6. Should the transition or surface repair be deemed unacceptable by the Engineering Department, the entire restoration area shall be milled and HMA surface reinstalled at the direction of the Engineering Department. Where the milling limits for HMA surface replacement are less than five feet from an existing patch, and/or existing joint the asphalt milling limits shall be extended to include said patch. Pavement markings shall be restored where removed by work performed by the Permittee.

C. Brick Repairs

Repairs to brick streets and sidewalks shall be completed at the direction of the Engineering Department.

D. Replacing sidewalk, driveway and curb.

Whenever a part of a block, square or section of curb, sidewalk or driveway is broken or damaged by the person making any excavation or opening in or under any street, alley or public place, the entire block, said square or section shall be removed to the score, groove or saw cut line and replaced. Thickness of concrete driveway and sidewalk where driveway crossings are located shall be at least six inches thick.

E. Markings.

Limits of HMA surface repair for all street cuts shall be marked on its four corners with a white paint marking by the Engineering Department prior to milling. Failure by the Permittee to perform restoration to the extents marked will result in either the work being rejected and repeated, or the Permittee's bond being called.

F. Time limit to final restoration

Permanent restoration of the ROW shall be completed within 15 calendar days following completion of the work for which a permit is issued, unless said work is completed between November 15 and April 15; any work completed during November 15 to April 15 shall have the ROW permanently restored no later than April 30 following the completion of the work. The Permittee shall ensure final restoration occurs in a timely manner.

12.24.080 Additional Restoration Requirements.

- A. The Permittee shall contact the Engineering Department at least 48 hours prior to start of restoration for a pre-restoration inspection. If the Engineering Department finds that the pavement surfaces and adjacent surfaces to the street opening may be damaged where trenches are made parallel to the street, or where a number of cross trenches are laid in close proximity to one another, or where the equipment used might cause such damage, the City Engineer designee may require additional pavement removal and replacement, or milling and resurfacing throughout the limits of the work limits in such street.
- B. Restoration of areas such as lawns, roadside ditches, or other non-pavement areas shall be to at least the condition of the area prior to disturbance. Any excavation of soil within the ROW shall be backfilled from the base of the excavation to within 12 inches of the ground surface with flowable fill as specified in the INDOT Standard Specifications (latest edition.) The remainder of the excavation shall be filled with lightly compacted topsoil to the ground surface. Clods shall be one-half ($\frac{1}{2}$) inch diameter or less, and the ground surface shall be raked smooth. Rock or stone one-half ($\frac{1}{2}$) inch or greater in diameter shall be removed from the surface. The Permittee shall apply an appropriate seed mix for the location, and starter fertilizer at the appropriate rate for restoration areas that are at 5H: IV, or less. Erosion control blanket shall be installed a minimum of six inches past any disturbed areas (or to pavement or dissimilar surface) and stapled to the ground in accordance with manufacturer's recommendation. Sod shall be installed for all areas with a ground slope steeper than 5H:IV and in swales and ditches. Temporary restoration of non-pavement areas outside of the growing season shall be graded with mulch applied to minimize soil erosion.
- C. Any operation in the ROW not covered by the restoration specifications described in this ordinance shall be restored in accordance with instruction of the Engineering Department.
- D. In granting any permit, the Engineering Department may attach such other conditions thereto as may be reasonably necessary to prevent damage to public or private property or to prevent the operation from being conducted in a manner hazardous to life or property or in a manner likely to create a nuisance. Such conditions may include, but shall not be limited to:
 - 1. Restrictions as to the size and type of equipment commensurate with the work to be done;
 - 2. Designation of routes upon which materials may be transported;
 - 3. The place and manner of disposal of excavated materials;
 - 4. Limitations on when work may be performed such as holidays, weekends, during or City events;
 - 5. Requirements as to the laying of dust, the cleaning of streets, the prevention of noise, and other results offensive or injurious to the neighborhood, the general public, or any portion thereof; and
 - 6. Regulations as to the use of streets in the course of the work.

- E. The Permittee shall notify the Engineering Department in writing upon completion of all work accomplished under the provisions of the permit. The Engineering Department shall issue a certificate of final inspection and acceptance to each Permittee three years after the permanent restoration of the excavation has been made, provided that the work authorized by the permit has been performed according to the City specifications. Prior to the issuance of a certificate, Engineering Department shall make a full inspection of the restoration to determine whether the project complies with City specifications.
- F. If any settlement in a restored area occurs within three years from the date of completion of the permanent restoration, the Permittee shall repair the settlement within 14 days from receiving notice from the Engineering Department. Failure by the Permittee to correct the settlement shall result in the City correcting the settlement. Any expense incurred by the City to correct such settlement shall be reimbursed by the Permittee to the City, or recovered from the posted bond, unless the Permittee submits proof satisfactory to the Engineering Department that the settlement was not due to defective backfilling.
- G. In no case shall any opening made by a Permittee be considered in the charge of the City, or any of its officers or employees, and no officer or employee is authorized in any way to take or assume any jurisdiction over any such opening, except in the exercise of police power, when it is necessary to protect life and property.

12.24.090 Trenching

At no time shall more than 200 linear feet of trench be opened and remain not backfilled (i.e. active work area). Work areas where trenching operations have not yet occurred, and work areas that have been backfilled, must be made passable for safe vehicular and pedestrian traffic at all times. Exceptions may only be allowed by the Engineering Department.

12.24.100 Temporary Coverings.

All cuts, trenches, holes, and pits shall be covered or protected while work is not being performed. Acceptable temporary coverings include:

- A. Granular, or flowable fill, backfill material capped with bituminous patching mixture conforming to INDOT Standard Specification (latest edition);
- B. Metal plating that substantially covers the trench and allows for normal travel of traffic. Metal plating shall be anchored to prevent movement of the plate under traffic loads. At no time should a trench be temporarily backfilled with only a granular material.

All trenches or excavations within the ROW shall be backfilled with flowable fill to within 12 inches of the ground or pavement surface within 48 hours of completion of work for which a permit is issued, regardless of season. Any temporary granular backfill placed in the trench or excavation shall be removed to within six inches of the top of the utility lines prior to placement of flowable fill. If flowable fill placement is completed during the period November 15 to April 15, pavement restoration shall be considered temporary and will consist of bituminous patching mixture (cold patch) conforming to INDOT Standard Specifications (latest edition) as specified

by the Engineering Department. Temporary trench covers and/or pavement shall be properly maintained by the Permittee until a permanent trench cover and/or pavement is placed.

12.24.110 Inspection and As-Builts.

- A. Inspections: In all cases, the Permittee for a street cut shall notify the Engineering Department at least 24 hours prior to when the work will commence so a pre-construction inspection can be made. All street cuts require inspections by the Engineering Department prior to backfill. Permittee shall notify Engineering Department upon temporary and permanent completion of ROW restoration. Permittee is to notify the Engineering Department 24 hours after completion of construction for final inspection.
- B. As-Builts: Prior to scheduling inspection of completion of work, the Permittee shall provide as-builts to the City which shall include:
 - 1. Exact depths and location of new placed product.
 - 2. A photo of each cut prior to the placement of backfill material.
 - 3. AutoCAD or GIS Based Map Files

12.24.120 Utility Maintenance and Line Pollution.

- A. This section applies to the initial installation as authorized by the permit issued to the Permittee and the service provider in regard to on-going maintenance of their facilities located in the public ROW.
- B. Cables and conduit installation, placement and storage are required to follow all federal, state, and local guidelines.
- C. Aerial cables are to be properly secured overhead and are not to hang loose or be placed at ground level. Cables that are abandoned or inactive are to be removed and cables are to be properly disposed of.
- D. Cables transitioning from overhead to underground are to be secured within the proper utility pole riser guards, there should be no loose cables hanging.
- E. Conduits rising out of the ground at a utility pole are to be fastened to the bottom of the utility pole and not dangling or swaying.
- F. Conduit rising out of the ground that is not secured at a utility pole or in a structure is not to lay loose on the ground. Proper barriers must be placed around the conduit to prevent potential hazards. Permittee and/or service provider must schedule conduit to be placed in proper facilities within 14 days.
- G. Structures including buried hand holes and vaults, are to be installed at grade. Structures are to be in working condition. If structures are damaged, they must be repaired or replaced immediately. Damaged structures are a safety hazard and can potentially cause harm. Upon receiving notification, the Permittee and/or service provider is to secure the structure and place proper barriers around the structure to prevent harm to the public. Permittee and/or service provider must schedule structure to be replaced or removed within 14 days.

- H. Vertical structures including, but not limited to, pedestals, cable housing units, line markers, and cabinets that are damaged and inoperable must be replaced or removed. Permittee and/or service provider is to secure the structure and place proper barriers around the structure to prevent harm to the public. Permittee and/or service provider must schedule structure to be replaced or removed within 14 days.
- I. A line pollution violation is classified as noncompliance with any of the above requirements outlined in this subsection or any damaged, abandoned, loose, improperly secured cables, conduit, and utility structures within public ROW.
- J. Line pollution violations will be issued to the Permittee if the violation is associated with work included in their open permit. Once the permit has passed final inspection and has been closed, a line pollution violation will be issued to the service provider.

12.24.130 Enforcement.

- A. Whenever the Engineering Department has reason to believe that a violation of any provision of this chapter, or a rule or regulation issued pursuant thereto, has occurred, it may cause a written notice to be served upon the alleged violator or violators. The notice shall specify the provisions of the chapter, rule or regulation alleged to be violated, and the facts alleged to constitute a violation thereof, and may order that the necessary corrective action be taken within a reasonable time. Any such order shall become final unless, no later than five days after the date such order is served, the person or persons warned may request in writing a hearing before the City of Columbus Board of Public Works and Safety. In lieu of such order the Engineering Department may require that the alleged violator or violators appear before the Board of Works and Public Safety for a hearing at a time and place specified in the notice, to answer the charges complained of, or the Engineering Department may initiate appropriate action for the recovery of penalty pursuant to Section 12.24.140 of this chapter.
- B. After any hearing held pursuant to subsection A above, the Board of Public Works and safety shall affirm, modify or rescind the Engineering Department's Order or issue an appropriate order or orders for the prevention, abatement or control of the violation involved. Such order shall prescribe the date or dates by which the violation or violations shall cease and may prescribe timetables for necessary action in preventing or abating the violation or violations.
- C. Nothing in this chapter shall prevent the Engineering Department from making efforts to obtain voluntary compliance through warning, conference or any other appropriate means.

12.24.140 Penalties.

- A. Responsible Party: Violations will be issued to the Permittee if the violation is associated with work included in their open permit. Once the permit has passed final inspection and has been closed, a violation will be issued to the service provider.
- B. Line Pollution Violation: Any person, firm, corporation, Permittee or service provider violating any provision classified as line pollution is responsible for a civil infraction and is subject to a fine of five hundred dollars (\$500.00) per offense per day the line pollution

violation is outstanding passed the date of compliance requested by the City, not to exceed two thousand five hundred dollars (\$2,500.00).

- C. General ROW Violation: Any person, firm, or corporation violating any provision of this ordinance, excluding line pollution violations, is responsible for a civil infraction, subject to a fine of two thousand five hundred dollars (\$2,500.00). Each day of violation shall constitute a separate offense
- D. Deposit and Administration of Money from Fines: All money received by the Finance Department from violators of all sections of this chapter shall be deposited in the general fund of the City of Columbus, all in accordance with the laws of the State of Indiana.
- E. Collection of Penalties: If the fines are not paid within 10 days of receiving a statement, the City may commence a court action to recover the fines and penalties under IC 34-28-5-1(b), to be read together with IC 34-6-2-86(1)(B) and IC 13-21-3-12(a)(4).

12.24.150 Definitions.

Block - a five hundred foot long section of street or a section of street between two intersections whichever is shorter.

Engineering Department – The City Engineer of the City, a staff member of the Engineering Department for the City, or a designee.

Permittee - The person who holds a valid permit under this chapter, including an agent of, employee of, or other person acting on behalf of, a permittee.

12.24.160 Effective Date of Ordinance.

This Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Columbus and approval by the Mayor of the City of Columbus.

I hereby certify that the foregoing within and attached ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the ____ day of April 2025, 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"/>

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

The foregoing within and attached ordinance passed by the Common Council of the City of Columbus, Indiana, on the ____ day of April 2025, is presented by me this ____ day of April 2025, 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 ordinance passed by the Common Council of the City of Columbus, Indiana, on the ____ day of April 2025, is approved by me this ____ day of April 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor
City of Columbus



MEMORANDUM

TO: Columbus City Council

FROM: Heather Pope, Director of Redevelopment

DATE: April 4, 2025

RE: Funding Request for Deaver Road Improvements (Utility Portion Only) related to the Toyota Material Handling Expansion

Toyota History:

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.

Comprehensive Plan:

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 utility and 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

Project History:

At its regularly scheduled meeting on September 16, 2024, the Redevelopment Commission, held a public hearing, 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.

At the October 15, 2024 City Council Meeting, the council approved funding via Resolution # 26-2024 for American Structurepoint contract in an amount not to exceed \$1,150,078.00.



At its regularly scheduled meeting on March 24, 2025, the Redevelopment Commission, held a public hearing, engaged in dialogue and voted unanimously to approve Resolution #8-2025 to engage the services of Bowen Engineering Corporation to install the new sanitary sewer line along Deaver Road to the new (currently under construction) Toyota Material Handling's 295,000 sq. ft. facility at the intersection of Deaver Road and CR 225, for an amount not to exceed \$3,791,431.00.

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 \$3,791,431.00.

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.

Attached you will find the following:

- Redevelopment Commission Resolution #30-2024 (approving engineering and design work)
- City Council Resolution #26-2024 (approving engineering and design work)
- Redevelopment Commission Resolution #8-2025 (approving utility work only)
- City Council Resolution (approving utility work only)
- Bowen Engineering Sanitary Sewer Guaranteed Maximum Pricing

RESOLUTION NO. ___, 2025

**A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION
TO EXPEND FUNDS OVER \$500,000
FOR THE DEAYER ROAD SANITARY SEWER LINE PROJECT
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 selected as the lowest, qualified bidder to 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 immediate request is to fund the installation of a new sanitary sewer line along Deaver Road and sanitary manholes; and

WHEREAS, the City Engineer has obtained a proposal for this work from Bowen Engineering Corporation in an amount not to exceed \$3,791,431.00 to be paid from the Central Allocation Area.

WHEREAS, Bowen has the experience, skills, and resources to complete this work.

WHEREAS, the Columbus Redevelopment Commission has identified sufficient funds within the Central Allocation Area / TIF District and is recommending that the Commission fund the infrastructure improvements of the sanitary sewer along Deaver Road in the Walesboro Industrial Park area in an amount not to exceed \$3,791,431.00.

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 Sanitary Sewer Installation Project which is consistent with the adopted City's Comprehensive Plan.

1. The Toyota / Deaver Road Improvement Project will provide the needed sanitary services for the new 295,000 square foot facility.
2. The Redevelopment Commission has identified available funds for the improvement project.
3. 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 \$3,791,431.00 from the Central Allocation Area for the installation of a sanitary sewer line at Deaver Road to serve the new Toyota Facility.

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 _____ 2025, 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

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 15th day of April 2025, 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 15th day of April 2025, is presented by me this 16th day of April 2025, at 10:00 o'clock A.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 15th day of April 2025, is approved by me this _____ day of April 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

RESOLUTION NO: 30 - 2024

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
FUND DESIGN WORK FOR INFRASTRUCTION 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.

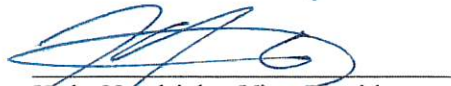
NOW, THEREFORE, IT IS RESOLVED:

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.

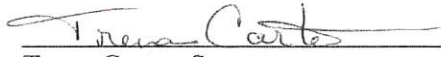
Adopted this 16th day of September 2024.



Al Roszczyk, President



Kyle Hendricks, Vice-President



Trena Carter, Secretary

RESOLUTION NO. 26 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;

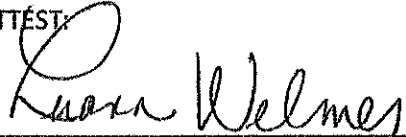
NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL certain funds in the Central Allocation Area are necessary to complete the Toyota / Deaver Road Improvement Project which is consistent with the adopted City's Comprehensive Plan.

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 15th day of October, 2024, and this Resolution was ✓ approved denied by vote of 8 ayes and 0 nays.

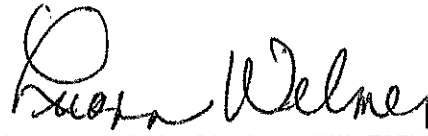


Presiding Officer of the Common Council

ATTEST:


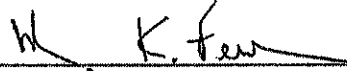
Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana this 16th day of October, 2024 at 10:00 o'clock A.M.



Luann Welmer
Clerk of the City of Columbus, Indiana

Approved and signed by me this 15 day of October, 2024 at 3:15 o'clock P.M.



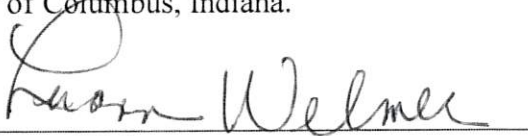
Mary K. Ferdon
Mayor of the City of Columbus, Indiana

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 1st day of October 2024, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input checked="" 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 checked="" type="checkbox"/>
Frank Miller (District 4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input checked="" 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 15th day of October 2024, is presented by me this 16th day of October 2024, at 10:00 o'clock A.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 15th day of October 2024, is approved by me this _____ day of October 2024, at _____ o'clock _____M.

Mary K. Ferdon, Mayor

RESOLUTION NO: 30 - 2024

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
FUND DESIGN WORK FOR INFRASTRUCTION 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.

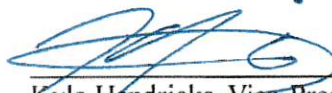
NOW, THEREFORE, IT IS RESOLVED:

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.

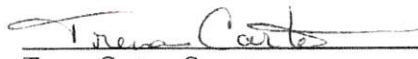
Adopted this 16th day of September 2024.



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 ROSZCZYK
(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-days 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

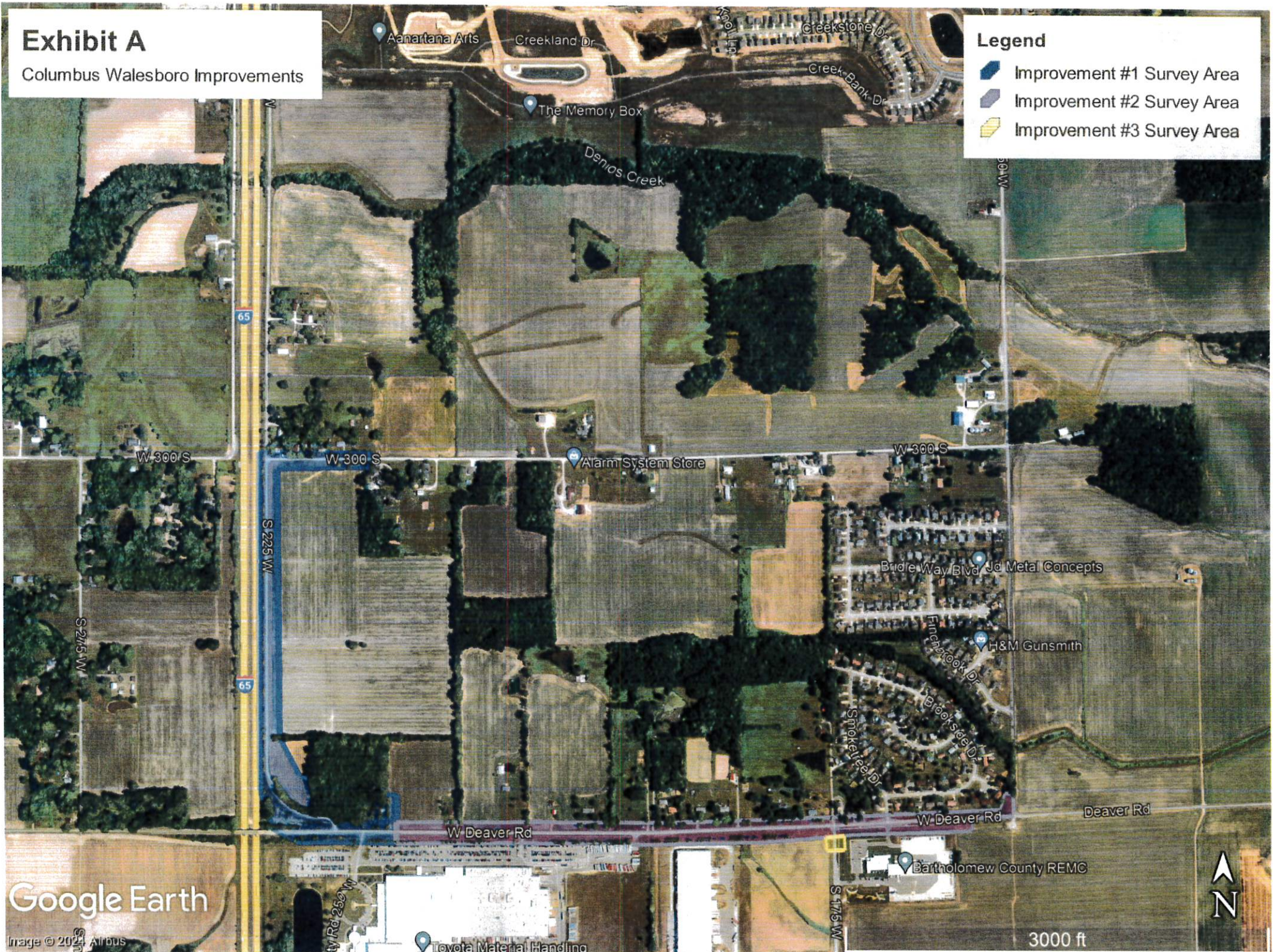


Exhibit A

Columbus Walesboro Improvements
Survey Area

Legend



Improvement #4

Google Earth

Imagery © 2024 Airbus Forge Group

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);

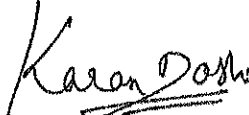
- A laboratory testing program sufficient to characterize the subsurface conditions for each roadway. Topsoil testing is not included; and
- A separate geotechnical report will be provided for each roadway. Our report will summarize our observations and test results and provides geotechnical recommendations 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 Waleboro 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





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.



Attached you will find the following:

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

RESOLUTION NO: 8 - 2025

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
FUND INFRASTRUCTURE IMPROVEMENTS
IN THE WALESBORO INDUSTRIAL PARK AREA

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;

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

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

WHEREAS, necessary work will include the installation of a new sanitary sewer line along Deaver Road and sanitary manholes; and

WHEREAS, the City Engineer has obtained a proposal for this work from Bowen Engineering Corporation in an amount not to exceed \$3,791,431.00 to be paid from the Central Allocation Area.

WHEREAS, Bowen has the experience, skills, and resources to complete this work.

WHEREAS, the Director is recommending that the Commission fund the infrastructure improvements of the sanitary sewer along Deaver Road in the Walesboro Industrial Park area in an amount not to exceed \$3,791,431.00.

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

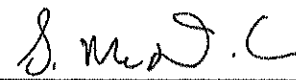
Commission to fund the infrastructure improvements for the sanitary sewer in the Walesboro Industrial Park area in an amount not to exceed \$3,791,431.00 to be paid from the Central Allocation Area.

2. The Commission does hereby authorize the President of the Commission, or his/her designee, to execute the necessary contract or documents for and on behalf of the Commission regarding the above-described project.


Adopted this 24th day of March 2025.



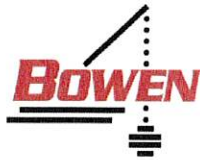
President



Vice-President



Secretary



March 20, 2025

Andrew Beckort, P.E.
City Engineer
Columbus City Utilities
123 Washington Street
Columbus, IN 47201

**RE: Deaver Road Sanitary Sewer Improvement Project
Guaranteed Maximum Pricing**

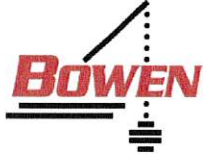
Bowen Engineering Corporation (Bowen) is pleased to submit a Guaranteed Maximum Price (GMP) Proposal for Deaver Road Sanitary Sewer Improvement Project. This pricing is based upon drawings from American Structure Point dated 02/06/2025.

Pricing

Construction Costs:	\$ 3,270,421
Construction Contingency:	\$ 240,163
Contractor Fixed Fee:	\$ 280,847
Guaranteed Maximum Price:	\$ 3,791,431

General Proposal Clarifications and Exceptions:

1. Install approximately 48' of 8" SDR 35 Sanitary Sewer
2. Install approximately 4,056' of 12" SDR 26/35 Sanitary Sewer
3. Install twelve 48" Diameter Sanitary Manholes
4. Install one 60" Diameter Sanitary Manholes
5. New full depth asphalt roadway restoration has been included in Bowen's proposal.
6. Bowen will perform full road closures in phases during sanitary sewer construction. Local access for homeowners and businesses will be maintained.
7. All state and regulatory permits are to be provided by others. Bowen will acquire all local permits as required.
8. Proposal does not include costs for acquiring right-of-ways, permits, or temporary and permanent easements.
9. Bowen has included replacement of storm piping in conflict with the sanitary sewer line as shown on the drawings. Replacement of driveway culverts not disturbed by construction has not been included in this proposal.
10. Removal of contaminated soils and treatment of contaminated groundwater, if encountered, has not been included.
11. With the understanding that the City of Columbus will be utilizing SRF Financing for the project, Bowen has included the cost associated with SRF required reporting, Davis Bacon wage minimums, and the purchase of AIS (American Iron and Steel) compliant materials for permanent installations.



Resourceful.



Responsive.



Results.

12. Unless noted otherwise, pricing is based upon the assumption that the work will be performed during normal working hours (8 hours per day – approximate start/end time 7:00 AM and 5:00 PM). Holiday, weekend, and overtime costs are not included.
13. Sanitary Sewer will be installed and operational by July 31, 2025 pending a start date of April 28, 2025.

Respectfully submitted,

BOWEN ENGINEERING CORPORATION

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Bowen Project Manager

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