



Luann G. Welmer, City Clerk  
**CITY COUNCIL MEETING**  
**CITY HALL**  
**TUESDAY, MAY 6, 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. Second 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
- B. Second reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Paul's Place Addition/MLJ Properties Alley Vacation) 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 PRESIDENT OF THE COMMON COUNCIL TO EXECUTE THE STATEMENT OF BENEFITS FORMS." (Applied Laboratories Inc./Moravec Realty LLC) Paul Smith
- B. First 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.” (Sandeep Kumar Bhowra Annexation) Jeff Bergman

- C. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO CR (COMMERCIAL: REGIONAL).” (Sandeep Kumar Bhowra Rezoning) Jeff Bergman
- D. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE INFORMATION SERVICES FUND FOR THE BUDGET YEAR 2025.” Eric Frey
- E. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE COLUMBUS REDEVELOPMENT FUND FOR THE BUDGET YEAR 2025.” Eric Frey
- F. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE CONSULTING FUND FOR THE BUDGET YEAR 2025.” Eric Frey
- G. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, 2025 SALARY ORDINANCE.” Eric Frey

#### **IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, May 20, 2025, 6:00 p.m.**
- C. Adjournment

**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:

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### **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 May 2025, by the following vote:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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 May 2025, is presented by me this \_\_\_\_ day of May 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 May 2025, is approved by me this \_\_\_\_ day of May 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

---

Mary K. Ferdon, Mayor  
City of Columbus



## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman

**DATE:** April 25, 2025

**RE:** MLJ Properties Alley Vacation Request  
(*Plan Commission Case #VAC-2025-001*)

Please recall the initial consideration this proposed alley vacation at the March 18 City Council meeting. The applicant proposes the vacation of platted alleys at the northwest corner of the intersection of Wallace Avenue and Oak Streets. These alleys exist on the plat only and have not been constructed or improved in any way, nor do they host any utilities. The applicants have indicated their intention to combine the to-be-vacated alleys and five separate parcels in the area to single lot for future multi-family residential development.

The applicants are now prepared for the next step in this process and have provided a subdivision plat necessary to document the alley vacation upon approval. I have again attached the proposed ordinance vacating these alleys along with the drawing page from the proposed subdivision plat, for your information.

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

ORDINANCE NO.: \_\_\_\_\_, 2025

**AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY**

**To be known as the: Paul's Place Addition Alleys Vacation  
(by MLJ Properties, LLC)  
Plan Commission Case No.: VAC-2025-001**

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has received a petition to vacate existing right-of-way in the City of Columbus, Indiana pursuant to Indiana Code Section 36-7-3-12, and;

**WHEREAS**, the Common Council has held a legally advertised public hearing on said vacation petition, as required by Indiana Code Section 36-7-3-12, and has found that the requested vacation should be granted.

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

**SECTION 1: Right-of-way Vacated**

The following described right-of-way shall be vacated:

*All of the alley right-of-way within the area bounded by Lots 16, 17, 18, 19 and Block "C" of Paul's Place Addition recorded in Plat Book "D", Page 73 in the Office of the Recorder of Bartholomew County, Indiana; with these parcels and alleys generally located at the northwest corner of the intersection of Wallace Avenue and Oak Street in the City of Columbus.*

**SECTION 2: Execution of Deeds**

The mayor is hereby authorized to execute any deeds necessary to transfer the area subject to this vacation to the appropriate adjoining property owners.

**SECTION 3: Effective Date**

This ordinance shall take effect upon the recording of documents required by the City of Columbus Subdivision Control Ordinance (a plat providing for the allocation of the vacated right-of-way among adjoining properties).

**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-Treasurer 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

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 6<sup>th</sup> day of May 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 6<sup>th</sup> day of May 2025, is presented by me this 7<sup>th</sup> day of May 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 6<sup>th</sup> day of May 2025, is approved by me this \_\_\_\_ day of May 2025, at o'clock \_\_\_\_\_.M.

---

Mary K. Ferdon, Mayor



PLAT OF PAUL'S PLACE ADDITION REPLAT

A REPLAT OF LOTS 16, 17, 18, 19, & BLOCK "C"  
A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 6 EAST, COLUMBUS TOWNSHIP,  
BARTHOLOMEW COUNTY, INDIANA  
CITY OF COLUMBUS

PROPERTY DESCRIPTION

(TAKEN VERBATIM FROM INST.#2024-9787)  
Block C and Lots Numbered Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19)  
in Paul S. Jones proposed Triangular Addition to the Town of East Columbus, to be known  
as "Paul's Place", recorded in Plat Book D, page 763, in the Office of the Recorder of  
Bartholomew County, State of Indiana.

CURRENT OWNER OF RECORD

MLJ OAK STREET, LLC  
INST.#2024-9787 (AUD. MAP#03-96-30-210-005.400-005)

WITNESS POSITION  
NE COR., NW 1/4  
SEC. 30, T9N, R6E



LEGEND

- ▲ FOUND SECTION CORNER AS LABELED
- FOUND IRON PIPE (SIZE AS LABELED)
- SET 5/8" X 30" REBAR  
w/CAP "MEEKS & CO. LS21200019"
- (R) RECORD DIMENSION (REFERENCE SURVEY 1)  
AS SHOWN IN "PLAT OF PAUL'S  
PLACE ADDITION" (BOOK "D", PAGE 73)
- - - CHAINLINK FENCE
- ..... VACATE LOT LINE

AREA SUMMARY

LOT 16 (VACATED)	4431.3 SQ. FT.
LOT 17 (VACATED)	2993.8 SQ. FT.
LOT 18 (VACATED)	3029.2 SQ. FT.
LOT 19 (VACATED)	4360.1 SQ. FT.
BLOCK "C" (VACATED)	3681.6 SQ. FT.
ALLEYS (VACATED)	2115.1 SQ. FT.
DEDICATED R/W	-945.2 SQ.FT.
TOTAL - LOT 16A	19665.9 SQ. FT. (0.45 ACRES)

SURVEYOR'S CERTIFICATE

I, ERIC L. MEEKS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION FROM THE NOTES OF A FIELD SURVEY CONDUCTED IN MARCH OF 2025 AND EXECUTED IN ACCORDANCE WITH 865 IAC 1-12-1 (RULE 12); THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE INSTALLED.

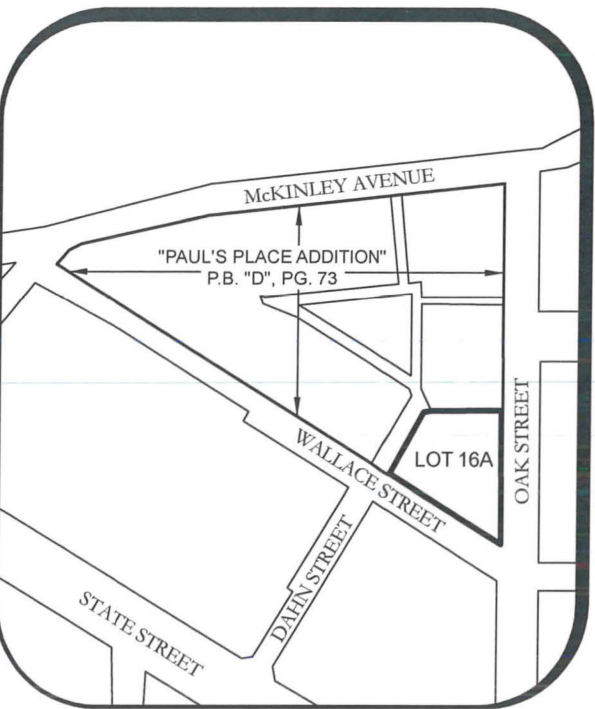
  
ERIC L. MEEKS, LS 21200019

4/11/2025  
DATE



NOTE: APPROVAL OF VACATION OF ALLEY RIGHTS OF WAY WAS GRANTED BY THE  
COMMON COUNCIL OF THE CITY OF COLUMBUS BY ORDINANCE # \_\_\_\_\_, 2025.

BCS CONCRETE MONUMENT  
SE COR., NW 1/4  
SEC. 30, T9N, R6E



SITE LOCATION MAP  
NO SCALE



PROFESSIONAL SURVEYING

ERIC L. MEEKS, PLS - PRES.  
P.O. BOX 54 / 1004 16th STREET  
COLUMBUS, IN 47201  
(812) 657-3082

DRAWN: ELM	CHECKED: ELM
DATE: MAR. 21, 2025	SCALE: AS SHOWN
JOB#: 0250041	PAGE 1 of 3





Community Development

**MEMORANDUM**

**TO: Members of the Common Council**  
**FROM: Paul W. Smith, Assistant Director of Community Development**  
**RE: Tax Abatement Request for Applied Laboratories, Inc. / Moravec Realty, LLC**  
**DATE: April 25, 2025**

The following tax abatement request will be presented to Council at its Tuesday, May 6, 2025 meeting at 6:00 pm:

**Applied Laboratories, Inc. / Moravec Realty, LLC** is requesting a \$6.7 million real property tax abatement for a new warehouse at their production and storage facility located at their headquarters at 1600 Brian Drive. As a result of this investment, no new permanent jobs will be created. However, they have 193 full time employees as well as 72 full-time contract positions. Bringing total wages to approximately \$12 million with an average blended wage of \$22.44/hour before fringe benefits.

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

Best Regards,

*Paul W. Smith*

Paul W. Smith  
Assistant Director of Community Development

Attachments

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

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

**APPLIED LABORATORIES INC./MORAVEC REALTY LLC  
1600 BRIAN DRIVE  
COLUMBUS, INDIANA 47201**

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

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

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

**WHEREAS**, **Applied Laboratories Inc./Moravec Realty LLC** filed an Application and a Statement of Benefits form dated April 22, 2025, requesting the approval of a real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of renovating and expanding a current facility within the established ERA located at 1600 Brian Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A, City of Columbus Incentive Application/Form SB – 1 / RP – Statement of Benefits Real Estate Improvements**); and

**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 a real property tax abatement be granted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits forms submitted by **Applied Laboratories Inc./Moravec Realty LLC** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Applied Laboratories Inc./Moravec Realty LLC** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:

- a. The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature; 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 expansion of their current facility; 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 expansion at their current facility; and
  - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed expansion at their current facility; and
  - e. The totality of benefits is sufficient to justify the deduction.
3. The **Applied Laboratories Inc./Moravec Realty LLC** project represents a major capital investment into real property and complements the initiatives of the City of Columbus for economic development.
4. The deductions allowed for real 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 B** and;
5. The President of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **Applied Laboratories Inc./Moravec Realty LLC**.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this 6<sup>th</sup> day of May 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 May 2025, by the following vote:

	AYE	NAY	ABSTAIN
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<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 May 2025, is presented by me this \_\_\_\_ day of May 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 May 2025, is approved by me this \_\_\_\_ day of May 2025, at o'clock \_\_\_\_\_.M.

---

Mary K. Ferdon, Mayor  
City of Columbus

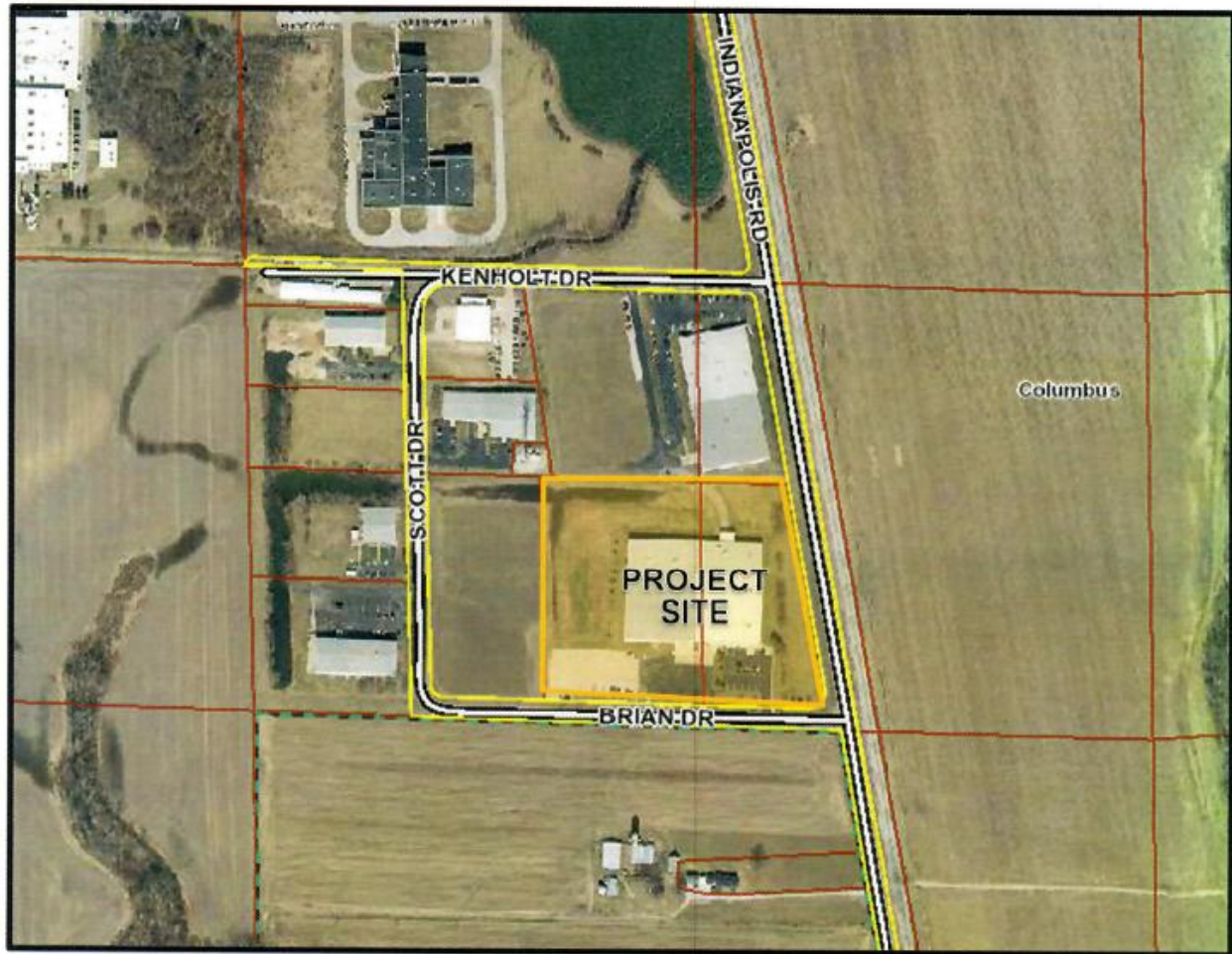
## Aerial Map of Project Location

**Company Name:** Applied Laboratories Inc./Moravec Realty LLC

**Project Address:** 1600 Brian Drive, COLUMBUS, IN 47201

**Parcel ID:** 03-95-14-110-000.100-005

**Legal Description:** Part of Lot 7R-B&K Industrial Park Resubdivision of Lots 1,2 & 8 (Q/22b)



# Exhibit A

## **APPLIED LABORATORIES, INC.®**

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April 22, 2025

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

RE: Tax Abatement for Real Property  
Applied Laboratories Inc./Moravec Realty LLC  
1600 Brian Drive  
Columbus, IN 47201

Dear Ms. Hilber:

Moravec Realty, LLC and Applied Laboratories, Inc. are planning an expansion of its facilities and operations located at 1600 Brian Drive, Columbus. Moravec Realty owns the property and current 165,000 SF facility (total 245,000 SF on site) and plans to expand it by 105,000 SF calling for a Real Property investment of \$6,500,000 to accommodate additional warehousing space. This expansion will be added onto the western portion of the facility located at the address above. Applied Laboratories is a contract manufacturer of over-the-counter pharmaceutical products. Should this abatement request be successful, Dunlap Construction will be the contractor for the work.

As a result of this expansion, 193 jobs will be retained, and no new jobs will be added. We're pleased to note, Applied Laboratories has consistently grown its workforce over the years, recently growing from 167 employees at our last abatement request in 2023.

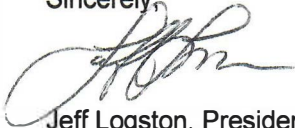
It is our understanding that our proposed project is already located within a designated Economic Revitalization Area (ERA). With the ERA designation in place, we respectfully request approval of a standard ten-year tax abatement (phase-in) on the net new taxes associated with the building improvements.

Attached hereto are the following exhibits:

- A) Aerial Map of Project Location
- B) Application for Tax Abatement
- C) 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 contact me at either [jlogston@appliedlabs.com](mailto:jlogston@appliedlabs.com) or (812) 372-2607.

Sincerely,



Jeff Logston, President  
Applied Laboratories, Inc.

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



## **Exhibit A**

### **Aerial Map of Project Location**

Company Name: Moravec Realty LLC/Applied Laboratories, Inc.  
Project Address: 1600 Brian Drive, Columbus, IN 47201

### **Nearest Crossroads or Other Identifier:**

The property is located at corner of Indianapolis Road and Brian Drive, approximately 2.4 miles north of downtown Columbus.





# Incentive Application

Rev. 04-08-2025

## 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:	Applied Laboratories, Inc./Moravec Realty LLC	Project Name (if applicable):	
Website:	www.appliedlabs.com	NAICS 6-Digit Code:	325412
Proposed Site is/will be:	<input checked="" type="checkbox"/> HEADQUARTERS <input type="checkbox"/> SINGLE-LOCATION <input type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:			
Has the company OR any principal owner or officer filed bankruptcy in the past 10 years? <sup>1</sup> If YES, please attach an explanation of the circumstances.			<input type="checkbox"/> YES <sup>1</sup> <input checked="" type="checkbox"/> NO
Are all taxes current and paid with regard to the project property? <sup>2</sup> If NO, please attach an explanation of the circumstances.			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <sup>2</sup>
Has the company been awarded local abatement or other incentive support in any of the prior years? <sup>3</sup> Which years? <input checked="" type="checkbox"/> '14 <input checked="" type="checkbox"/> '15 <input type="checkbox"/> '16 <input checked="" type="checkbox"/> '17 <input type="checkbox"/> '18 <input type="checkbox"/> '19 <input checked="" type="checkbox"/> '20 <input type="checkbox"/> '21 <input checked="" type="checkbox"/> '22 <input checked="" type="checkbox"/> '23 <input type="checkbox"/> '24 <input type="checkbox"/> '25			<input checked="" type="checkbox"/> YES <sup>3</sup> <input type="checkbox"/> NO
Local Senior Official Name	Jeff Logston	Title:	President
Name of Contact Person (For application and/or compliance follow-up)	Jeff Logston	Title:	President
Email:	jlogston@appliedlabs.com	Phone:	812-372-2607

### SECTION B

### LOCATION AND STATUS OF PROPOSED PROJECT

<b>Township (Tax District)</b> <input type="checkbox"/> Columbus/Clay <input type="checkbox"/> Clay <input type="checkbox"/> Flatrock <input type="checkbox"/> Jackson <input checked="" 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 type="checkbox"/> Columbus/Wayne <input type="checkbox"/> Elizabethtown <input type="checkbox"/> Hope <input type="checkbox"/> Wayne		<b>What type of investment are you seeking support for? (Check all that apply)</b> <input type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input 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	
<b>Zoning (Current)</b> <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: _____			
<b>Project Address:</b>		1600 Brian Drive, Columbus, IN 47201	
<b>Parcel Number:</b>		03-95-14-110-000.100-005	
<b>Legal Description:</b>		Part of Lot 7R-B&K Industrial Park Resubdivision of Lots 1, 2 & 8 (Q/22b)	
<b>Name &amp; Address of Titled Landowner:</b>		Moravec Realty, LLC, 1600 Brian Drive, 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 type="checkbox"/> No <input checked="" 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 <a href="#">IC 6-1.1-12.1-1</a>		<input type="checkbox"/> Lack of Development/Growth in Area <input type="checkbox"/> Technological Obsolescence <input type="checkbox"/> Deterioration of Improvements <input checked="" type="checkbox"/> Economical Obsolescence <input checked="" type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input type="checkbox"/> Other (Please describe in Section C)	



SECTION C	PROJECT DESCRIPTION
<p>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.</p>	
<p>Over the past 5 years, our production operations have continued to grow which have outpaced our warehousing and storage capacity. With the support of this abatement, it is our intention to invest \$6.5 million and add an additional 105,000 SF warehouse onto the west end of our 1600 Brian Drive facility which is currently 165,000 SF (we currently have 245,000 SF on our campus).</p>	
<p>While the employment and salary numbers referenced in this Application reference our full-time, direct employment staff, we regularly employee an additional 40-75 FTE contract to full-time positions (currently 72) which creates an additional \$3,000,000 in payroll. In addition, we regularly run overtime at our facility and such creates over \$1M in additional payroll not accounted for in the base figures presented.</p>	

SECTION D ESTIMATE OF REAL PROPERTY/BUILDING EXPENSES BY YEAR (IF APPLICABLE)					
Current Land AV:	\$662,400	Current Parcel Size (Acres):	17.1	Current Building AV:	\$5,852,200
				Current Building Size (SF):	165,000
Calendar Year	Land/Building Purchase Price	Annual Lease Payment	Cost of New Construction or Improvements	Building Size (TOTAL SF)	
20 25	\$ 0.00	\$ 0.00	\$ 4,000,000	165,000	
20 26	\$ 0.00	\$ 0.00	\$ 2,500,000	270,000	
20 __	\$ 0.00	\$ 0.00	\$ 0.00	#	
<b>TOTAL</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 6,500,000</b>	<b>270,000</b>	
VACANT COMMERCIAL BUILDING STATUS (ONLY REQUIRED FOR FORM SB-1/VBD, IF APPLICABLE)					
Is the building zoned for either commercial or industrial purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No		Has the building been vacant for at least one year? <input type="checkbox"/> Yes <input type="checkbox"/> No		Evidence Provided (Attach Copies): <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Utility Receipts <input type="checkbox"/> Lease Agreements <input type="checkbox"/> Other	
RESIDENTIALLY DISTRESSED AREA IMPROVEMENT (IF APPLICABLE)					
Has the area been designated a Residentially Distressed Area? <input type="checkbox"/> Yes <input type="checkbox"/> No					

SECTION E ESTIMATE OF PERSONAL PROPERTY / MACHINERY & EQUIPMENT BY YEAR (IF APPLICABLE)					
Calendar Year	Equipment Purchases Abatable*	Equipment Purchases Non-Abatable*	TOTAL	<p>* <a href="#">IC 6-1.1-12.1-1</a> defines the types of equipment purchases that are "abatable" or not. Generally speaking, <b>manufacturing, R&amp;D, logistics, and I.T.</b> 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.</p>	
20 __	\$ 0.00	\$ 0.00	\$ 0.00		
20 __	\$ 0.00	\$ 0.00	\$ 0.00		
20 __	\$ 0.00	\$ 0.00	\$ 0.00		
<b>TOTAL</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>		
<p>As a percent of the total machinery &amp; equipment investment shown above, which depreciation pool(s) will be utilized? (Default is Pool 2)</p>					
<b>POOL</b>	POOL 1 (1-4 YEAR LIFE)	POOL 2 (6-8 YEAR LIFE)	POOL 3 (9-12 YEAR LIFE)	POOL 4 (13 YEARS PLUS)	TOTAL (ALL POOLS)
%	#	#	#	#	100%



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 <a href="https://data.bls.gov/oes/#/area/0018020">https://data.bls.gov/oes/#/area/0018020</a> . For assistance calculating "Blended" wages, please call Greater Columbus EDC at 812-378-7300. <b>NOTE: Applicant is never required to indicate salaries paid to an individual position</b> , 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 Avg Hourly Wage (current + new)	Blended Average ANNUAL Wage	BLS Median Hourly May 2024
11-0000 Management Occupations	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 00,000	\$55.71
13-0000 Business and Financial	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 00,000	\$36.19
15-0000 Computer and Math	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 00,000	\$41.35
17-0000 Engineering Occupations	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 00,000	\$50.11
41-0000 Sales and Related	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 00,000	\$15.43
43-0000 Office and Administrative	26	\$ 35.84	0	\$ 0.00	\$ 35.84	\$ 74,547	\$21.12
49-0000 Maintenance and Repair	18	\$ 31.06	0	\$ 0.00	\$ 31.06	\$ 64,605	\$28.47
51-0000 Production/Manufacturing	102	\$ 16.76	0	\$ 0.00	\$ 16.76	\$ 34,861	\$21.64
53-0000 Transport/Material Moving	12	\$ 18.61	0	\$ 0.00	\$ 18.61	\$ 38,709	\$18.86
All Other Jobs (Not Counted Above)	35	\$ 25.90	0	\$ 0.00	\$ 25.90	\$ 53,872	N.A.
<b>TOTALS &amp; BLENDED AVERAGES</b>	193	\$ 22.44	0	\$ 0.00	\$ 22.44	\$ 46,668	\$22.35
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 25	193	+ 0	= 193	# %	\$ 9,006,941	# %	# %
20 26	193	+ 0	= 193	# %	\$ 9,006,941	# %	# %
20	#	+ #	= #	# %	\$ 0.00	# %	# %
20	#	+ #	= #	# %	\$ 0.00	# %	# %
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 checked="" type="checkbox"/> Other						Approximate Fringe Value (per hour)?	\$ 6.91
What percent of your workforce resides (or will reside) within the county?							85 %
JOB TRAINING							
Describe the company's workforce training needs and plans for this location:  Click here to enter text.						Training Budget:	\$ 0.00

SECTION G APPLICANT CERTIFICATION		
<b>I hereby affirm under the penalties of perjury that the representations in this application are true and complete.</b>		
Signature of Authorized Representative 	Title President	Date 4/22/25
<b>DON'T FORGET YOUR ATTACHMENTS!</b> <input checked="" type="checkbox"/> Form(s) SB-1 <input checked="" type="checkbox"/> Cover Letter <input checked="" type="checkbox"/> Map or Aerial of Project <input type="checkbox"/> Bankruptcy Explanation (if applicable) <input type="checkbox"/> Additional Information (if applicable or desired by applicant)		







# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

## PRIVACY NOTICE

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

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

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

## INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>Moravec Realty, LLC</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>1600 Brian Drive, Columbus, IN 47201</b>					
Name of contact person <b>Jeff Logston</b>		Telephone number <b>( 812 ) 372-2607</b>		E-mail address <b>jlogston@appliedlabs.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>City of Columbus Common Council</b>				Resolution number	
Location of property <b>1600 Brian Drive, Columbus, IN 47201</b>		County <b>Bartholomew</b>		DLGF taxing district number <b>005</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>105,000 square foot facility expansion to the west of the existing building to accommodate warehousing needs.</b>				Estimated start date (month, day, year) <b>06/01/2025</b>	
				Estimated completion date (month, day, year) <b>06/01/2026</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <b>193.00</b>	Salaries <b>\$9,006,941.00</b>	Number Retained <b>193.00</b>	Salaries <b>\$9,006,941.00</b>	Number Additional <b>0.00</b>	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values				6,514,600.00	
Plus estimated values of proposed project			6,500,000.00	4,200,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project				10,714,600.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) <b>4/22/25</b>	
Printed name of authorized representative <b>Jeffrey Logston</b>				Title <b>President</b>	



**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**

**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, Columbus Twp
- Tax Rate (%): 1.7935
- Project Name: Applied Laboratories Inc./Moravec Realty LLC Warehouse Construction

Real Property: \$6,500,000

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$116,578	\$0	\$116,578	\$116,578
Year 2	95	\$5,829	\$0	\$5,829	\$116,578	\$0	\$116,578	\$110,749
Year 3	80	\$23,316	\$0	\$23,316	\$116,578	\$0	\$116,578	\$93,262
Year 4	65	\$40,802	\$0	\$40,802	\$116,578	\$0	\$116,578	\$75,775
Year 5	50	\$58,289	\$0	\$58,289	\$116,578	\$0	\$116,578	\$58,289
Year 6	40	\$69,947	\$0	\$69,947	\$116,578	\$0	\$116,578	\$46,631
Year 7	30	\$81,604	\$0	\$81,604	\$116,578	\$0	\$116,578	\$34,973
Year 8	20	\$93,262	\$0	\$93,262	\$116,578	\$0	\$116,578	\$23,316
Year 9	10	\$104,920	\$0	\$104,920	\$116,578	\$0	\$116,578	\$11,658
Year 10	5	\$110,749	\$0	\$110,749	\$116,578	\$0	\$116,578	\$5,829
Totals		\$588,716	\$0	\$588,716	\$1,165,775	\$0	\$1,165,775	\$577,059

## Disclosures

- The abatement calculator is prepared by Baker Tilly Municipal Advisors, LLC, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on the assumptions provided by the user and those outlined below. These illustrative calculations should not be relied upon for the purposes of inclusion in legal documents including, but not limited to, incentive agreements or resolutions approving property tax abatement, nor should they be construed as tax advice. Taxpayers must consult their own tax and legal advisors to determine their actual tax liability and to prepare their required annual Indiana property tax filings. Please read the Disclosures carefully.
- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.
- Assumes taxes payable 2025 property tax rates, as provided by the Indiana Department of Local Government Finance.
- Real property will be assessed by the appropriate local assessing official. The actual assessed value of a real property improvement will be determined upon completion, and the assessed value may vary materially from the cost of the improvement.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- In order to be eligible for personal property tax abatement, the property must meet certain criteria defined in the Indiana Code and the Indiana Administrative Code. Taxpayers should consult their tax advisors and/or local officials regarding the eligibility requirements for personal property tax abatement.
- All personal property (equipment) is assumed to be new and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of property tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property, which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% depreciation floor. The MVR equals the adjusted assessed value at the 30% floor divided by the depreciated assessed value of the equipment.
- The calculation of illustrative personal property tax liability and abatement savings does not account for the presence of any existing in-service personal property that may be owned by the taxpayer. The presence of existing in-service personal property may materially impact these calculations.
- It is assumed that the Circuit Breaker Tax Credit, which limits property tax liability to 3.0% of gross assessed value for commercial and industrial properties, is applied.
- This calculation does not account for the application of the Local Income Tax (LIT) Property Tax Replacement Credit (PTRC) in any jurisdictions in which a LIT PTRC is applicable. The application of the LIT PTRC may reduce the property tax liability and the impact of the Circuit Breaker Tax Credit for a commercial/industrial taxpayer.
- The property tax abatement savings value is an illustrative value based on preliminary information entered into this calculator. Actual abatement savings may differ materially from the results of this calculator based on the timing of the investment, actual assessment of structures upon completion by the local assessing official, differences in depreciation pools for personal property, annual changes in tax rates, changes to Indiana property tax law or regulations, or changes in assessment methodology.

Hoosier Energy's Tax Abatement Estimator was developed with the assistance of **Baker Tilly Municipal Advisors, LLC**



## MEMORANDUM

**TO:** Columbus City Council Members

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

**DATE:** April 23, 2025

**RE:** Sandeep Kumar Bhowra Annexation & Rezoning  
(*Plan Commission Case ANX-2025-001 & RZ-2025-001*)

At its April 9, 2025 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded both to the City Council with favorable recommendations, each by a vote of 8 in favor and 1 opposed. The applicant requests that an area of +/-6.91 acres be annexed to the City of Columbus and rezoned from AP (Agriculture: Preferred) to CR (Commercial: Regional). The property is located at the southwest corner of the I-65 / SR 58 interchange (generally behind and east of the GetGo gas station). This property is a remnant of the pre-industrial development of the area and currently exists as a single lot with a home outside of the city limits.

The applicant has indicated an interest in redeveloping the property as a small trucking businesses, with possibly some limited truck-related services, such as a truck wash and truck parking, available to the public. This potential use is conditional, rather than permitted, in the proposed CR zoning district and the applicant is aware that approval of that conditional use by the Board of Zoning Appeals would also be necessary for his business to locate on the property.

A key consideration in the rezoning and future use of the property is its limited access from State Road 58, with this property only accessible through an easement that bisects the GetGo parking area. A representative of GetGo spoke in opposition to the rezoning at the Plan Commission's public hearing and expressed concern about the potential traffic impacts on GetGo.

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

1. A proposed ordinance approving the annexation,
2. A resolution certifying the action of the Plan Commission on the annexation,
3. A proposed ordinance approving the rezoning,
4. A resolution certifying the action of the Plan Commission on the rezoning,
5. A copy of the staff report, and
6. 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 Sandeep Kumar Bhowra Annexation  
Plan Commission Case No. ANX-2025-001**

**WHEREAS**, a petition has been filed by Sandeep Kumar Bhowra 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 April 9, 2025, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council 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 +/- 6.91 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

*A part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 8 North, Range 5 East situated in Bartholomew County, State of Indiana and more particularly described as follows, to wit:*

*Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 15, thence S-89°-37'-W along the North line of said Quarter Quarter section and centerline of County Road 450 S. 549.00 feet to the true point of beginning: Thence S-00°-32'-E 63.65 feet to an iron pipe: Thence S-19°-33'-E 201.85 feet to an iron pipe: Thence S-19°-16'-E 328.20 feet to an iron pipe: Thence S-89°-54'-W 981.60 feet to an iron pipe, said pipe being on the West line of said Quarter Quarter: Thence N-00°-06'-W along said West line 160.00 feet to an iron pipe: Thence N-89°-54'-E 175.00 feet to an iron pipe: Thence N-00°-06'-W 150.00 feet to an iron pipe: Thence N-89°-54'-E feet to an iron pipe: Thence N-00°-06'-W 197.22 feet to an iron pipe: Thence continuing N-00°-06'-W 56.03 feet to the North line of said Quarter Quarter and centerline of County Road 450 S.: Thence N-89°-37'-E along said North line 147.51 feet to the true point of beginning, containing 7.01 acres, more or less.*

*The above description includes a tract of 1.017 acres heretofore conveyed to George W. Barnes and Doris R. Barnes (Ref. DR 209 P 446), the description of which is hereby corrected to conform with the final construction of Interstate Highway 65, Sec. I Proj. No. 65-2 (Sec 38) 61 dated 1959 and particularly the Right of Way of Ramp "A" and County Road 450 S alias "S-9-A" (Ref. DR 199 Page 466).*

*All subject to the Right of Way containing 0.2 acres out of the Barnes Tract last above mentioned.*

The annexation area includes the parcel(s) numbered as follows: 03-85-15-000-001.200-020

## **SECTION 2: Common Council District**

Upon the effective date of this ordinance, the property described by Section 1 shall be included in the 2<sup>nd</sup> 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 20<sup>th</sup> day of May 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 20<sup>th</sup> day of May 2025, is presented by me this 21<sup>st</sup> day of May 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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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 20<sup>th</sup> day of May 2025, is approved by me this \_\_\_\_ day of May 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

---

Mary K. Ferdon, Mayor

**RESOLUTION: ANX-2025-001**

**of the City of Columbus, Indiana Plan Commission**

regarding

**Case number ANX-2025-001 (Sandeep Kumar Bhowra),  
a proposal to annex +/-6.91 acres to the City of Columbus**

**WHEREAS**, the Plan Commission has received the petition referenced above from Sandeep Kumar Bhowra, with the permission of Gloria Cochran, Steven Barnes, Jackie Barnes, and Michael Barnes; 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 April 9, 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 6.91 acres located at 3601 West 450 South, at the southwest corner of the State Road 58 / 450 South and I-65 interchange) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9<sup>th</sup> DAY OF APRIL, 2025 BY A VOTE OF 8 IN FAVOR AND 1 OPPOSED.**

  
Michael Kinder, President

**ATTEST:**

  
Laura Garrett, Secretary

**ORDINANCE NO.: \_\_\_\_\_, 2025**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM AP (AGRICULTURE: PREFERRED)  
TO CR (COMMERCIAL: REGIONAL)**

**To be known as the: Sandeep Kumar Bhowra Rezoning  
Plan Commission Case No.: RZ-2025-001**

**WHEREAS**, this rezoning was requested by Sandeep Kumar Bhowra and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on April 9, 2025, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

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

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

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from AP (Agriculture: Preferred) to CR (Commercial: Regional):

*A part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 8 North, Range 5 East situated in Bartholomew County, State of Indiana and more particularly described as follows, to wit:*

*Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 15, thence S-89°-37'-W along the North line of said Quarter Quarter section and centerline of County Road 450 S. 549.00 feet to the true point of beginning: Thence S-00°-32'-E 63.65 feet to an iron pipe: Thence S-19°-33'-E 201.85 feet to an iron pipe: Thence S-19°-16'-E 328.20 feet to an iron pipe: Thence S-89°-54'-W 981.60 feet to an iron pipe, said pipe being on the West line of said Quarter Quarter: Thence N-00°-06'-W along said West line 160.00 feet to an iron pipe: Thence N-89°-54'-E 175.00 feet to an iron pipe: Thence N-00°-06'-W 150.00 feet to an iron pipe: Thence N-89°-54'-E feet to an iron pipe: Thence N-00°-06'-W 197.22 feet to an iron pipe: Thence continuing N-00°-06'-W 56.03 feet to the North line of said Quarter Quarter and centerline of County Road 450 S.: Thence N-89°-37'-E along said North line 147.51 feet to the true point of beginning, containing 7.01 acres, more or less.*

*The above description includes a tract of 1.017 acres heretofore conveyed to George W. Barnes and Doris R. Barnes (Ref. DR 209 P 446), the description of which is hereby corrected to conform with the final construction of Interstate Highway 65, Sec. 1 Proj. No. 65-2 (Sec 38) 61 dated 1959 and particularly the Right of Way of Ramp "A" and County Road 450 S alias "S-9-A" (Ref. DR 199 Page 466).*

*All subject to the Right of Way containing 0.2 acres out of the Barnes Tract last above mentioned.*

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

No conditions or commitments are attached to this rezoning.

**SECTION 3: Repealer**

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

**SECTION 4: Severability**

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

**SECTION 5: Effective Date**

After its adoption, this ordinance shall be effective upon and after the date and time that companion Ordinance \_\_\_\_, 2025 annexing the subject property to the City of Columbus is filed and recorded, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 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.

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 20<sup>th</sup> day of May 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 20<sup>th</sup> day of May 2025, is presented by me this 21<sup>st</sup> day of May 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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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 20<sup>th</sup> day of May 2025, is approved by me this \_\_\_\_ day of May 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Mary K. Ferdon, Mayor

**RESOLUTION: RZ-2025-001**

**of the City of Columbus, Indiana Plan Commission**

regarding

**Case number RZ-2025-001**

**(Sandeep Kumar Bhowra Rezoning),**

**a proposal to rezone +/-6.91 acres**

**from AP (Agriculture: Preferred) to CR (Commercial: Regional)**

**WHEREAS**, the Plan Commission has received the application referenced above from Sandeep Kumar Bhowra; and

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

**WHEREAS**, the Plan Commission did, on April 9, 2025, hold a public hearing consistent with the applicable requirements of Indiana law, the City of Columbus Zoning Ordinance, and the Plan Commission Rules of Procedure; and


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

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

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

- 1) The rezoning of the property subject to the application (approximately 6.91 acres located at 3601 West 450 South, at the southwest corner of the State Road 58 / 450 South and I-65 interchange) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9<sup>th</sup> DAY OF APRIL, 2025 BY A VOTE OF 8 IN FAVOR AND 1 OPPOSED.**

  
Michael Kinder, President

**ATTEST:**

  
Laura Garrett, Secretary





## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (Updated - April 9, 2025 Meeting)

**Docket No. / Project Title:** ANX-2025-001 & RZ-2025-001 (Sandeep Kumar Bhowra)  
**Staff:** Kyra Behrman  
  
**Applicant:** Sandeep Kumar Bhowra  
**Property Size:** Annexation: 6.91 Acres  
Rezoning: 6.91 Acres  
**Current Zoning:** AP (Agriculture: Preferred)  
**Proposed Zoning:** CR (Commercial: Regional)  
**Location:** 3601 West 450 South, in Wayne Township.

#### Background Summary:

This report has been updated to reflect the revised request to rezone the subject site to CR (Commercial: Regional), rather than I3 (Industrial: Heavy).

The applicant has indicated that the proposed annexation and rezoning is for the purpose of developing the site for commercial use, specifically a “truck stop / service center.” The applicant would offer services such as a truck wash, truck repair, and limited trailer parking for approximately 15 trailers. The site gains access from a 50 foot access easement off of SR 58 that bisects the adjacent convenience store / gas station, then makes a 90-degree turn east along the north boundary of the subject site.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications: Is the 50 foot access easement adequate and suitable to access this site for proposed CR (Commercial: Regional) uses?

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council.

#### Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council because of the following: The rezoning is consistent with responsible growth and development given the property’s location at the I-65 / SR 58 interchange. The location of the subject site at the I-65 / SR 58 interchange has been designated by the Comprehensive Plan’s Future Land Use Map for commercial uses.

#### Plan Commission Options:

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

attached to the rezoning request. The City Council makes all final decisions regarding annexation & rezoning applications.

### **Considerations / Decision Criteria (Annexation):**

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 100% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

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

### **Decision Criteria (Rezoning):**

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

#### **The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan promotes continued economic development in the Woodside/Walesboro area and encourages growth to take place in an orderly manner. Where possible, growth should be contiguous or in close proximity to existing development in order to facilitate the infrastructure and services. The proposed rezone request abuts existing industrial developments and zone districts to the south and east, albeit separated by I-65. The subject site also abuts commercial districts and uses to the north and west. Currently, the Comprehensive Plan's Future Land Use Map designates this area for commercial uses.

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

*Preliminary Staff Comments:* The subject site contains a single-family dwelling, which has been unoccupied for 11 years according to the applicant, a small pond and woods. The AP (Agriculture Preferred) district permits residential uses on a single lot. The site is surrounded by commercial and industrial districts and uses; some abutting parcels zoned commercial and industrial have not yet been developed, but could expect to be in the future.

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

*Preliminary Staff Comments:* The subject site is located in the southwest quadrant of the I-65 / SR 58 interchange. This general area contains commercially zoned parcels, both undeveloped and developed, as well as developed and undeveloped industrially zoned parcels. The site is currently zoned AP

(Agriculture: Preferred), which permits agriculture and residential uses. Because of the existing commercial and industrial development within close proximity, neither residential nor agriculture would be compatible uses with the commercial or industrial uses. Further, the access to the subject site is very limited due to the 50 foot access easement crossing through a separate, adjoining commercial parcel; thereby, making the subject site more suitable for commercial development.

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

*Preliminary Staff Comments:* The site is bordered to the south by the former newspaper printing facility and to the east by I-65 and Cummins. To the north are existing convenience stores / gas stations, Get 'N Go and Circle K; west of the site are two vacant commercial lots. A commercial rezoning would not appear to have an impact on property values in this area or the Columbus area as a whole.

**Responsible growth and development.**

*Preliminary Staff Comments:* This property is uniquely located. The site is surrounded by the City on all sides and would be able to access the necessary infrastructure for commercial or industrial development following any potential annexation. Directly north of the subject site, as well as on the north side of SR 58, are existing commercial developments. Directly south and farther south of the site are industrial uses. The site gains access through a 50 foot easement that traverses through the Get N' Go site. That access was sufficient for the single-family residential use that existed on this site, along with commercial development on the two adjacent commercial lots when the easement was platted, and would appear to be sufficient for the low volume truck traffic generated by the proposed CR (Commercial: Regional) zone district.

<b>Current Property Information:</b>	
<b>Existing Land Use:</b>	Residential
<b>Existing Site Features:</b>	Vacant single-family dwelling, small pond, woods
<b>Flood Hazards:</b>	There are no flood hazards on the site.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	The site contains no areas of special circumstances.
<b>Vehicle Access:</b>	450 South / SR 58 (Arterial, Industrial, Suburban) via 50 foot platted access easement across the adjoining property.

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	CR (Commercial: Regional) CC (Commercial: Community) AP (Agriculture: Preferred) I1 (Industrial: Light)	Commercial (Get n Go) Commercial (Circle K) Residential (single-family) Cummins OLY Facility
<b>South:</b>	AP (Agriculture: Preferred) I3 (Industrial: Heavy)	Undeveloped & Industrial (Former HNE)

<b>East:</b>	I2 (Industrial: General)	I-65 Industrial (Cummins Mid-Range Engine Plant)
<b>West:</b>	CC (Commercial: Community)	Undeveloped

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: AP</b>	<b>Proposed Zoning: CR</b>
<b>Zoning District Intent:</b>	To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.	To establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high-volume transportation routes. This district should be limited to locations with access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.

<b>Permitted Uses:</b>	<p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• Farm</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• Dwelling, single-family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> </ul>	<p><b>Communications / Utilities Uses</b></p> <ul style="list-style-type: none"> <li>• Communication service exchange</li> <li>• Utility Substation</li> <li>• Water Tower</li> </ul> <p><b>Public / Semi-Public uses</b></p> <ul style="list-style-type: none"> <li>• Clinic</li> <li>• Community center</li> <li>• Day-care center (adult or child)</li> <li>• Government office</li> <li>• Hospital</li> <li>• Museum</li> <li>• Parking lot / garage (as a primary use)</li> <li>• Police, fire, or rescue station</li> <li>• Post office</li> <li>• Trade or business school</li> <li>• Worship facility</li> </ul> <p><b>Park Uses</b></p>
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		<ul style="list-style-type: none"> <li>• Nature Preserve / Conservation Area</li> <li>• Park / playground</li> </ul> <b>Commercial Uses</b> <ul style="list-style-type: none"> <li>• Auto-oriented uses (small, medium &amp; large scale)</li> <li>• Auto rental (includes truck, RV, etc.)</li> <li>• Builder's supply store</li> <li>• Data processing / call center</li> <li>• Equipment rental</li> <li>• Farm equipment sales &amp; service</li> <li>• Health spa</li> <li>• Hotel / motel</li> <li>• Instructional center</li> <li>• Liquor store</li> <li>• Microbrewery / artisan distillery</li> <li>• Office uses</li> <li>• Personal service uses</li> <li>• Recreation uses (small &amp; medium scale)</li> <li>• Restaurant</li> <li>• Retail uses (small, medium &amp; large scale)</li> </ul> <b>Industrial Uses</b> <ul style="list-style-type: none"> <li>• Wholesale facility</li> </ul>
<b>Water and Sewer Service:</b>	Not Required	Required
<b>Minimum Lot Area:</b>	1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, whichever is greater.	15,000 square feet

<b>Setbacks Required:</b>	<b>Side Yard Setback:</b> 30 feet <b>Rear Yard Setback:</b> 30 feet <b>Front Yard Setback:</b> Arterial Road: 50 feet	<b>Side Yard Setback:</b> 10 feet <b>Rear Yard Setback:</b> 10 feet <b>Front Yard Setback:</b> Arterial Road: 50 feet
<b>Height Restrictions:</b>	<b>Primary Structure:</b> 40 feet <b>Accessory Structure:</b> 35 feet	<b>Primary Structure:</b> No maximum <b>Accessory Structure:</b> 25 feet
<b>Floor Area Requirements:</b>	1,000 square feet.	Not applicable
<b>Primary Permanent Signs:</b>	Signs are only permitted for Conditional Uses	<b>Wall Signs:</b> 3 / frontage, 15% of all front walls or 350 square feet, whichever is less. <b>Freestanding Sign:</b> 1 / frontage with a maximum of 25 feet in height and 150 square feet.

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>We have no issues with the proposed annexation.</p> <p>Engineering supports the change from I3 to CR zoning. The permitted uses in that district will be able to use the 50' access easement with limited safety impacts. If the applicant moves forward with a Conditional Use request, that process will allow for a more clear review of the amount of heavy truck traffic that will be using the 50' access easement.</p>
<b>City Utilities:</b>	No comments provided.
<b>Parks Department:</b>	No comments provided.
<b>Police Department:</b>	CPD would be able to provide police protection without any increase in resources.

<b>Fire Department:</b>	The Columbus Fire Department <u>can</u> provide services to the proposed annexation. We have no additional concerns.
<b>Public Works Department:</b>	No comments provided.
<b>Animal Care Services:</b>	No comments provided.
<b>Human Rights Department:</b>	No comments provided.
<b>City Administration:</b>	No comments provided.
<b>INDOT:</b>	No comments provided

### History of this Location:

The relevant history of this property includes the following:

1. The Rickers / Indusites Administrative Subdivision, approved on August 12, 2015 by the Plan Commission, created 3 administrative lots along 450 South / SR 58 and a 50 foot access easement serving those lots, as well as the 6.91 acre parcel that is subject to these annexation and rezoning requests. The access easement separates the gas station and convenience store on Lot 1 of that plat from one of its parking areas and required Plan Commission approval because Subdivision Control Ordinance Section 16.24.050(B) states that parking and maneuvering within an access easement shall not be permitted. The Plan Commission's approval of the easement included the following relevant conditions:
  - a. *All parking spaces located on Administrative Lot 1 to the west of the required access easement shall only be striped as pull-through spaces intended for large vehicles.*
  - b. *A 5 foot wide pedestrian walkway shall be striped such that each parking space on the west side of the required access easement has direct connection to a striped pedestrian way that connects to the other site features on Administrative Lot 1 (on the opposite side of the required access easement). Where the crosswalk intersects with a sidewalk, there shall be a ramp providing full accessibility.*
  - c. *The centerline shall be striped within the required access easement from the access to State Road 58 right-of-way to the south end of the parking area on Administrative Lot 1.*
  - d. *Traffic flow arrows shall be marked for each drive lane within the required access easement.*
  - e. *A 10 foot by 10 foot sight visibility clearance triangle shall be shown on the plat at the northeast corner of the easement intersection and it shall clearly state that nothing shall be located within this sight visibility triangle including parking on the site.*
2. The Rickers / Indusites Administrative Subdivision Replat approved on September 24, 2019 vacated the 3 previously platted lots to create one Lot 1A. The 50 foot access easement was retained for access to the 6.91 acre subject property.

### History of these Applications:

The relevant history of these applications includes the following:

1. The original application was heard at the February 12, 2025 Plan Commission meeting. The applicant requested to annex and rezone the site from AP (Agriculture: Preferred) to I3 (Industrial: Heavy). Due to the commission's concerns about the number of semi-trailers associated with heavy industrial uses potentially accessing the site through the platted 50-foot access easement, the applicant requested a one-month continuance. The Plan Commission voted to approve the one-month continuance.



2. At the March 12, 2025, Plan Commission meeting, the applicant requested and Plan Commission approved another one-month continuance to the April 9, 2025, meeting.
3. On March 27, 2025, the applicant submitted a revised application requesting to rezone the site from AP (Agriculture: Preferred) to CR (Commercial: Regional).

### **Comprehensive Plan Consideration(s):**

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

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

1. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies. *Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
2. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis. *New development should be designed in a manner that is sensitive to the surroundings.*
3. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. *Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
4. **POLICY A-4-6:** Encourage wise use of infrastructure dollars. *There are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development, and costs should be considered in conjunction with development proposals.*
5. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost. *Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact*
6. **POLICY D-1-3:** Encourage development adjacent to already developed areas. *Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.*
7. **GOAL E-2:** Promote the use of designated highway corridors as areas for commercial development.
8. **POLICY E-2-1:** Encourage development of these corridors in a manner that is visually appealing. *Highway corridors greatly impact the appearance of a community. Because community appearance is important to local residents, the city should encourage these corridors to be developed in a manner that enhances community appearance. Elements to be considered include landscaping, screening of outdoor storage and display, appearance of buildings, design of parking areas, and others.*
9. **POLICY E-2-7:** Require signs to be designed in accordance with street types and traffic patterns so that signs are appropriate to the conditions in which they are seen and in a manner which effectively informs drivers about available business activities along the corridors. *Signs along highway corridors should contain messages short enough to be read from a moving car, traveling at normal speed for that highway. Letters should be large enough to be readable, and signs should be at a height which is in the line of vision of drivers on that road. This height will vary with road design; signs easily visible from a 2-lane road may not be visible from the inside lanes on a 4-lane road. The topography also affects sign visibility. Traffic safety is improved by signs which are visible and readable from the highway.*
10. **POLICY E-2-10:** Encourage businesses along these corridors to add landscaping. *Landscaping adds greatly to the appearance of the community, and it offers environmental, economic, and psychological benefits. Highway corridors are the most visible areas to visitors and local residents alike; therefore, landscaping is particularly important in these areas.*
11. **POLICY E-2-12:** Encourage parking lot and circulation designs which are safe and efficient, both for motor vehicles and for pedestrians. *Parking lot design can define and channel traffic flow and reduce the likelihood of accidents. In addition, pedestrian circulation in parking areas can be designed to improve pedestrian safety and access. For example landscaped traffic islands with sidewalks can be used to channel traffic and provide pedestrian access to buildings.*

12. **GOAL J-4:** Promote continued economic development in this area (the Woodside / Walesboro Area) to provide jobs which will improve the standard of living and provide upward mobility for local residents.
13. **POLICY J-4-2:** Encourage the growth in this area (the Woodside / Walesboro Area) to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services. *Infrastructure and services can be provided most efficiently to development contiguous to existing development of a similar nature.*
14. **GOAL J-9:** Ensure that new development has appropriate infrastructure and services and that these services are provided in a cost-effective manner.
15. **POLICY J-9-1:** Encourage economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at reasonable cost. *Healthy industrial development needs appropriate infrastructure and services. Adequate sewer and water service, police and fire protection, and convenient transportation networks all are important. These facilities and services are costly to provide, and locational decisions should be made in a manner which conserves resources.*

This property is located in the Woodside / Walesboro Character Area. The following Planning Principle(s) apply to this application:

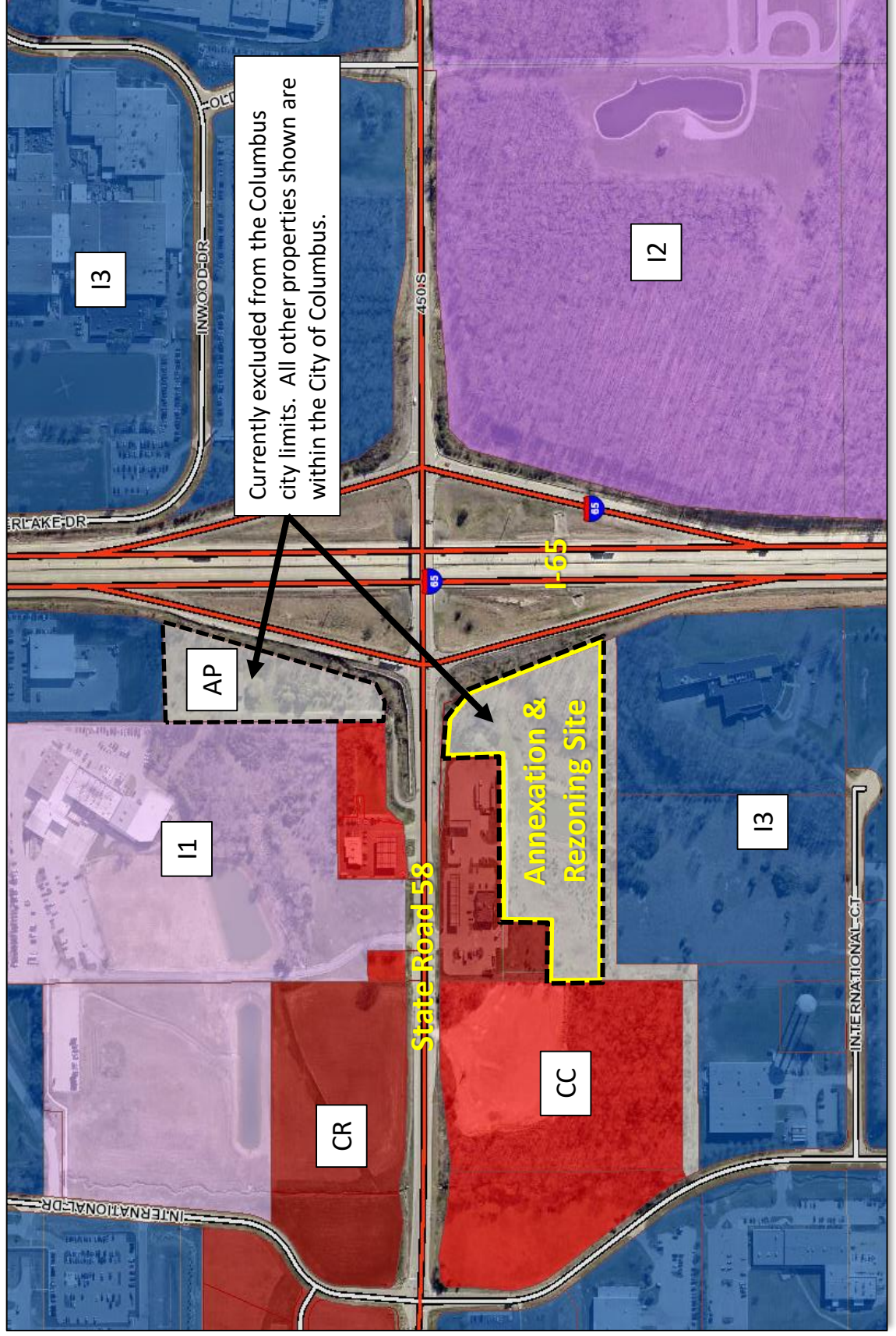
1. All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
2. New nonresidential development should be in industrial parks or commercial centers to complement the existing development.
3. Require new development to be served by public sewer and water to be annexed to the city whenever possible.

#### **Planning Consideration(s):**

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

1. The applicant is requesting to annex and rezone the subject 6.91 acre site from AP (Agriculture: Preferred) to CR (Community: Regional) and proposing to develop a semi truck wash and repair with limited trailer parking for approximately 15 trailers. The applicant did not indicate whether the site is intended to be serving the general public or only trucks owned by the applicant. A truck stop / travel center proposed for the CR zoning district would require Conditional Use approval by the Board of Zoning Appeals. A trucking company facility (a "truck freight terminal") is neither a permitted nor conditional use in the CR zoning district and would require BZA approval as a use variance.
2. The subject parcel contains a single-family residential home that has been unoccupied for several years, a small pond and existing wooded area.
3. The site is basically located at the southwest quadrant of the I-65 / SR 58 interchange. It gains access from SR 58 through a 50 foot platted access easement that bisects the existing Get 'n Go convenience store / gas station, then makes a 90-degree turn to the east. The access easement, when created, was intended to access the existing single-family dwelling and two SR 58-fronting commercial lots (which are now the Get 'n Go facility).
4. The minutes from August 12, 2015 Plan Commission meeting, at which the access easement through the then-Ricker's site was approved, reflected discussion regarding that easement. The attorney representing Ricker's indicated that the easement was needed to address the access issues in the area, specifically access to the other properties to the south, which at that time, flowed through Ricker's site. The representative from Ricker's stated the expectation for most of the traffic at the convenience store and gas station to be regular vehicles and not semi-trucks and further stated this store was not designed for large trucks.
5. Commercially zoned property would not be expected to attract considerable semi-trailer truck traffic. The Get N' Go site does have a truck fueling station (that includes 4 pumps that can serve 6 trucks) that adequately accommodates the access and maneuvering of truck traffic generated for that use.

# Location & Zoning Context (Case #ANX-2025-001 & RZ-2025-001: Bhowra)



**ORDINANCE NO. \_\_\_\_\_, 2025**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FROM THE COLUMBUS INFORMATION SERVICES FUND FOR THE  
BUDGET YEAR 2025**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, The City of Columbus Department of Information Services mission is to achieve the highest level of interoperability through the consolidation and standardization of all components and systems that results in a resilient and secure network providing paramount service and support in the most effective and efficient manner possible.; and

**WHEREAS**, The City of Columbus Department of Information Services Director has conducted as assessment of current state and developed a 2025-2027 Strategic Plan that identified current and future needs; and

**WHEREAS**, The City of Columbus Department of Information Services is requesting and additional appropriation of \$178,000 and \$15,000 for operating and capital respectively, and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that for the expenses previously-described herein, the additional sums of money set forth below are hereby appropriated as follows:

From:	Information Services Fund
Account Number:	1101
Amount:	\$193,000

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the City Controller and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

**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

Presented by me to the Mayor of the City of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_,  
2024 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

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

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 20<sup>th</sup> day of May 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 20<sup>th</sup> day of May 2025, is presented by me this 21<sup>st</sup> day of May 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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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 20<sup>th</sup> day of May 2025, is approved by me this \_\_\_\_ day of May 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Mary K. Ferdon, Mayor



## MEMORANDUM

**TO:** Columbus City Council

**FROM:** Heather Pope, Director of Redevelopment

**DATE:** April 24, 2025

**RE:** Additional Appropriation Request for Redevelopment Fund 4451 for Calendar Year 2025

### Background:

The Columbus Redevelopment Department budgets each year for projected Fund 4451 expenditures. This fund is otherwise known as the Redevelopment District General Fund and receives revenue through interest income on TIF funds and also includes rental income from YES! Cinema. This fund supports payroll, office expenditures, training and education, utilities, and miscellaneous services, etc.

In May 2024, the CRC closed on the purchase of the former Sears building and adjacent parking lot at 323 Brown Street. See the attached City Council and CRC resolutions supporting the building purchase. This critically located property downtown is prime for redevelopment; however, we wanted to better understand its highest and best use for future downtown enhancement and activation. The desire to make an informed decision regarding the property's future use was one of the catalytic drivers for engaging the Columbus Downtown 2030 Plan.

The intent all along of owning the Sears property has been to await the results of the Columbus Downtown 2030 Plan before redeveloping the site. This requires maintaining the 90,000+ square foot building in the interim as we excitedly await direction for its use. Although original maintenance expenses were calculated based on utilities expenditures provided by Cummins, additional unanticipated expenses have been incurred – leading to an immediate need for additional appropriation. The largest unanticipated expenditures have been due to a facility leak in the fall of 2024 and also due to unanticipated property taxes now payable in arrears.

### Appropriation Request:

Description	Amount
Flood Remediation	\$ 87,027.19
Insurance Deductible Hold	\$ 25,000.00
2024 Pay 2025 Property Taxes	\$ 116,169.30
Repair Contingency	\$ 25,000.00
Facilities Maintenance Expenses	\$ 71,728.51
	<b>\$ 324,925.00</b>

Please see below for additional context, itemized:

- **Flood Remediation:** The request considers \$87,027.19 paid to ServPro for flood remediation services already rendered in October 2024 but paid in January 2025. We are working with insurance to settle the claim for reimbursement; however, the \$25,000 deductible is a sunk cost.





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We expeditiously paid the referenced ServPro invoice after submitting it to our insurance company, due to the insurance claim being denied, we were forced to pay the claim or risk a lien on the property. Now that we know what the insurance deductible is for unoccupied buildings, we are holding \$25,000 should there be another insurance event.

- **Property Taxes:** Although property taxes are generally waived for City-owned properties, since they are paid in arrears, they consider the ownership as of January 1, 2024. Because Cummins owned the property at that time, 2024 Pay 2025 taxes are now due. These taxes were not accounted for at the time of the initial appropriation, nor will they be a recurring expense. When we purchased the property in May 2024, Cummins paid the property taxes due at that time (23 Pay 24) additionally they credited us for taxes owed for the five months Cummins owned the property in 2024. A portion of these taxes (1.1.2024 to 5.30.2024) was accounted for in the property settlement. At closing the City received a \$47,755.00 credit on the overall cost of the property. This credit, received at closing, accounted for 41% of the taxes for 2024 pay 2025. The funds for the cost of the property came from the Central Allocation area, therefore, the Central Allocation Area recognized this credit. However, the maintenance of the building, including taxes, is paid from the Redevelopment District General Fund.
- **Facilities Maintenance Expenses:** At the beginning of the year, we had assumed \$200,696 in expenses to maintain the building, including electric, gas and water utilities; professional services such as service agreements and inspections; and known and unknown facilities maintenance and repairs. Based on a better understanding of the operation/maintenance needs of this building, we now anticipate the yearly expense to be \$272,424.51. Accounting for what we initially appropriated for the year (\$200,696), now understanding the true trending costs (\$272,424.51) we ask for an additional appropriation of \$71,728.51 to cover these expenses.

Attached you will find the following:

- Appropriation Ordinance for City Council consideration
- Redevelopment Resolution #7-2024 to purchase the Sears Building
- City Council Resolution #10-2024 to authorize the CRC to purchase the Sears Building

We appreciate your thoughtful consideration of this appropriation request.



**ORDINANCE NO. \_\_\_\_\_, 2025**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FROM THE COLUMBUS REDEVELOPMENT FUND FOR THE BUDGET  
YEAR 2025**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, The City of Columbus Redevelopment Department has identified a need to purchase property commonly referred to the “former Sears Building” and adjoining property located at 323 Brown Street, Columbus, Indiana, to afford a more readily available development opportunity for the downtown area, expand development opportunities for the area and foster the overall goals of the City of Columbus and the duties and obligations of the Redevelopment Commission; and

**WHEREAS**, The City of Columbus Redevelopment Department respectfully requests to appropriate \$324,925 from the Columbus Redevelopment Fund 4451 for operational and maintenance expenses associated with ownership of the building at 323 Brown Street, Columbus, Indiana; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that for the expenses previously-described herein, the additional sums of money set forth below are hereby appropriated as follows:

From:	Columbus Redevelopment Fund
Account Number:	4451
Amount:	\$324,925

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the City Controller and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

**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

Presented by me to the Mayor of the City of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_,  
2024 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

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

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 20<sup>th</sup> day of May 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 20<sup>th</sup> day of May 2025, is presented by me this 21<sup>st</sup> day of May 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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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 20<sup>th</sup> day of May 2025, is approved by me this \_\_\_\_ day of May 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Mary K. Ferdon, Mayor

RESOLUTION NO: 7 – 2024

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION  
TO  
PURCHASE PROPERTY AT 323 BROWN STREET

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 of Columbus has identified the downtown area for significant redevelopment and importance to the future of the City; and

WHEREAS, the property located at 323 Brown Street, Columbus, Indiana, 47201, has recently become available for sale and will allow for this future development; and

WHEREAS, the Commission has expressed interest in the property at various times in the past years but it has not been for sale; and

WHEREAS, the property owner recently listed the property; and

WHEREAS, the property was appraised at \$4,200,000.00; and

WHEREAS, the Commission is now presented with the opportunity to acquire the property for the sum of \$4,200,000.00

WHEREAS, the Commission will pay all closing costs, future property taxes and the seller will pay all taxes now due, liens, encumbrances, if any, and will provide title insurance to the Commission; and

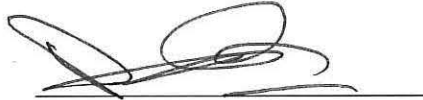
WHEREAS, the Commission finds and concluded that the purchase of this property will complement its ownership of adjacent properties, afford a more readily available development opportunity for the downtown area, expand development opportunities for the area and foster the overall goals of the City of Columbus and the duties and obligations of the Redevelopment Commission.

WHEREAS, the Director of Redevelopment is recommending that the Commission purchase the Property.

NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission having heard from its Director and counsel and having considered this opportunity to purchase 323 Brown Street, Columbus, Indiana, 47201, that will complement the Redevelopment Commission's ownership of existing property, does recommend and authorize the purchase of the Property.
2. The Commission has examined the proposed Purchase Agreement, understands the terms and conditions and does hereby approve the purchase of the above-described property for a purchase price of \$4, 200,000.00.
3. There are expected additional costs with closing in an amount not to exceed \$25,000, to be paid at closing.
4. The City of Columbus Redevelopment Commission does hereby authorize the President of the Commission, or his designee, to execute the Purchase Agreement for the purchase of the property, execute any and all additional documents as may be required by a title company or the Commission's Counsel to purchase the above described property, to receive a Warranty Deed to the property, to receive Title Insurance on the property and does hereby authorize the Clerk Treasurer of the City of Columbus, Indiana to transfer an amount not to exceed \$4,225,000.00 to the title company/closing agent per their directions.

Adopted this 18th day of March 2024.



Al Roszczyk, President



Kyle Hendricks, Vice-President



Trena Carter, Secretary

RESOLUTION NO. 10, 2024

**A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION  
TO EXPEND FUNDS OVER \$500,000  
FOR THE PURCHASE OF 323 BROWN STREET, COLUMBUS, IN  
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**, the City of Columbus has identified the downtown area for significant redevelopment and importance to the future of the City; and

**WHEREAS**, the property located at 323 Brown Street, Columbus, Indiana, 47201, has recently become available for sale; and

**WHEREAS**, the property has come up several times in future planning discussions but the property has not been for sale; and

**WHEREAS**, this is a significant property in our downtown and should be safeguarded to ensure the future use is consistent with the vision of downtown Columbus; and

**WHEREAS**, the property owner recently listed the property for sale; and

**WHEREAS**, the current owner had the property appraised and the appraisal result was \$4,200,000.00; and

**WHEREAS**, the Redevelopment Commission was presented with the opportunity to purchase the property for the sum of \$4,200,000.00; and

**WHEREAS**, the Redevelopment Commission on March 18, 2024 unanimously agreed to the purchase of said property for the sum of \$4,200,000.00; and

**WHEREAS**, the Redevelopment Commission will pay all closing costs, future property taxes and the seller will pay all taxes now due, liens, encumbrances, if any, and will provide title insurance to the Commission; and

**WHEREAS**, the Redevelopment Commission having ownership of this property will give guidance in the future use of the site to support and grow our downtown; and

**WHEREAS**, the Redevelopment Commission understands the need for guidance and community support for the downtown and the Commission supports the administration's efforts to complete a new strategic downtown plan; and

**WHEREAS**, 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 of \$4,200,000.00 from the Central Allocation Area for the purchase of 323 Brown Street, Columbus, Indiana.

**NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL** certain funds in the Central Allocation area are necessary to complete the purchase of property at 323 Brown Street, Columbus, Indiana. therefore, the Commission would appreciate bringing this project before the City Council for approval, with the following conditions as set forth by the Common Council of the City of Columbus:


1. The Common Council approves the Redevelopment Commission's request to expend funds in excess of the limits set by City Council Ordinance #25-2003 to purchase the real property located at 323 Brown Street, Columbus, Indiana for the appraised amount of \$4,200,000.00 plus all associated closing costs and future taxes due.

2. Considering this is a financial decision on the approval to purchase the property and is prior to any current related plan for the property, the following conditions shall apply to the Common Council's approval under this Resolution:


A. Any future decision on the final use of the property shall be contingent on a Redevelopment Commission Plan for reuse of the property based on completion of the new Downtown Strategic Plan, and such use will be consistent with the new Downtown Strategic Plan.

B. Any subsequent sale, transfer, disposal, or disposition of the property by the Redevelopment Commission shall be contingent on approval by the Common Council.

**BE IT RESOLVED** the Common Council of the City of Columbus, having heard from the representative of the Columbus Redevelopment Commission, Mayor Ferdon and members of the public 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 21<sup>st</sup> day of May 2024, and this Resolution was ✓ approved \_\_\_\_\_ denied by vote of 5 ayes and 2 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

22<sup>nd</sup> day of May, 2024 at  
2:00 o'clock P.M.





Luann Welmer  
Clerk of the city of Columbus, Indiana

Approved and signed by me this 22 day of May, 2024 at 4:00 o'clock P.M.



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



**ORDINANCE NO. \_\_\_\_\_, 2025**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FROM THE CONSULTING FUND FOR THE BUDGET YEAR 2025**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, The City of Columbus Metropolitan Planning Organization has identified a need for consulting services in 2025 that includes the required update of the Metropolitan Transportation Plan (estimated at \$100,000) and Phase 2 of the update to the City's Flood Risk Management Plan (estimated at \$120,000); and

**WHEREAS**, The City of Columbus Metropolitan Planning Organization respectfully requests to appropriate \$72,488 from the Consulting Fund to pay the balance needed for said plans;

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that for the consulting services previously-described herein, the additional sums of money set forth below are hereby appropriated as follows:

From:	Consulting Fund
Account Number:	1101
Amount:	\$72,488

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the City Controller and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

**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

Presented by me to the Mayor of the City of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_ M.

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_m.

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

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 20<sup>th</sup> day of May 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 20<sup>th</sup> day of May 2025, is presented by me this 21<sup>st</sup> day of May 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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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 20<sup>th</sup> day of May 2025, is approved by me this \_\_\_\_ day of May 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Mary K. Ferdon, Mayor

<b>Fund #</b> 101130 531200	<b>Fund Name:</b> Consulting Services	<b>Current Balance:</b> \$165,301	<b>Appropriation Request:</b> \$72,488
<b>Description/Background/Justification:</b>  <p>Every year the MPO will have the option to re-allocate in its City of Columbus budget unspent federal funds from prior years. For 2025, the MPO has available an additional \$57,990.40 that was previously budgeted but not spent. These funds require a 20% local match (\$14,497.60), which brings the total additional appropriation to \$72,488. The MPO's plans for consulting services in 2025 include the required update of the Metropolitan Transportation Plan (estimated at \$100,000) and Phase 2 of the update to the City's Flood Risk Management Plan (estimated at \$120,000). With the proposed additional appropriation, the MPO's consulting services budget would be \$237,789 with anticipated projects totaling a similar amount.</p>			

**ORDINANCE NO. \_\_\_\_\_ 2025**  
**2025 SALARY ORDINANCE**

AN ORDINANCE SETTING SALARIES AND WAGES OF EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2025.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA:

Departments may double-fill positions at the discretion of the Department Head, with the written approval of the Human Resources Director and Controller, if an employee has specified in writing that the employee is retiring with a specified date or has been/will be called to active military duty with an expected duration of six months or more. If funds exist in the personnel budget of the agency, or at the discretion of the administration or City Council there is an additional appropriation, a position may be double-filled up to three months in advance of retirement or leave. Any use of this policy shall be implemented consistent with USERRA, applicable federal and state statutes, and any applicable local ordinances.

Any 1.0 Full-Time-Equivalent (FTE) position may be filled at a percentage of FTE with written approval from Human Resources consistent with City of Columbus Personnel Policy No. 27 and implemented consistent with USERRA, applicable federal and state statutes, and any applicable local ordinances. Salary for individuals making up 1.0 FTE shall not exceed maximum compensation as published in the Salary Ordinance. Benefits shall be offered only to employees that meet the full-time definition in Personnel Policy No. 27 (averaging 30+ hours per week). Benefits cannot be split between employees, consistent with vendor contracts.

That, and from after the first day of January 2025, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "SALARY MAXIMUM." The "SALARY MINIMUM" column is entered as a guideline for suggested beginning salary. No employee's set salary shall move in this range from below "SALARY MIDPOINT" to above "SALARY MIDPOINT" without the approval of both the Department Head and the Director of Human Resources or appointed designee, and increases above "SALARY MIDPOINT" for civilian non-sworn public safety officers shall be merit-based as reflected by written annual performance evaluations.

**SECTION I - SALARIED**

		SALARY MINIMUM	SALARY MIDPOINT	SALARY MAXIMUM
<b>ADMINISTRATION</b>	Executive Director of Administration	\$ 82,132	\$ 102,665	\$ 123,198
	Director of Security	\$ 82,132	\$ 102,665	\$ 123,198
<b>ANIMAL CARE SERVICES CENTER</b>				
	Director of Animal Care Services	\$ 56,113	\$ 70,141	\$ 84,169
	Animal Care Services Operations Manager	\$ 50,910	\$ 63,638	\$ 76,365
	Animal Care Services Officer (4)	\$ 36,952	\$ 46,191	\$ 55,429
	Center Supervisor	\$ 35,751	\$ 44,688	\$ 53,626
	Shelter Veterinary Technician / Operations Assistant	\$ 33,871	\$ 42,339	\$ 50,807
<b>AVIATION</b>				
	Airport Director	\$ 70,834	\$ 88,543	\$ 106,251
	Assistant Manager	\$ 52,719	\$ 65,899	\$ 79,079
	Maintenance Manager	\$ 55,378	\$ 69,222	\$ 83,066
	Office Manager	\$ 38,809	\$ 48,511	\$ 58,213
	Operations and Compliance Specialist	\$ 38,809	\$ 48,511	\$ 58,213
<b>BOARD OF WORKS</b>				
	Citizen Member (4)	\$ 2,107	\$ 2,634	\$ 3,161
<b>CITY HALL/FACILITIES</b>				
	Building Supervisor	\$ 56,061	\$ 70,076	\$ 84,091
<b>COMMUNITY DEVELOPMENT</b>				
	Director of Community Development	\$ 71,811	\$ 89,764	\$ 107,717
	Assistant Director	\$ 56,442	\$ 70,553	\$ 84,664
	Code Enforcement Coordinator (2)	\$ 44,273	\$ 55,341	\$ 66,409
	Communications and Events Coordinator	\$ 41,217	\$ 51,521	\$ 61,825
	Office Administrator	\$ 38,809	\$ 48,511	\$ 58,213
<b>ENGINEERING</b>				
	City Engineer	\$ 91,454	\$ 114,317	\$ 137,180
	Assistant City Engineer	\$ 72,667	\$ 90,833	\$ 108,999
	Senior Engineering Technician	\$ 57,715	\$ 72,144	\$ 86,572
	Engineering Technician (4)	\$ 50,391	\$ 62,989	\$ 75,587

		SALARY MINIMUM	SALARY MIDPOINT	SALARY MAXIMUM
<b>FINANCE</b>	Controller	\$ 112,832	\$ 141,040	\$ 169,248
	Deputy Controller	\$ 85,680	\$ 107,100	\$ 128,520
	Senior Accounting Specialist / Accounting Specialist	\$ 40,018	\$ 62,699	\$ 85,280
	Payroll Specialist	\$ 45,270	\$ 56,587	\$ 67,904
	Administrator - Accounts Payable	\$ 38,809	\$ 48,511	\$ 58,213
	Administrator - Accounts Receivable /Accounts Payable	\$ 38,809	\$ 48,511	\$ 58,213
	Payroll Assistant	\$ 38,809	\$ 48,511	\$ 58,213
	Grant Writer / Administrator	\$ 38,809	\$ 48,511	\$ 58,213
<b>FIRE DEPARTMENT</b>	Investigator/Inspector	\$ 56,950	\$ 68,340	\$ 79,730
	Data Analyst	\$ 45,560	\$ 56,950	\$ 68,340
	Administrative Assistant	\$ 33,871	\$ 42,339	\$ 50,807
<b>HUMAN RESOURCES</b>	Director of Human Resources	\$ 76,144	\$ 95,180	\$ 114,216
	Assistant Director	\$ 63,718	\$ 79,647	\$ 95,577
	Human Resources Specialist / Benefits Specialist (2)	\$ 40,982	\$ 51,228	\$ 61,473
<b>HUMAN RIGHTS</b>	Human Rights Director	\$ 82,321	\$ 102,902	\$ 123,482
	Deputy Director	\$ 45,067	\$ 56,333	\$ 67,600
	Office Manager	\$ 38,809	\$ 48,511	\$ 58,213
<b>INFORMATION SERVICES</b>	Director of Technology	\$ 91,454	\$ 114,317	\$ 137,180
	Enterprise Systems Architect	\$ 86,800	\$ 108,500	\$ 130,200
	Network Security Engineer	\$ 77,156	\$ 96,445	\$ 115,735
	Senior Systems Engineer	\$ 77,156	\$ 96,445	\$ 115,735
	Network Analyst / Senior Network Analyst	\$ 53,518	\$ 66,897	\$ 80,276
	Information Services Technician (2)	\$ 40,982	\$ 51,228	\$ 61,473
	Mobile Device Engineer	\$ 53,518	\$ 66,897	\$ 80,276
<b>MAYOR'S OFFICE</b>	Executive Administrative Assistant	\$ 47,445	\$ 59,307	\$ 71,168
<b>METROPOLITAN PLANNING OFFICE</b>	MPO Director / Transportation Planner	\$ 57,455	\$ 71,819	\$ 86,182
<b>PARKS AND RECREATION</b>	Accounts Payable Specialist	\$ 38,809	\$ 48,511	\$ 58,213
	Administrative Assistant	\$ 38,809	\$ 48,511	\$ 58,213
	Administrative Assistant - Park Operations	\$ 33,871	\$ 42,339	\$ 50,807
	Aquatics Manager	\$ 46,126	\$ 57,658	\$ 69,189
	Assistant Recreation/CGC Program Manager	\$ 39,660	\$ 49,575	\$ 59,490
	Associate Director of Business Services	\$ 63,845	\$ 79,807	\$ 95,768
	Associate Director of Park Operations	\$ 63,845	\$ 79,807	\$ 95,768
	Associate Director of Recreation	\$ 63,845	\$ 79,807	\$ 95,768
	Associate Director of Sports	\$ 63,845	\$ 79,807	\$ 95,768
	Athletic Facilities Supervisor	\$ 52,286	\$ 65,357	\$ 78,428
	Commons Administrative Assistant	\$ 33,871	\$ 42,339	\$ 50,807
	Commons Manager	\$ 51,400	\$ 64,250	\$ 77,100
	Customer Service Specialist	\$ 33,871	\$ 42,339	\$ 50,807
	Director of Parks and Recreation	\$ 77,006	\$ 96,258	\$ 115,509
	Fitness, Health & Wellness Manager	\$ 56,852	\$ 71,065	\$ 85,277
	Golf Greens Superintendent	\$ 41,515	\$ 51,894	\$ 62,273
	Golf Pro/Manager	\$ 48,358	\$ 60,448	\$ 72,537
	HCCIA Customer Service Specialist	\$ 33,871	\$ 42,339	\$ 50,807
	HCCIA Manager	\$ 49,794	\$ 62,243	\$ 74,691
	Maintenance Supervisor	\$ 56,852	\$ 71,065	\$ 85,277
	Marketing Manager	\$ 43,875	\$ 54,844	\$ 65,813
	NexusPark Fieldhouse Sports & Event Coordinator	\$ 43,176	\$ 53,970	\$ 64,764
	NexusPark Fieldhouse Sports Manager	\$ 56,852	\$ 71,065	\$ 85,277
	NexusPark Maintenance Supervisor	\$ 52,588	\$ 65,735	\$ 78,882
	Parks Operations Facilities Supervisor	\$ 52,588	\$ 65,735	\$ 78,882
	Payroll/HR Specialist	\$ 45,270	\$ 56,587	\$ 67,904
	Project and Resource Development Manager	\$ 47,309	\$ 59,137	\$ 70,964
	Recreation/CGC Program Manager	\$ 53,658	\$ 67,073	\$ 80,487
	Sports Coordinator	\$ 43,176	\$ 53,970	\$ 64,764
	Sports Program Manager	\$ 56,852	\$ 71,065	\$ 85,277



		SALARY MINIMUM	SALARY MIDPOINT	SALARY MAXIMUM
<b>PLANNING DEPARTMENT</b>	Planning Director	\$ 90,157	\$ 112,696	\$ 135,235
	Assistant Planning Director	\$ 60,298	\$ 75,373	\$ 90,447
	Associate / Senior Planner (5)	\$ 48,363	\$ 60,454	\$ 72,544
	Office Administrator	\$ 38,809	\$ 48,511	\$ 58,213
<b>POLICE PARKING METER OFFICE</b>	Administrative Specialist Supervisor	\$ 38,809	\$ 48,511	\$ 58,213
	Meter Attendant	\$ 36,661	\$ 45,827	\$ 54,992
<b>POLICE DEPARTMENT</b>	Chief's Executive Assistant	\$ 39,629	\$ 49,537	\$ 59,444
	Accreditation Manager	\$ 39,481	\$ 49,351	\$ 59,221
	Administrative Specialist (2)	\$ 33,871	\$ 42,339	\$ 50,807
	Fleet Manager	\$ 33,871	\$ 42,339	\$ 50,807
	Criminal Intelligence Analyst	\$ 48,865	\$ 61,082	\$ 73,298
	Property Room Manager	\$ 47,491	\$ 59,364	\$ 71,237
<b>PUBLIC WORKS</b>	Director of Public Works	\$ 71,884	\$ 89,855	\$ 107,826
	Foreman (3)	\$ 50,717	\$ 63,396	\$ 76,075
	Field Supervisor	\$ 50,717	\$ 63,396	\$ 76,075
	Fleet Maintenance Supervisor	\$ 53,340	\$ 66,675	\$ 80,009
	Administrator/Sustainability	\$ 38,809	\$ 48,511	\$ 58,213
	Operations Assistant (2)	\$ 33,723	\$ 42,154	\$ 50,585
<b>REDEVELOPMENT</b>	Director of Redevelopment	\$ 71,811	\$ 89,764	\$ 107,717
	Assistant Director of Redevelopment	\$ 56,442	\$ 70,553	\$ 84,664
<b>TRANSIT</b>	Director of Transportation	\$ 71,884	\$ 89,855	\$ 107,826
	Compliance Specialist	\$ 38,809	\$ 48,511	\$ 58,213
	Operations Specialist	\$ 38,809	\$ 48,511	\$ 58,213

## SECTION II - HOURLY

That, and from after the first day of January 2025, the following hourly employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "HOURLY MAXIMUM." The HOURLY MINIMUM" column is entered as a guideline for suggested beginning salary. No employee's set salary shall move in this range from below "HOURLY MIDPOINT" to above "HOURLY MIDPOINT" without the approval of both the Department Head and the Director of Human Resources or appointed designee, and increases above "HOURLY MIDPOINT" for civilian non-sworn public safety officers shall be merit-based as reflected by written annual performance evaluations.

		HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
<b>ANIMAL CARE SERVICES CENTER</b>	Kennel Assistants (PT)	\$ 7.47	\$ 13.80	\$ 20.12
	Social Media/Volunteer Coordinator (0.725 FTE)	\$ 18.66	\$ 23.32	\$ 28.00
<b>AVIATION</b>	Maintenance Laborer/Operator (4)	\$ 21.91	\$ 27.39	\$ 32.86
	Laborer (PT) (2)	\$ 8.99	\$ 17.36	\$ 25.74
	Administrative Intern (Seasonal)	\$ 8.66	\$ 16.54	\$ 24.43
	Maintenance Intern (Seasonal) (2)	\$ 8.66	\$ 17.20	\$ 25.74
<b>CITY HALL/FACILITIES</b>	Building and Grounds Maintenance (2)	\$ 17.16	\$ 21.45	\$ 25.74
	Custodian (2)	\$ 13.75	\$ 17.18	\$ 20.62
<b>CLERK</b>	Deputy Clerk (0.5 FTE)	\$ 18.66	\$ 23.32	\$ 28.00
<b>COMMUNITY DEVELOPMENT</b>	Administrative Assistant (0.5 FTE)	\$ 16.28	\$ 20.36	\$ 24.43
<b>FIRE DEPARTMENT</b>	Administrator (0.5 FTE)	\$ 20.00	\$ 25.00	\$ 30.00

		HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
<b>PARKS/RECREATION - Full Time</b>	Assistant Mechanic	\$ 21.42	\$ 26.78	\$ 32.13
	Assistant Team Leader - Grounds	\$ 21.42	\$ 26.78	\$ 32.13
	Assistant Team Leader - Maintenance	\$ 21.42	\$ 26.78	\$ 32.13
	Athletic Facilities Assistant Team Leader	\$ 21.42	\$ 26.78	\$ 32.13
	Athletic Facilities Laborer (4)	\$ 18.02	\$ 22.52	\$ 27.02
	Commons Maintenance Assistant Team Leader (1.0 FTE)	\$ 21.42	\$ 26.78	\$ 32.13
	Commons Maintenance Laborer (1.0 FTE) (4)	\$ 18.02	\$ 22.52	\$ 27.02
	Donner/Community Center Maintenance Laborer	\$ 18.02	\$ 22.52	\$ 27.02
	Donner/Community Center Maintenance Team Leader	\$ 21.42	\$ 26.78	\$ 32.13
	FFY Assistant Team Leader (2)	\$ 21.42	\$ 26.78	\$ 32.13
	FFY Maintenance and Grounds Laborer (4)	\$ 18.02	\$ 22.52	\$ 27.02
	Golf Mechanic/Laborer (1.0 FTE)	\$ 21.42	\$ 26.78	\$ 32.13
	HCCIA Maintenance Laborer	\$ 18.02	\$ 22.52	\$ 27.02
	HCCIA Operations Manager (1.0 FTE)	\$ 21.42	\$ 26.78	\$ 32.13
	Laborer - Maintenance and Grounds (10)	\$ 18.02	\$ 22.52	\$ 27.02
	Mechanic	\$ 21.42	\$ 26.78	\$ 32.13
	NexusPark Assistant Team Leader	\$ 21.42	\$ 26.78	\$ 32.13
	NexusPark Maintenance and Grounds Laborer (4)	\$ 18.02	\$ 22.52	\$ 27.02
<b>PARKS/RECREATION - Part Time/Season</b>	Child Watch Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	Community Center Night Supervisor (PT)	\$ 7.47	\$ 16.63	\$ 25.78
	Concession/Batting Cage Attendants (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
	Custodian - FFY (PT)	\$ 7.47	\$ 13.80	\$ 20.12
	Customer Service Specialist (PT)	\$ 7.47	\$ 15.88	\$ 24.29
	Donner Pool Guard/Staff Member (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
	Farmer's Market Information Booth (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
	Fitness, Health & Wellness Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	Golf Clubhouse/Concessions Attendants (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	Golf Maintenance Grounds Laborer (PT)	\$ 7.47	\$ 17.25	\$ 27.02
	Gymnastics Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	HCCIA Staff Member (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	Interns (Seasonal)	\$ 7.47	\$ 17.25	\$ 27.02
	Maintenance & Grounds Laborer (PT)	\$ 7.47	\$ 17.25	\$ 27.02
	NexusPark Concession Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	Park Patrol (PT)	\$ 10.01	\$ 15.10	\$ 20.18
	Recreation Leaders (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
	Recreation Staff Member (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	Sports Staff Members (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
	Teaching Kitchen Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
	The Commons Custodian (PT)	\$ 7.47	\$ 13.80	\$ 20.12
	Fitness, Health & Wellness Coaches (PT)	\$ 20.00	\$ 29.38	\$ 38.75
	Teaching Kitchen Manager (PT)	\$ 20.00	\$ 29.38	\$ 38.75
<b>PLANNING</b>	Associate / Senior Planner	\$ 23.25	\$ 29.06	\$ 34.88
<b>POLICE</b>	Meter Attendant (PT)	\$ 17.63	\$ 22.03	\$ 26.44
	Police Chaplains (0.725 FTE)	\$ 19.40	\$ 24.26	\$ 29.11
<b>PUBLIC WORKS</b>	MVH:			
	Operator (1)	\$ 21.91	\$ 27.39	\$ 32.86
	Driver/Skilled Trade (4)	\$ 18.02	\$ 22.52	\$ 27.02
	Driver (3)	\$ 18.02	\$ 22.52	\$ 27.02
	DPW:			
	Operator (9)	\$ 21.91	\$ 27.39	\$ 32.86
	Driver/Skilled Trade (4)	\$ 18.02	\$ 22.52	\$ 27.02
	Driver (17)	\$ 18.02	\$ 22.52	\$ 27.02
	Driver/Trainer	\$ 18.02	\$ 22.52	\$ 27.02
	Driver/Code Enforcement	\$ 18.02	\$ 22.52	\$ 27.02
	Driver (PT)	\$ 16.98	\$ 22.00	\$ 27.02
	Driver - Sanitation (3) (Seasonal)	\$ 16.98	\$ 22.00	\$ 27.02
	Driver - Traffic (2) (Seasonal)	\$ 16.98	\$ 22.00	\$ 27.02
	Mechanic (5)	\$ 21.42	\$ 26.78	\$ 32.13

		HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
<b>TRANSIT</b>	Mechanic (2)	\$ 21.42	\$ 26.78	\$ 32.13
	Bus Driver (9)	\$ 18.02	\$ 22.52	\$ 27.02
	Bus Driver/Swing (2)	\$ 18.02	\$ 22.52	\$ 27.02
	Bus Driver / Office Administration (2)	\$ 18.02	\$ 22.52	\$ 27.02
	Bus Driver / Trainer (2)	\$ 18.02	\$ 22.52	\$ 27.02
	On-Call Driver (PT) (21)	\$ 16.98	\$ 22.00	\$ 27.02
	For-Hire Driver (PT) (4)	\$ 16.98	\$ 22.00	\$ 27.02
	Administrative Assistant (PT) (3)	\$ 16.28	\$ 20.36	\$ 24.43

### SECTION III - OTHER PAYMENTS

The following maximum expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force. Additionally, all Fair Labor Standards Act (FLSA) non-exempt employees shall be paid overtime and/or substituted compensation time consistent with the FLSA for public employees and City of Columbus Personnel Policy No. 18.

Faithful Service Payments shall be made to employees in addition to salaries and wages consistent with Ordinance No. 41-2022.

<b>POLICE DEPARTMENT</b>	Total Per Diem for School Guards	
	(max \$39.35 Per Guard Per Day)	\$ 146,750
	Uniforms (\$500 Per Parking Attendant)	\$ 1,000

PASSED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this the \_\_\_\_ day of \_\_\_\_\_, 2025 by vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the Common Council  
of Columbus, Indiana

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council of Columbus

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2025  
at \_\_\_\_ o'clock, \_\_.M.

\_\_\_\_\_  
Clerk of the City of Columbus, Indiana

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_ o'clock \_\_.M.

\_\_\_\_\_  
Mayor of the City of Columbus, Indiana

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 20<sup>th</sup> day of May 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 20<sup>th</sup> day of May 2025, is presented by me this 21<sup>st</sup> day of May 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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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 20<sup>th</sup> day of May 2025, is approved by me this \_\_\_\_ day of May 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Mary K. Ferdon, Mayor