



Luann G. Welmer, City Clerk

City Council Members

All terms are January 01, 2024-December 31, 2027

Frank Miller, District 4 – President

Jerone Wood, District 3

Josh Burnett, At-Large

Dr. Christopher Bartels, District 1

Kent Anderson, District 5

Tom Dell, At-Large

Elaine Hilber, District 2

Jay Foyst, District 6

Grace Kestler, At-Large

Information provided in compliance with I.C. 5-14-9

City Council Meeting Agenda Council Chambers Tuesday, October 7, 2025 6:00 P.M.

I. Meeting Called to Order

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

II. Old Business

- A. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2025, 2026 SALARY ORDINANCE: AN ORDINANCE SETTING THE SALARIES AND WAGES OF SWORN PERSONNEL OF THE CITY OF COLUMBUS, INDIANA FIRE DEPARTMENT FOR THE PAYROLL CALENDAR YEAR." Arlette Cooper-Tinsley
- B. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2025, 2026 SALARY ORDINANCE: AN ORDINANCE SETTING THE SALARIES AND WAGES OF SWORN PERSONNEL OF THE CITY OF COLUMBUS, INDIANA POLICE DEPARTMENT FOR THE PAYROLL CALENDAR YEAR." Arlette Cooper-Tinsley
- C. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE SETTING THE SALARIES AND WAGES OF EMPLOYEES AND APPOINTED OFFICERS OF THE CITY OF COLUMBUS, INDIANA FOR THE 2026 PAYROLL CALENDAR YEAR AS REQUIRED BY INDIANA CODE §36-4-7-3 AND CONTINUING THEREAFTER UNTIL DULY CHANGED." Arlette Cooper-Tinsley

- D. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, FIXING THE SALARIES OF THE ELECTED COMMON COUNCIL MEMBERS FOR 2026 PAYROLL CALENDAR YEAR." Arlette Cooper-Tinsley
- E. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, FIXING THE SALARIES OF THE ELECTED MAYOR AND CLERK FOR 2026 PAYROLL CALENDAR YEAR." Arlette Cooper-Tinsley

III. New Business

- A. First reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES." Regina McIntyre
- B. First reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE ESTABLISHING WATER RATES AND CHARGE FOR THE USE OF WATER AND SERVICE RENDERED BY THE CITY OF COLUMBUS UTILITIES WATER SYSTEM AND REPEALING ALL PRIOR ORDINANCES IN CONFLICT HEREWITH." Nichole Young
- C. First reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS AMENDING THE MUNICIPAL CODE TO REFLECT CHANGES IN WATER RATES AND SEWER RATES, SERVICES, USER FEES AND COSTS CONCURRENT WITH THE MODIFICATION OF SAME BY THE COMMON COUNCIL." Nichole Young
- D. Reading of a Resolution entitled "RESOLUTION NO.____, 2025, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER \$500,000 FOR CHANGE ORDERS RELATED TO THE 1350 ARCADIA DRIVE BUILDING PROJECT." Heather Pope

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, October 21, 2025, 6:00 p.m.**
- C. Adjournment

Meetings of the Columbus City Council are open to the public and can be watched live on the City of Columbus website:
<https://www.columbus.in.gov/video/live-streaming/>.

Columbus City Council Meetings are accessible to people of all abilities. The City of Columbus works to comply with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting, please contact Jody Coffman at (812) 376-2302 at least 48 hours prior to the start of the meeting.

A Public Comment session for non-agenda items is provided at the end of the Council meeting as an opportunity for residents to address the City Council Members about matters pertaining to the City. Participation is encouraged, however, to respect others who wish to speak, public comment is not intended to be a public conversation. Before speaking, a person must provide their name and address for public record. Each speaker is given a reasonable amount of time to speak (determined by the City Council President). Any speaker that engages in personal attacks and/or acts in an uncivil manner will be stopped and may be prohibited from future opportunities to publicly address the Council. All requests to speak must be submitted in writing prior to the meeting either online at <https://www.columbus.in.gov/addressing-city-council-sign-up-form/> or by filling out a paper form located on the Tech Table in Council Chambers.

ORDINANCE NO. _____ 2025
2026 SALARY ORDINANCE

AN ORDINANCE SETTING SALARIES AND WAGES OF SWORN PERSONNEL OF THE CITY OF COLUMBUS, INDIANA FIRE DEPARTMENT FOR PAYROLL CALENDAR YEAR.

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

SECTION I - SALARIES

That, and from after the first day of the Payroll Calendar Year, the following salaried employees of the City of Columbus, Indiana Fire Department shall receive no more than the amount listed below the column named "SALARY BASE." The "SALARY BASE" column is entered as a guideline for suggested beginning salary. For sworn public safety officers all applicable state statutes regarding compensation shall control.

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 or will be called up to active duty with an expected active duty of six months or more. If funds exist in the current personnel budget of the agency or at the discretion of the administration or 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, federal, state statutes, and local ordinances.

FIRE DEPARTMENT (SWORN)	Bi-weekly Pay	
Chief and Director of Emergency Management	\$ 4,431	\$ 5,530
Deputy Chief (2)	\$ 3,969	\$ 4,762
Battalion Chief (3)	\$ 3,688	\$ 4,426
Captain (6)	\$ 3,287	\$ 3,944
Fire Marshal	\$ 3,688	\$ 4,426
Investigator/Inspector	\$ 3,309	\$ 3,971
Training Officer	\$ 3,564	\$ 4,277
Lieutenant (18)	\$ 3,233	\$ 3,879
Public Information Officer	\$ 3,413	\$ 4,096
Firefighter (62)	\$ 2,721	\$ 3,265 < 20 years
		\$ 3,692 20+ years

SECTION II - OTHER PAYMENTS

OVERTIME

The City of Columbus, Indiana Fire Department shall compensate each sworn firefighter for overtime earned consistent with the Federal Fair Labor Standards Act (FLSA) codified in 29 U.S.C. § 553.201- 233 with the exception of the Fire Chief, Deputy Chiefs, and sworn Inspector who are exempt from the FLSA. Additionally, all sworn Fire Department personnel shall be compensated consistent with City of Columbus Municipal Code 2.20.030, Overtime Compensation Policy, as applicable.

LONGEVITY COMPENSATION

Longevity compensation shall be paid consistent with City of Columbus Municipal Code 2.22.040.

COLLEGE INCENTIVE AND MILITARY INCENTIVE COMPENSATION

Sworn Fire Department personnel shall be compensated consistent with Fire Department Order (FDO) 2-2, College Credit Incentive Pay, and FDO 2-12, Military Incentive Compensation.

The following maximum expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force.

Holidays (Per Policy)	\$ 441,965
Uniforms (\$900 Per Person)	\$ 86,400
Hazmat Certification Pay	\$ 19,000

EMS Certification Pay	\$	120,000
Faithful Service	\$	6,000
College Incentive	\$	110,000
Military Incentive	\$	15,000

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, Indiana

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 7th day of October 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 7th day of October 2025, is presented by me this 8th day of October 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 7th day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

ORDINANCE NO. _____ 2025
2026 SALARY ORDINANCE

AN ORDINANCE SETTING SALARIES AND WAGES OF SWORN PERSONNEL OF THE CITY OF COLUMBUS, INDIANA POLICE DEPARTMENT FOR PAYROLL CALENDAR YEAR.

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

SECTION I - SALARIES

That, and from after the first day of the Payroll Calendar Year, the following salaried employees of the City of Columbus, Indiana Police Department shall receive no more than the amount listed below the column named "BASE."

The "BASE" column is entered as a guideline for suggested beginning salary. For sworn public safety officers all applicable state statutes regarding compensation shall control.

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 or will be called up to active duty with an expected active duty of six months or more. If funds exist in the current personnel budget of the agency or at the discretion of the administration or 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, federal, state statutes, and local ordinances.

POLICE DEPARTMENT (SWORN)	BI-WEEKLY PAY	
	BASE	MAXIMUM
Chief	\$ 4,220	\$ 5,618
Deputy Chief	\$ 3,980	\$ 5,095
Captain (2)	\$ 3,750	\$ 4,800
Lieutenant (6)	\$ 3,519	\$ 4,504
Public Information Officer (Sergeant or Lieutenant)	\$ 3,519	\$ 4,504
Sergeant (18)	\$ 3,317	\$ 4,246
Patrol Officer (60)	\$ 2,884	\$ 3,692

SECTION II - OTHER PAYMENTS

OVERTIME

The City of Columbus, Indiana Police Department shall compensate each sworn police officer for overtime earned consistent with the Federal Fair Labor Standards Act (FLSA) codified in 29 U.S.C. § 553.201- 233 with the exception of the Police Chief and Deputy Chief who are exempt from the FLSA. Additionally, all sworn police personnel shall be compensated consistent with City of Columbus Municipal Code 2.20.020, Overtime Compensation Policy, as applicable, as well as Standard Operating Procedure (SOP) 2024-02, Overtime Payment for Traffic Safety.

LONGEVITY COMPENSATION

Longevity compensation shall be paid consistent with City of Columbus Ordinance 33-2018 and General Order (G.O.) 31 with a maximum amount of \$1,164,323.

COLLEGE INCENTIVE AND MILITARY INCENTIVE COMPENSATION

Sworn Police Officers shall be compensated consistent with City of Columbus Ordinance 2002-23 & 2005-25 as well as City of Columbus, Indiana Police Department General Order (G.O.) 22.

SPECIALTY COMPENSATIONS

Sworn Police Officers shall be compensated consistent with Special Order (S.O.) 13 for specialty pays.

SHIFT DIFFERENTIAL PREMIUMS

Shift Differentials shall be paid for sworn Police Officers consistent with City of Columbus Ordinance 2000-34, Shift Premium (5% & 10%).

The following maximum expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force.

Detective Incentive Pay (Per policy)	\$	61,880
Uniforms (\$900 Per Officer)	\$	84,600

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, Indiana

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 7th day of October 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"/>
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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"/>

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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 7th day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

ORDINANCE NO. _____ 2025
2026 SALARY ORDINANCE

AN ORDINANCE SETTING SALARIES AND WAGES OF EMPLOYEES AND APPOINTED OFFICERS OF THE CITY OF COLUMBUS, INDIANA FOR THE 2026 PAYROLL CALENDAR YEAR AS REQUIRED BY INDIANA CODE §36-4-7-3 AND CONTINUING THEREAFTER UNTIL DULY CHANGED.

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 the Payroll Calendar Year, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "BI-WEEKLY MAXIMUM." The "BI-WEEKLY MINIMUM" column is entered as a guideline for suggested beginning salary.

Consistent with Indiana Code §36-4-7-3, full time employees who have completed their introductory work period and are meeting the City's performance management expectations shall receive a cost of living increase as determined by the relevant annual Consumer Price Index (CPI) issued in June of each year for the Urban Wage Earners and Clerical Workers (CPI-W) which for 2025 is 2.7% which shall be applicable for payroll calendar year 2026. All other personnel budget funds available in the City's approved annual budget, consistent with Indiana Code §36-4-7-3 may be allocated for merit increases or market-based adjustments to enhance recruitment and retention, consistent with this ordinance and the annual budget.

SECTION I - SALARIED

	BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
ADMINISTRATION			
Executive Director of Administration	\$ 3,159	\$ 3,949	\$ 4,739
Director of Security	\$ 3,159	\$ 3,949	\$ 4,739
Communications Manager	\$ 1,977	\$ 2,472	\$ 2,966
ANIMAL CARE SERVICES CENTER			
Director of Animal Care Services	\$ 2,159	\$ 2,698	\$ 3,238
Animal Care Services Operations Manager	\$ 1,959	\$ 2,448	\$ 2,938
Animal Care Services Officer (4)	\$ 1,422	\$ 1,777	\$ 2,132
Center Supervisor	\$ 1,376	\$ 1,719	\$ 2,063
Shelter Veterinary Technician / Operations Assistant	\$ 1,376	\$ 1,719	\$ 2,063
AVIATION			
Airport Director	\$ 2,834	\$ 3,543	\$ 4,251
Assistant Manager	\$ 2,028	\$ 2,535	\$ 3,042
Maintenance Manager	\$ 2,130	\$ 2,663	\$ 3,195
Office Manager	\$ 1,553	\$ 1,941	\$ 2,329
Operations and Compliance Specialist	\$ 1,493	\$ 1,866	\$ 2,239
BOARD OF WORKS			
Citizen Member (4)	\$ 109	\$ 136	\$ 163
CITY HALL/FACILITIES			
Building Supervisor	\$ 2,157	\$ 2,696	\$ 3,235
COMMUNITY DEVELOPMENT			
Director of Community Development	\$ 2,762	\$ 3,453	\$ 4,143
Assistant Director	\$ 2,171	\$ 2,714	\$ 3,257

	Code Enforcement Coordinator (2)	\$ 1,703	\$ 2,129	\$ 2,555
	Office Administrator	\$ 1,493	\$ 1,866	\$ 2,239
ENGINEERING				
	City Engineer	\$ 3,518	\$ 4,397	\$ 5,277
	Assistant City Engineer	\$ 2,795	\$ 3,494	\$ 4,193
	Senior Engineering Technician (2)	\$ 2,220	\$ 2,775	\$ 3,330
	Engineering Technician (4)	\$ 2,016	\$ 2,520	\$ 3,024
		BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
FINANCE				
	Controller	\$ 4,340	\$ 5,425	\$ 6,510
	Deputy Controller	\$ 3,296	\$ 4,120	\$ 4,944
	Senior Accounting Specialist / Accounting Specialist	\$ 1,540	\$ 2,412	\$ 3,280
	Payroll Specialist	\$ 1,742	\$ 2,177	\$ 2,612
	Administrator - Accounts Payable	\$ 1,508	\$ 1,885	\$ 2,261
	Administrator - Accounts Receivable /Accounts Payable	\$ 1,508	\$ 1,885	\$ 2,261
	Administrator – Payroll/Accounts Receivable	\$ 1,508	\$ 1,885	\$ 2,261
	Grant Writer / Administrator	\$ 1,508	\$ 1,885	\$ 2,261
FIRE DEPARTMENT				
	Investigator/Inspector	\$ 2,045	\$ 2,556	\$ 3,067
	Data Analyst	\$ 1,753	\$ 2,191	\$ 2,629
	Administrative Assistant	\$ 1,344	\$ 1,680	\$ 2,015
HUMAN RESOURCES				
	Director of Human Resources	\$ 2,929	\$ 3,661	\$ 4,393
	Assistant Director	\$ 2,451	\$ 3,064	\$ 3,677
	Human Resources Specialist / Benefits Specialist (2)	\$ 1,577	\$ 1,971	\$ 2,365
HUMAN RIGHTS				
	Human Rights Director	\$ 3,167	\$ 3,958	\$ 4,750
	Deputy Director	\$ 1,803	\$ 2,254	\$ 2,704
	Office Manager	\$ 1,493	\$ 1,866	\$ 2,239
INFORMATION SERVICES				
	Director of Technology	\$ 3,654	\$ 4,567	\$ 5,480
	Enterprise Systems Architect	\$ 3,339	\$ 4,174	\$ 5,208
	Network Security Engineer	\$ 2,968	\$ 3,710	\$ 4,452
	Senior Systems Engineer	\$ 2,968	\$ 3,710	\$ 4,452
	Network Analyst / Senior Network Analyst	\$ 2,059	\$ 2,573	\$ 3,088
	Information Services Technician (2)	\$ 1,577	\$ 1,971	\$ 2,365
	Mobile Device Engineer	\$ 2,059	\$ 2,573	\$ 3,088
MAYOR'S OFFICE				
	Executive Administrative Assistant	\$ 1,825	\$ 2,282	\$ 2,738
METROPOLITAN PLANNING OFFICE				
	MPO Director / Transportation Planner	\$ 2,210	\$ 2,763	\$ 3,315
PARKS AND RECREATION				
	Accounts Payable Specialist	\$ 1,493	\$ 1,866	\$ 2,239
	Administrative Assistant - Park Operations	\$ 1,303	\$ 1,629	\$ 1,955
	Aquatics Manager	\$ 1,806	\$ 2,257	\$ 2,708
	Assistant Recreation/CGC Program Manager	\$ 1,526	\$ 1,907	\$ 2,289
	Associate Director of Business Services	\$ 2,505	\$ 3,131	\$ 3,757
	Associate Director of Park Operations	\$ 2,505	\$ 3,131	\$ 3,757
	Associate Director of Recreation	\$ 2,505	\$ 3,131	\$ 3,757
	Associate Director of Sports	\$ 2,505	\$ 3,131	\$ 3,757
	Athletic Facilities Supervisor	\$ 2,011	\$ 2,514	\$ 3,017
	Business Systems Lead/Program Assistant	\$ 1,742	\$ 2,177	\$ 2,612
	Commons Administrative Assistant	\$ 1,303	\$ 1,629	\$ 1,955
	Commons Manager	\$ 1,980	\$ 2,475	\$ 2,969
	Customer Service Specialist	\$ 1,303	\$ 1,629	\$ 1,955
	Director of Parks and Recreation	\$ 2,962	\$ 3,703	\$ 4,443
	Fitness, Health & Wellness Manager	\$ 2,187	\$ 2,734	\$ 3,280
	Golf Greens Superintendent	\$ 1,634	\$ 2,043	\$ 2,451
	Golf Pro/Manager	\$ 1,935	\$ 2,419	\$ 2,902
	HCCIA Customer Service Specialist	\$ 1,303	\$ 1,629	\$ 1,955

	HCCIA Manager	\$ 1,916	\$ 2,394	\$ 2,873
	Maintenance Supervisor	\$ 2,187	\$ 2,734	\$ 3,280
	Marketing Manager	\$ 1,977	\$ 2,472	\$ 2,966
	NexusPark Fieldhouse Sports & Event Coordinator	\$ 1,661	\$ 2,076	\$ 2,491
	NexusPark Fieldhouse Sports Manager	\$ 2,187	\$ 2,734	\$ 3,280
	NexusPark Maintenance Supervisor	\$ 2,023	\$ 2,529	\$ 3,034
	Parks Operations Facilities Supervisor	\$ 2,023	\$ 2,529	\$ 3,034
	Payroll/HR Specialist	\$ 1,742	\$ 2,177	\$ 2,612
	Project and Resource Development Manager	\$ 1,820	\$ 2,275	\$ 2,730
	Recreation/CGC Program Manager	\$ 2,064	\$ 2,580	\$ 3,096
	Sports Coordinator	\$ 1,661	\$ 2,076	\$ 2,491
	Sports Program Manager	\$ 2,187	\$ 2,734	\$ 3,280
		BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
PLANNING DEPARTMENT	Planning Director	\$ 3,468	\$ 4,335	\$ 5,202
	Assistant Planning Director	\$ 2,412	\$ 3,015	\$ 3,618
	Associate / Senior Planner (5)	\$ 1,934	\$ 2,417	\$ 2,900
	Office Administrator	\$ 1,493	\$ 1,866	\$ 2,239
POLICE PARKING METER OFFICE	Administrative Specialist Supervisor	\$ 1,493	\$ 1,866	\$ 2,239
	Meter Attendant	\$ 1,411	\$ 1,763	\$ 2,116
POLICE DEPARTMENT	Chief's Executive Assistant	\$ 1,612	\$ 2,015	\$ 2,418
	Accreditation Manager	\$ 1,606	\$ 2,008	\$ 2,409
	Administrative Specialist (2)	\$ 1,342	\$ 1,678	\$ 2,013
	Fleet Manager	\$ 1,342	\$ 1,678	\$ 2,013
	Criminal Intelligence Analyst	\$ 1,880	\$ 2,350	\$ 2,820
	Property Room Manager	\$ 1,827	\$ 2,284	\$ 2,740
PUBLIC WORKS	Director of Public Works	\$ 2,765	\$ 3,456	\$ 4,148
	Foreman (3)	\$ 1,951	\$ 2,439	\$ 2,926
	Field Supervisor	\$ 1,951	\$ 2,439	\$ 2,926
	Fleet Maintenance Supervisor	\$ 2,052	\$ 2,565	\$ 3,078
	Administrator/Sustainability	\$ 1,493	\$ 1,866	\$ 2,239
	Operations Assistant (2)	\$ 1,339	\$ 1,674	\$ 2,008
REDEVELOPMENT	Director of Redevelopment	\$ 2,762	\$ 3,453	\$ 4,143
	Assistant Director of Redevelopment	\$ 2,171	\$ 2,714	\$ 3,257
TRANSIT	Director of Transportation	\$ 2,765	\$ 3,456	\$ 4,148
	Compliance Manager	\$ 1,703	\$ 2,129	\$ 2,555
	Operations Manager	\$ 1,703	\$ 2,129	\$ 2,555

SECTION II - HOURLY

That, and from after the first day of the Payroll Calendar Year, 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.

		HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
ANIMAL CARE SERVICES CENTER	Kennel Assistants (PT)	\$ 7.47	\$ 13.80	\$ 20.12
	Social Media/Volunteer Coordinator (0.725 FTE)	\$ 18.66	\$ 23.89	\$ 29.12
AVIATION	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

CITY HALL/FACILITIES	Building and Grounds Maintenance (2)	\$ 17.16	\$ 21.45	\$ 25.74
	Custodian (2)	\$ 13.75	\$ 17.60	\$ 21.44
CLERK	Deputy Clerk (0.5 FTE)	\$ 18.66	\$ 23.89	\$ 29.12
COMMUNITY DEVELOPMENT	Administrative Assistant (0.5 FTE)	\$ 16.28	\$ 20.36	\$ 24.43
FIRE DEPARTMENT	Administrator (0.5 FTE)	\$ 20.00	\$ 25.00	\$ 30.00
		HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
PARKS/RECREATION - Full Time	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
PARKS/RECREATION - Part Time/Season	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 Coaches (PT)	\$ 20.00	\$ 29.38	\$ 38.75
	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 Manager (PT)	\$ 20.00	\$ 29.38	\$ 38.75	
Teaching Kitchen Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22	
The Commons Custodian (PT)	\$ 7.47	\$ 13.80	\$ 20.12	
PLANNING	Associate / Senior Planner	\$ 23.25	\$ 29.06	\$ 34.88
POLICE	Meter Attendant (PT)	\$ 17.63	\$ 22.03	\$ 26.44
	Police Chaplains (0.725 FTE)	\$ 19.40	\$ 24.26	\$ 29.11
	Criminal Intelligence Analyst (0.725 FTE)	\$ 23.49	\$ 29.36	\$ 35.23
PUBLIC WORKS	MVH: Operator (1)	\$ 21.91	\$ 27.39	\$ 32.86

Driver/Skilled Trade (4)	\$ 18.02	\$ 23.06	\$ 28.10
Driver (3)	\$ 18.02	\$ 23.06	\$ 28.10
DPW:			
Operator (9)	\$ 21.91	\$ 27.39	\$ 32.86
Driver/Skilled Trade (4)	\$ 18.02	\$ 23.06	\$ 28.10
Driver (17)	\$ 18.02	\$ 23.06	\$ 28.10
Driver/Trainer	\$ 18.02	\$ 23.06	\$ 28.10
Driver/Code Enforcement	\$ 18.02	\$ 23.06	\$ 28.10
Driver (PT)	\$ 16.98	\$ 22.54	\$ 28.10
Driver - Sanitation (3) (Seasonal)	\$ 16.98	\$ 22.54	\$ 28.10
Driver - Traffic (2) (Seasonal)	\$ 16.98	\$ 22.54	\$ 28.10
Mechanic (5)	\$ 21.42	\$ 26.78	\$ 32.13

HOURLY MINIMUM HOURLY MIDPOINT HOURLY MAXIMUM

TRANSIT	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.

POLICE DEPARTMENT	Total Per Diem for School Guards (max \$40.92 Per Guard Per Day)	
	Uniforms (\$500 Per Parking Attendant)	\$ 1,000.00

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, Indiana

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 7th day of October 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 7th day of October 2025, is presented by me this 8th day of October 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 7th day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

ORDINANCE NO. _____, 2025

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA,
FIXING THE SALARIES OF THE ELECTED COMMON COUNCIL MEMBERS
FOR 2026 PAYROLL CALENDAR YEAR.**

WHEREAS, the Common Council of the City of Columbus, Indiana, desires to set forth the salaries of certain elected officials for the Payroll Calendar Year.

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

SECTION I

The salary of each of the nine (9) Members of the Columbus Common Council shall be set at seventeen thousand five-hundred eighty-six dollars (\$17,586) paid bi-weekly for the Payroll Calendar Year.

SECTION II

This Ordinance shall be in full force and effect from and after its passage for the Payroll Calendar Year. Taxpayers appearing at such meetings shall have a right to be heard thereon.

ORDINANCE SETTING THE SALARIES OF THE ELECTED COMMON COUNCIL MEMBERS FOR THE PAYROLL CALENDAR YEAR ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this _____ day of _____, 2025 by a vote of _____ ayes and _____ nays.

Presiding Officer of the Common Council

ATTESTED:

Luann Welmer
Clerk of the Common Council

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

Mary K. Ferdon
Mayor, City of Columbus

Luann Welmer
Clerk, City of Columbus

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 7th day of October 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 7th day of October 2025, is presented by me this 8th day of October 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 7th day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

ORDINANCE NO. _____, 2025

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA,
FIXING THE SALARIES OF THE ELECTED MAYOR AND CLERK
FOR 2026 PAYROLL CALENDAR YEAR.**

WHEREAS, the Common Council of the City of Columbus, Indiana, desires to set forth the salaries of certain elected officials for the Payroll Calendar Year.

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

SECTION I

The salary of the Mayor of the City of Columbus shall be set at one-hundred twenty-one thousand five-hundred and ten dollars (\$121,510) paid bi-weekly for the Payroll Calendar Year.

SECTION II

The salary of the Clerk of the City of Columbus shall be set at eighty thousand seven-hundred and forty-seven dollars (\$80,747) paid bi-weekly for the Payroll Calendar Year.

SECTION III

This Ordinance shall be in full force and effect from and after its passage for the Payroll Calendar Year. Taxpayers appearing at such meetings shall have a right to be heard thereon.

SECTION IV

In addition to the above salaries, the Mayor and the Clerk, as full-time City employees, shall also be entitled to the same fringe benefits as other full-time City employees as set forth within the City of Columbus Personnel Policy Manual.

ORDINANCE SETTING THE SALARIES OF THE ELECTED MAYOR AND CLERK FOR THE PAYROLL CALENDAR YEAR ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this ____ day of _____, 2025 by a vote of _____ ayes and _____ nays.

Presiding Officer of the Common Council

ATTESTED:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, the ____ day of _____, 2025 at
____ o'clock ____ .M.

Mary K. Ferdon
Mayor, City of Columbus

Luann Welmer
Clerk, City of Columbus

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 7th day of October 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 7th day of October 2025, is presented by me this 8th day of October 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 7th day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
 Generated 9/23/2025 3:09:02 PM

Ordinance / Resolution Number:

Be it ordained/resolved by the **Columbus Civil City** that for the expenses of **COLUMBUS CIVIL CITY** for the year ending December 31, **2026** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **COLUMBUS CIVIL CITY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

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

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Columbus Civil City	Common Council and Mayor	10/21/2025

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$66,732,975	\$30,824,615	0.9435
0180	DEBT SERVICE	\$666,325	\$638,190	0.0195
0341	FIRE PENSION	\$2,635,138	\$0	0.0000
0342	POLICE PENSION	\$1,107,541	\$0	0.0000
0705	THOROUGHFARE	\$1,740,000	\$1,548,490	0.0474
0706	LOCAL ROAD & STREET	\$975,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$2,275,931	\$0	0.0000
1312	RECREATION	\$8,037,075	\$7,877,734	0.2411
1380	PARK BOND	\$398,549	\$384,513	0.0118
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$0	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$1,791,729	\$2,210,080	0.0500
		\$86,360,263	\$43,483,622	1.3133

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
 Generated 9/23/2025 3:09:02 PM

Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	AVIATION	\$2,529,492
9501	POLICE CONT ED	\$50,000
9502	LIT Public Safety	\$1,079,000
9503	Aviation Non-Reverting	\$370,000
9504	POLICE ALARM SYS	\$25,000
9505	NEXUS PARK FUND	\$1,019,088
9506	MEDIC NON-REV	\$25,000
9507	Unsafe Building	\$40,000
9508	Economic Dev Income Tax CEDIT	\$4,820,980
9509	Commons Operating/Capital Fund	\$1,192,111
9510	Streetscape	\$55,000
9511	Riverboat	\$600,000
9513	COMMUNITY CROSSING GRANT	\$1,000,000
9514	Fire Training Facility	\$103,100
9515	Substance Abuse Non-Reverting	\$500,000
9516	Rental Registration	\$6,000
9517	46 OVERPASS	\$1,000,000
9518	Community Development Block Grant	\$702,000
9519	FAA Grants	\$35,000,000
9520	Insurance Non Reverting	\$9,131,448
9521	Redevelopment Fund	\$609,409
9524	Transit Non-Reverting	\$3,677,645
		\$63,535,273

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
 Generated 9/23/2025 3:09:02 PM

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

ATTEST

Name	Title	Signature

MAYOR ACTION (For City use only)

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

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

Yes No

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

Yes No

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 21st day of October 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 21st day of October 2025, is presented by me this 22nd day of October 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 21st day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

ORDINANCE NO. _____ -2025

**AN ORDINANCE ESTABLISHING WATER RATES AND CHARGE
FOR THE USE OF WATER AND SERVICE RENDERED
BY THE CITY OF COLUMBUS UTILITIES WATER SYSTEM
AND
REPEALING ALL PRIOR ORDINANCES IN CONFLICT HERewith**

WHEREAS the legislative body of the City of Columbus, Indiana, by way of its City Council (Common Council) did adopt Ordinance Number 1861, 1961 and established a Utility Service Board pursuant to and consistent with the then existing rules and regulations as established in the relevant Indiana Code sections; and

WHEREAS, the Utility Service Board manages the Columbus City Utilities as a separate legal entity of the City of Columbus; and

WHEREAS, all action regarding water rates, fees, services and costs consumers of the Columbus City Utilities pay for water, fees, services and costs are first studied and determined by the Utility Service Board, who then forwards a recommendation to the Common Council of the City of Columbus, who likewise considers the proposed rates, fees, service and costs and then acts upon the proposal by enactment of an Ordinance that alters, modifies or establishes new rates, fees, service fees or costs that consumers pay for services provided by Columbus City Utilities; and

WHEREAS, all rates, fees, service and costs of water service as provided by the Columbus City Utilities are subject to the control of the Indiana Utility Regulatory Commission (IURC); and

WHEREAS, the IURC is vested with authority by the Indiana Statute, the Indiana Administrative Code and overall public policy concerns and considerations to evaluate the financial health of a member utility when a request for a water rate change is made and a request for other rates, fees and services are made; and

WHEREAS, the last water rate change made by the Common Council of the City of Columbus was on June 15, 2021 by Ordinance 12-2021; and

WHEREAS, Columbus City Utilities did make an application the IURC for changes for water rates, fee and service cost in 2020 and the proposed rates were adopted by the Common Council of the City by way of Resolution ____ - 2020; and

WHEREAS, Concluding the IURC review of the proposal made by Columbus City Utilities and as proposed by the Common Council, the IURC issued an Order under their Cause No. 46173 on July 30, 2025 wherein the IURC approved new water rates, fees and cost of services for Columbus City Utilities, said rates, fees and cost of services are to be effective when approved by the Commons Council or at a date as directed by the Common Council; and,

WHEREAS, The Common Council did recommend to the IURC that water rates should be adjust three (3) time commencing in calendar years 2025, 2027 and 2029, however, the IURC did recommend and approved a Settlement Agreement under Cause Number 46173 effective July 30, 2025 which approved an increase for calendar year 2025 and required the Utility to submit to the IURC reports

demonstrating income and expenditures for the first 24 month of the rate increase that will be reviewed by the IURC who will issue subsequent rates for the 2027 and 2029 terms. Said reports may or will result in "true up", which is a process of reconciling an estimated financial amount with the actual, final figure to ensure accuracy and compliance with Utilities proposed and estimated expenditures at the time the Rate increase was requested of the IURC.

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

1. The Council has previously heard from its Utility Service Board and the staff of the Columbus Utilities of the need to modify water rates, fees and cost of services to consumers of the Columbus City Utility, further the overall cost of operation, maintenance, and improvements to the system have escalated since the last water rate adjustment that this council made in 2021.

2. The City of Columbus and this Common Council continue to encourage development, growth and expansion within the City of Columbus.

3. The Indiana Utility Regulatory Commission has reviewed the present operational costs, project improvements, proposed expansions and overall maintenance and operational cost of the water system and has issued their order on the proposed rate changes for water utilities for Columbus City Utilities.

4. The new rates for water service and other services for Columbus City Utilities are attached as **Exhibit A** hereto.

5. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed; provided, however, that the existing schedule of water rates and charges for other services shall remain in full force and effect to the extent not modified herein.

Passed and adopted by the Common Council of the City of Columbus, Indiana with ___ Yea Votes and ___ Nay Votes on ___ day of October 2025.

Frank Miller,
Presiding Officer of the Common
Council of the City of Columbus

ATTEST:

LuAnn Welmer
Clerk of the City
Of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, in the City of Columbus, Indiana on this ____ day of October, 2025 at _____ o'clock __.m.

LuAnn Welmer,
Clerk of the City of Columbus

The foregoing, within and attached Ordinance _____-2025, pass by the Common Council of the City of Columbus, Indiana on the ____ day of October, 2025 is approved by me on this ____ day of October 2025 at __.m.

Mary Ferdon, Mayor
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 21st day of October 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 21st day of October 2025, is presented by me this 22nd day of October 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 21st day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

Exhibit A

AMENDMENTS TO THE COLUMBUS, INDIANA MUNICIPAL CODE

Rates and charges.

Water used Per Month	Effective	Effective	Effective
	11/1/2025	11/1/2027	11/1/2029
First 15,000 Gallons	\$ 3.61		
Next 285,000 Gallons	\$ 3.15		
Over 300,000 Gallons	\$ 2.22		

Monthly Charge per Bill	Effective	Effective	Effective
	Nov 1, 2025	Nov 1, 2027	No 1, 2029
	\$ 0.00	\$ 0.00	\$ 0.00

Meter Charge (per month)	Effective	Effective	Effective
	11/1/2025	11/1/2027	11/1/2029
5/8 - 3/4 inch meter	\$ 4.19		
1 inch meter	\$ 8.71		
1 1/2 inch meter	\$ 16.24		
2 inch meter	\$ 25.29		
3 inch meter	\$ 46.41		
4 inch meter	\$ 76.59		
6 inch meter	\$152.00		
8 inch meter	\$242.50		
10 inch meter	\$348.09		
12 inch meter	\$649.76		

Yearly	Effective	Effective	Effective
	11/1/2025	11/1/2027	11/1/2029
Private Hydrant	\$ 198.74		

D. Each customer shall pay for the Fire Protection Charges rendered by the Water works. During each monthly billing period, each customer shall pay, in addition to the regular monthly billing period, the Fire Protection Charges rendered by Water Works, which are set forth below:

Fire Protection Charges (per month)

		Effective	Effective	Effective
		11/1/2025	11/1/2027	11/1/2029
5/8 - 3/4	inch meter	\$ 3.01		
1	inch meter	\$ 7.52		
1 1/2	inch meter	\$ 15.04		
2	inch meter	\$ 24.05		
3	inch meter	\$ 45.10		
4	inch meter	\$ 75.16		
6	inch meter	\$ 150.33		

Exhibit A

8	inch meter	\$ 240.53
10	inch meter	\$ 345.75
12	inch meter	\$ 646.40

E. Southwestern Bartholomew

Wholesale Rate per 1,000 gallons

Phase I (11/1/2025)	Phase II (11/1/2027)	Phase III (11/1/2029)
\$2.26		

Eastern Bartholomew Water Corp Contract Rater per 1,000 gallons

Phase I (11/1/2025)	Phase II (11/1/2027)	Phase III (11/1/2029)
\$2.67		

Bulk Water Purchases (per 200 Gallons) 0.50.

	Sprinkler Connections (per anum)	Phase I 11/1/2025	Phase II 11/1/2027	Phase III 11/1/2029
2	Inch connection	\$11.05		
3	Inch Connection	\$32.10		
4	Inch Connection	\$68.41		
6	Inch Connection	\$198.74		
8	Inch Connection	\$423.52		
10	Inch Connection	\$761.63		
12	Inch Connection	\$1,230.23		

H. Temporary Users. Water furnished to temporary users, such as contractors, shall be charged on the basis of the above gallonage rates as estimated by the water works superintendent.

I. The following nonrecurring rates, charges and fees for water and sewer services shall be effective upon adoption by the common council of the city of Columbus.

1. Returned check fee \$40.00
 Whether check is dishonored for non-sufficient funds (NSF), stop payment or closed account

2. Water turn ON or OFF \$50.00

Exhibit A

Non-payment of account

3. Water turn ON or OFF \$50.00
For winter disconnect
4. Customer Requested
Water turn ON or OFF \$50.00
For repair
5. After hours service call \$85.00
(non emergency)

J. The municipal water utility shall require from all applicants for residential water service a cash deposit of not less than thirty dollars and from all applicants for other than residential service a cash deposit in such amount as shall equal sixty days revenue, as estimated by the municipal water utility, but not less than thirty dollars as a guarantee against the nonpayment of bills for service; except, that if applicant is the legal title owner of real property whose credit is approved by the municipal water utility, the municipal water utility may waive such cash deposits. Such cash deposit minus any unpaid amounts for service rendered the customer shall be returned to the depositor upon the final billing. All cash deposits shall be refunded to the depositor after three years from date of deposit; provided, that satisfactory credit shall have been established by the depositor, in the opinion of the municipal water utility.

K. Tap charges (existing water pit)

1. 5/8/inch and 3/4 inch \$500.

L. Tap charges (new water pit)

1. 5/8 inch and 3/4 inch \$1,865
2. 1 inch or larger - shall be determined by estimating actual installation/construction cost of the required facilities (as estimated by the Utility) but in no event less than \$1,865.00.

M. Temporary Fire Hydrant Meter Rental - \$1,800.00.

N. Collection or Deferred Payment Charges

All bills for water services not paid by the due date thereof, as stated in such bills, shall be subject to a collection or deferred payment charge of 10% on the first \$3.00 and 3% on the excess over \$3.00.

Exhibit A

System Development Charges

For all new or expanding customers of the water utilities operation a charge for all residential customers shall be \$990.00 for 5/8 – 3/4 inch connection per residential customer.

For all other meters, the charges shall be:

Meter Size	System Development Charge
1 inch	\$2,475.00
1 ½ inch	\$4,950.00
2 inch	\$7,920.00
3 inch	\$15,840.00
4 inch	\$24,750.00
6 inch	\$49,500.00
8 inch	\$79,200.00
10 inch	\$207,900.00
12 inch	\$262,350.00

RESOLUTION NO. 14 - 2025
OF UTILITY SERVICE BOARD
OF THE CITY OF COLUMBUS, INDIANA

ADOPTION OF WATER RATES
AND
RECOMMENDATION TO THE COMMON COUNCIL OF THE CITY OF COLUMBUS
TO ADOPT NEW COLUMBUS CITY UTILITY WASTEWATER RATE

Comes now the Utility Service Board of The City of Columbus, Indiana and for this Resolution, says as follows:

WHEREAS a municipality may own and operate a utility and may do so by the establishment of a Utility Service Board as set forth in Indiana Code § 8-1-2-100 (repealed); and

WHEREAS the legislative body of the City of Columbus, Indiana by way of its City Council did adopt Ordinance Number 1861, 1961 and established a Utility Service Board pursuant to and consistent with the then existing rules and regulations as established in the relevant Indiana Code sections; and

WHEREAS, the Utility Service Board manages the Columbus City Utilities as a separate legal entity of the City of Columbus; and

WHEREAS, the Utility Board commissioned a study of the wastewater system and from that study a Master Plan was developed which proposed several future projects; and

WHEREAS, Baker Tilley, financial advisors, conducted a cost of service study at the request of the Utility and made certain recommendation on the rate modification to the wastewater service and financial supported by way of a bond fund necessary capital projects; and


WHEREAS, the Wastewater rates are NOT subject to oversight or approval by the Indiana Utility Regulator Commission (IURC) and said rates are established by the Common Council of the City of Columbus; and

WHEREAS, the water rates were approved by the IURC and in it's July 20, 2025 Order, Cause Number 46173.

NOW, THEREFORE, IT IS RESOLVED:

1. The Utility Service Board of the City of Columbus (Board), having received approval for new water rates does hereby recommend to the Common Council of the City of Columbus that it approve the new water rates as set out in EXHIBIT A hereto.
2. The Utility Service Board does hereby recommend to the Columbus Common Council that the Common Council adopt the new Water rates as set forth above.

ADOPTED THIS 18th DAY OF September 2025.


Cheryl McAvoy, Secretary
Utility Service Board


Clayton Force, Chairman
Utility Service Board

Exhibit A

AMENDMENTS TO THE COLUMBUS, INDIANA MUNICIPAL CODE

Rates and charges.

Water used Per Month	Effective	Effective	Effective
	10/1/2025	10/1/2027	10/1/2029
First 15,000 Gallons	\$ 3.61		
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Over 300,000 Gallons	\$ 2.22		

Monthly Charge per Bill	Effective	Effective	Effective
	Oct 1, 2025	Oct 1, 2027	Oct 1, 2029
	\$ 0.00	\$ 0.00	\$ 0.00

Meter Charge (per month)	Effective	Effective	Effective
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5/8 - 3/4 inch meter	\$ 4.19		
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J. The municipal water utility shall require from all applicants for residential water service a cash deposit of not less than thirty dollars and from all applicants for other than residential service a cash deposit in such amount as shall equal sixty days revenue, as estimated by the municipal water utility, but not less than thirty dollars as a guarantee against the nonpayment of bills for service; except, that if applicant is the legal title owner of real property whose credit is approved by the municipal water utility, the municipal water utility may waive such cash deposits. Such cash deposit minus any unpaid amounts for service rendered the customer shall be returned to the depositor upon the final billing. All cash deposits shall be refunded to the depositor after three years from date of deposit; provided, that satisfactory credit shall have been established by the depositor, in the opinion of the municipal water utility.

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4 inch	\$24,750.00
6 inch	\$49,500.00
8 inch	\$79,200.00
10 inch	\$207,900.00
12 inch	\$262,350.00

ORDINANCE NO. 48, 2024

AN ORDINANCE ESTABLISHING NEW RATES AND CHARGES FOR THE USE AND SERVICES RENDERED BY THE SEWAGE WORKS SYSTEM OF THE CITY OF COLUMBUS, INDIANA

WHEREAS, the legislative body of the City of Columbus, Indiana, by way of its City Council (the "Common Council") did adopt Ordinance Number 1861, 1961 and established a Utility Service Board (the "Board") pursuant to and consistent with the then existing rules and regulations as established in the relevant Indiana Code sections; and

WHEREAS, the Board manages the Columbus City Utilities (the "Utilities") as a separate legal entity of the City of Columbus (the "City"); and

WHEREAS, all action regarding wastewater rates, fees, services and costs consumers of the Utilities pay for wastewater are first studied and determined by the Board, who then forwards a recommendation to the Common Council, who likewise considers the proposed rates, fees, service and costs and then acts upon the proposal by enactment of an ordinance that alters, modifies or establishes new rates, fees, service fees or costs that consumers pay service provided by the Utilities; and

WHEREAS, rates and fees for wastewater services are NOT subject to the review of the Indiana Utility Regulatory Commission but rather, are determined by the Common Council; and

WHEREAS, the Board commissioned a study of the wastewater system (the "Rate Report") through Baker Tilly Municipal Advisors, who reviewed the Master Plan, previously developed by the Utility, examined present cost of operations, review cost of future projects, cost of ongoing maintenance and system improvements and has made certain recommendation as to the rate modification to the wastewater service, additionally, certain future projects will require bonds necessary to support larger capital projects; and

WHEREAS, such projects and improvement are necessary to maintain a clean and safe wastewater system and maintain the quality of wastewater processing to meet the standards of the Indiana Department of Environmental Management and the U.S. Environmental Protective Agency, both entities who exercise oversight upon the Utilities; and

WHEREAS, the last changes to wastewater rates and charges were last amended by Ordinance No. 13-2021, adopted by the Common Council on June 15, 2021; and

WHEREAS, notice of a public hearing on the proposed rates was given pursuant to Indiana Code 36-9-23, as amended (the "Act"); and

WHEREAS, the public hearing was held before this Common Council on the date hereof, at which time testimony from interested persons was received, after introduction of this ordinance and as provided for in the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, THAT:

SECTION 1. This Common Council hereby finds and determines that, based upon the Rate Report, the existing rates and charges are insufficient to pay all the legal and other necessary expenses incident to the operation of the utility, including maintenance costs, operating charges, upkeep, repairs, depreciation, including increases in such costs, and the payment of principal and interest on bonds, future bonds or other obligations.

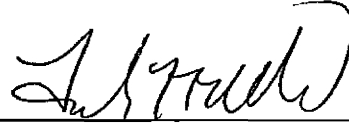
SECTION 2. This Common Council finds and determines that the proposed rates set forth in Exhibit A hereto are nondiscriminatory, reasonable and just, and should be adopted.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect beginning with December 2024 usage and January 2025 billing.

DULY PASSED on this 6th day of November, 2024, by the Common Council of the City of Columbus, Indiana, by a vote of 8 ayes and 1 nays.

COMMON COUNCIL
CITY OF COLUMBUS, INDIANA



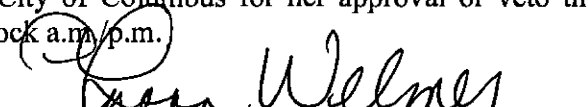
Presiding Officer

ATTEST:



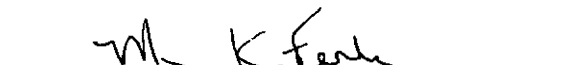
Luann Welmer, Clerk

7th Presented by me to the Mayor of the City of Columbus for her approval or veto this day of NOV., 2024 at 10:00 o'clock a.m./p.m.)



Luann Welmer, Clerk

This Ordinance having been passed by the legislative body and presented to me is approved by me and duly adopted this 7th day of November, 2024 at 10:00 o'clock a.m./p.m.



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

Attest:



Luann Welmer, Clerk

EXHIBIT A - PROPOSED SEWER RATES AND CHARGES

		Present	Proposed		
			Phase I*	Phase II**	Phase III***
Base Charge (Per Month)					
<u>Meter Size:</u>					
5/8	inch meter	\$7.05	\$7.45	\$8.12	\$8.53
1	inch meter	14.08	14.73	16.06	16.86
1 1/2	inch meter	29.51	30.73	33.50	35.18
2	inch meter	49.16	51.10	55.70	58.49
3	inch meter	110.00	114.15	124.42	130.64
4	inch meter	189.54	196.60	214.29	225.00
6	inch meter	428.19	443.95	483.91	508.11
8	inch meter	760.42	788.30	859.25	902.21
10	inch meter	1,186.25	1,229.65	1,340.32	1,407.34
Volumetric Rate (Per 1,000 Gallons)					
Residential and Small Commercial		\$8.33	\$8.78	\$9.57	\$10.05
Large Commercial		6.60	8.01	8.73	9.17
Industrial		5.26	6.33	6.90	7.25
Driftwood Utilities, Inc.		6.16	7.54	8.22	8.63
Septic/Bulk User Rate (Per Gallon)		\$0.0650	\$0.0609	\$0.0664	\$0.0697
Property Not Using Water (Per Month)					
Unmetered user (assumes 4,640 gals.)		\$45.70	\$48.19	\$52.52	\$55.16
Excessive Strength Surcharges					
BOD (>250 mg/l)		\$0.241	\$0.292	\$0.318	\$0.334
SS (>250 mg/l)		0.153	0.366	0.399	0.419
NH3 (>18 mg/l)		2.109	4.171	4.546	4.773
PT (>6 mg/l)		1.567	3.113	3.393	3.563
Additional BOD Monthly Capacity Charges (Total LB BOD Per Month)					
BOD/LB Usage Bracket 1 (68,701 - 137,400)		\$0.00	\$0.04	\$0.04	\$0.04
BOD/LB Usage Bracket 2 (137,401 - 364,110)		0.00	0.12	0.13	0.14
BOD/LB Usage Bracket 3 (364,111 - 580,230)		0.00	0.50	0.55	0.58
BOD/LB All Over (580,231+)		0.00	0.52	0.57	0.60

Present rates and charges per Ordinance No. 13-2021, adopted June 15, 2021.

*Phase I effective for December 2024 usage, January 2025 billing

**Phase II effective for December 2025 usage, January 2026 billing

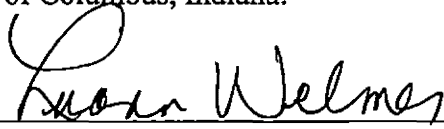
***Phase III effective for December 2026 usage, January 2027 billing

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 ~~6th~~ day of ~~October~~ ^{Nov.} 2024, by the following vote:

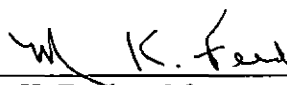
	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone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

The foregoing within and attached ordinance passed by the Common Council of the City of Columbus, Indiana, on the ~~6th~~ day of ~~October~~ ^{Nov.} 2024, is presented by me this ~~2nd~~ day of ~~October~~ ^{Nov.} 2024, at 10:00 o'clock A.M., to the Mayor of the City of Columbus, Indiana.



Luann Welmer
Clerk of the Common Council

The foregoing within and attached ordinance passed by the Common Council of the City of Columbus, Indiana, on the ~~1st~~ day of ~~October~~ ^{Nov.} 2024, is approved by me this ~~7th~~ day of ~~October~~ ^{November} 2024, at 10:00 o'clock A.M.



Mary K. Ferdon, Mayor

ORDINANCE ____-2025

AN ORDINANCE
OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS
AMENDING THE MUNICIPAL CODE
TO REFLECT CHANGES IN WATER RATES AND SEWER RATES,
SERVICES, USER FEES AND COSTS
CONCURRENT WITH THE MODIFICATION OF SAME
BY THE COMMON COUNCIL

WHEREAS, the Common Council of the City of Columbus is the legislative body of the City of Columbus; and

WHEREAS, the enactment of legislative decisions is made binding and enforceable by way of the enactment of an Ordinance; and,

WHEREAS, the Common Council, has on this date enacted an Ordinance entitled, "*An Ordinance Establishing Water Rates AND Sewer Rates and Charges for the the City of Columbus Utilities Water System and Waster Water System and repealing all prior ordinance in conflict herewith*" ; and

WHEREAS, The various ordinances of the City of Columbus are codified and placed in the Columbus Indiana Municipal Code that is maintained by the Clerk of the City of Columbus; and

WHEREAS, changes to the Municipal Code are necessary based upon the changes to the Water Rate and Service fees; and

WHEREAS, the Common Council has been presented the proposed Amendments to the Municipal Code and the Utility Service Board has recommended said changes.

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

1. The Municipal Code of the City of Columbus needs to be changed to reflect changes to Water and Sewer rates and service fees charged to user of the Columbus City Utility.

2. The Municipal Code of the City of Columbus should be amended to reflect the change set forth in the attached **EXHIBIT A** consisting of three (3) pages specifically sections 13.12.010 Rates and Charges in the Municipal Code.

Passed and adopted by the Common Council of the City of Columbus,
Indiana with ___ Yea Votes and ___ Nay Votes on ___ day of October 2025.

Frank Miller, Presiding Officer
of the Common Council of the City of
Columbus

ATTEST:

LuAnn Welmer
Clerk of the City
Of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, in
the City of Columbus, Indiana on this ___ day of October, 2025 at _____
o'clock __.m.

LuAnn Welmer,
Clerk of the City of Columbus

The foregoing, within and attached Ordinance _____-2025, pass by the
Common Council of the City of Columbus, Indiana on the ___ day of October,
2025 is approved by me on this ___ day of October 2025 at __.m.

Mary Ferdon, Mayor
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 21st day of October 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"/>
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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 21st day of October 2025, is presented by me this 22nd day of October 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 21st day of October 2025, is approved by me this ____ day of October 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

Exhibit A

AMENDMENTS TO THE COLUMBUS, INDIANA MUNICIPAL CODE

Rates and charges.

Water used Per Month	Effective	Effective	Effective
	11/1/2025	11/1/2027	11/1/2029
First 15,000 Gallons	\$ 3.61		
Next 285,000 Gallons	\$ 3.15		
Over 300,000 Gallons	\$ 2.22		

Monthly Charge per Bill	Effective	Effective	Effective
	Nov 1, 2025	Nov 1, 2027	Nov 1, 2029
	\$ 0.00	\$ 0.00	\$ 0.00

Meter Charge (per month)	Effective	Effective	Effective
	11/1/2025	11/2027	11/2029
5/8 - 3/4 inch meter	\$ 4.19		
1 inch meter	\$ 8.71		
1 1/2 inch meter	\$ 16.24		
2 inch meter	\$ 25.29		
3 inch meter	\$ 46.41		
4 inch meter	\$ 76.59		
6 inch meter	\$152.00		
8 inch meter	\$242.50		
10 inch meter	\$348.09		
12 inch meter	\$649.76		

Yearly	Effective	Effective	Effective
	11/1/2025	11/1/2027	11/1/2029
Private Hydrant	\$ 198.74		

D. Each customer shall pay for the Fire Protection Charges rendered by the Water works. During each monthly billing period, each customer shall pay, in addition to the regular monthly billing period, the Fire Protection Charges rendered by Water Works, which are set forth below:

Fire Protection Charges (per month)

		Effective	Effective	Effective
		11/1/2025	11/1/2027	11/1/2029
5/8 - 3/4	inch meter	\$ 3.01		
1	inch meter	\$ 7.52		
1 1/2	inch meter	\$ 15.04		
2	inch meter	\$ 24.05		
3	inch meter	\$ 45.10		
4	inch meter	\$ 75.16		
6	inch meter	\$ 150.33		

Exhibit A

8	inch meter	\$ 240.53
10	inch meter	\$ 345.75
12	inch meter	\$ 646.40

E. Southwestern Bartholomew

Wholesale Rate per 1,000 gallons

Phase I (11/1/2025)	Phase II (11/1/2027)	Phase III (11/1/2029)
\$2.26		

Eastern Bartholomew Water Corp Contract Rater per 1,000 gallons

Phase I (11/1/2025)	Phase II (11/1/2027)	Phase III (11/1/2029)
\$2.67		

Bulk Water Purchases (per 200 Gallons) 0.50.

	Sprinkler Connections (per anum)	Phase I 11/1/2025	Phase II 11/1/2027	Phase III 11/1/2029
2	Inch connection	\$11.05		
3	Inch Connection	\$32.10		
4	Inch Connection	\$68.41		
6	Inch Connection	\$198.74		
8	Inch Connection	\$423.52		
10	Inch Connection	\$761.63		
12	Inch Connection	\$1,230.23		

H. Temporary Users. Water furnished to temporary users, such as contractors, shall be charged on the basis of the above gallonage rates as estimated by the water works superintendent.

I. The following nonrecurring rates, charges and fees for water and sewer services shall be effective upon adoption by the common council of the city of Columbus.

1. Returned check fee \$40.00
 Whether check is dishonored for non-sufficient funds (NSF), stop payment or closed account

2. Water turn ON or OFF \$50.00

Exhibit A

Non-payment of account

3. Water turn ON or OFF \$50.00
For winter disconnect
4. Customer Requested
Water turn ON or OFF \$50.00
For repair
5. After hours service call \$85.00
(non emergency)

J. The municipal water utility shall require from all applicants for residential water service a cash deposit of not less than thirty dollars and from all applicants for other than residential service a cash deposit in such amount as shall equal sixty days revenue, as estimated by the municipal water utility, but not less than thirty dollars as a guarantee against the nonpayment of bills for service; except, that if applicant is the legal title owner of real property whose credit is approved by the municipal water utility, the municipal water utility may waive such cash deposits. Such cash deposit minus any unpaid amounts for service rendered the customer shall be returned to the depositor upon the final billing. All cash deposits shall be refunded to the depositor after three years from date of deposit; provided, that satisfactory credit shall have been established by the depositor, in the opinion of the municipal water utility.

K. Tap charges (existing water pit)

1. 5/8/inch and 3/4 inch \$500.

L. Tap charges (new water pit)

1. 5/8 inch and 3/4 inch \$1,865
2. 1 inch or larger - shall be determined by estimating actual installation/construction cost of the required facilities (as estimated by the Utility) but in no event less than \$1,865.00.

M. Temporary Fire Hydrant Meter Rental - \$1,800.00.

N. Collection or Deferred Payment Charges

All bills for water services not paid by the due date thereof, as stated in such bills, shall be subject to a collection or deferred payment charge of 10% on the first \$3.00 and 3% on the excess over \$3.00.

Exhibit A

System Development Charges

For all new or expanding customers of the water utilities operation a charge for all residential customers shall be \$990.00 for 5/8 – 3/4 inch connection per residential customer.

For all other meters, the charges shall be:

Meter Size	System Development Charge
1 inch	\$2,475.00
1 ½ inch	\$4,950.00
2 inch	\$7,920.00
3 inch	\$15,840.00
4 inch	\$24,750.00
6 inch	\$49,500.00
8 inch	\$79,200.00
10 inch	\$207,900.00
12 inch	\$262,350.00

MEMORANDUM

TO: Columbus City Council

FROM: Heather Pope, Director of Redevelopment

DATE: September 26, 2025

RE: Additional Funding Request for the Arcadia Drive Building Project

At the Regular CRC Meeting on September 15, 2025, the Redevelopment Commission heard from the Department of Public Works and JS Held LLC regarding the request to approve change orders and additional funds for 1350 Arcadia Drive (the DPW building project) for an amount not to exceed \$1,805,781.

Background: As we have progressed in the DPW Building project, we have determined the need for additional improvements, amenities or building considerations which would require additional funding in excess of the current not-to-exceed approved amount. These building improvements are listed below with additional context and costs supporting each.

- **Rooftop Units (RTUs):** There are currently 12 RTUs in need of attention due to age, not functioning or vandalism. The building was initially used as a Cummins data center, which required a 3-phase electrical service to support the larger power needs of the facility. We have since discovered that one of the transformers became non-functioning, which reduced the capacity output to the building and has damaging impacts to operating RTUs. (Duke is replacing the existing transformers and is absorbing that cost.) At this time, only 6 RTUs are needed to support the office of the new facility. The remainder of the RTUs served what will now be the warehouse of DPW's new facility and are no longer needed. The cost for these combined change orders is \$207,211.
- **Ceiling Fans:** Following the removal of the warehouse RTUs, it becomes relevant to consider installing ceiling fans inside the DPW warehouse. This became increasingly apparent after several site visits following the 100-degree weather we had been experiencing. Although we do not intend to fully condition the warehouse, it becomes important to increase airflow in the operating locations. The ceiling fan change order proposal would add a cost of \$98,570.
- **IT Infrastructure:** As Force continues to open up walls, demo existing spaces, and plan for the future, Jim Hartsook, Director of IT, has been onsite to assess the technical capabilities of the space and will be considering some enhancements to the capacity, along with making recommendations to improve efficiencies. We would anticipate the technological needs of the facility to incur additional costs beyond the existing budget. However, we are still awaiting pricing on some of these components. Without definitive quotes, his estimates for this increased infrastructure are assumed to be up to \$300,000. We are including this as an allowance in the revised NTE being considered.

- **Rooftop Replacement:** At the onset of this project, a full roof replacement was identified as a longer-term capital budgeting item, as its useful life was anticipated to last 3-5 more years. Redevelopment can support a new roofing system only during the initial redevelopment initiative and not in a few years when the roofing becomes “due”. We would like to be fiscally prudent and explore the opportunity to enhance the roofing system now. As part of this, we have completed a thermal scan of the roof to fully assess the current conditions. The scan revealed some leaking areas. At the City Council meeting, we will be considering three options:
 1. No Roof Replacement – Squeeze out the last of the roof’s useful life. A new roofing system would later be budgeted through non-TIF funds including the removal of roof top units.
 2. Single Ply Roof System – See attached proposal from Force Construction for \$602,532 plus alternates.
 3. Garland Roofing System – See attached estimate from Garland (up to \$1,200,000) for the existing roof tear off and installation of a “two-ply built up roofing system with flood and gravel”.

Please Note: Since the introduction of the roof replacement request initially at the August CRC meeting, Garland has agreed to an extended warranty from 25 years to 30 years. Additionally, we have reduced the not-to-exceed request for the Garland system from \$1,400,000 identified at that time to now a maximum of \$1,200,000. The original estimate from Garland provided a range of values from \$1M - \$1.4M based on an unknown bid response for the supplier installation component of the project. We asked Garland to provide more clarity surrounding this range, if possible. Garland has reached out to suppliers to gain a more refined expectation of bidder response. This has been updated in the overall funding request. Representation from Garland and Force will be present at the City Council meeting to answer any questions relating to the two different systems.

Process: Jason Larrison (JS Held) and Bryan Burton (Director of DPW) will be present at the City Council meeting to introduce the two roofing systems, their similarities and differences, a cost of ownership comparison, and provide a recommendation to pursue the Garland roofing system.

- **Additional (Combined) Funding Request:** \$53,027 + \$154,184 + \$98,570 + \$300,000 + \$1,200,000 = \$1,805,781.00.

Note: The property was purchased for \$2,600,000 via Resolution #17-2024, the original construction estimate was approved at \$6,113,407 via Resolution #26-2024, the salt barn construction funding was approved at \$3,737,500 via Resolution 34-2024. The total project cost (including land acquisition) would be: \$14,256,688.

Recommendation: The Department of Public Works and Columbus Redevelopment Commission recommend considering the Garland roofing system for funding approval. At the August CRC meeting, the Redevelopment Commission acted on Resolution # 24 – 2025 which approved the full funding request at that time (\$2,005,781) based on the contingency that we would narrow our selection of the preferred roofing system (single ply vs Garland) and act on the final selection at an upcoming hearing. At the September CRC meeting, the Redevelopment Commission approved unanimously Resolution #26-2025 to amend the formerly approved prior not-to-exceed amount of \$2,005,781.00. The new not-to-exceed amount will be \$1,805,781 based on the selection of the Garland roofing product at its reduced maximum price.



Pursuant to Council Ordinance #25-2003, any proposed expenditure by the Commission in excess of \$500,000 is subject to Council approval. The Commission, by way of resolution, is making a recommendation to the Council to authorize the \$1,805,781 expenditure to support the DPW building project.

Attached you will find:

- City Council Resolution authorizing the expenditure of \$1,805,781 to fund additional building improvements at 1350 Arcadia Drive
- Redevelopment Commission Resolution recommending said expenditure
 - Includes Resolution #24-2025 approved based on a contingency for additional detail
 - Includes Resolution #26-2025 amending the approved NTE amount
- Force Construction's proposal to remove the six (6) warehouse RTUs (\$53,027) and replace the six (6) existing, dated and damaged office RTUs (\$154,184)
- Force Construction's ceiling fan installation proposal for \$98,570.
- A thermal scan of the existing roof
- Force Construction's proposal for a single-ply roofing system (\$602,532 plus alternates)
- Garland's multi-ply system replacement estimate
- PowerPoint presentation detailing recommended system use

RESOLUTION NO. ___, 2025

**A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS
REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER \$500,000 FOR CHANGE ORDERS
RELATED TO THE 1350 ARCADIA DRIVE BUILDING PROJECT.**

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;

WHEREAS, as the City continues to grow as does the city services required to maintain the quality of life the citizens of Columbus have grown to expect; and

WHEREAS, the Department of Public Works and Safety which includes and the Transit Department, Sanitation, Traffic, and Street which are considered essential services to the City of Columbus; and

WHEREAS, the Department of Public Works maintains their own fleet of vehicles but also the fleet of vehicles for the Police Department, Fire Department, Columbus Transit, Columbus City Utility, Animal Care and the Municipal Airport; and

WHEREAS, on May 20, 2024, the Redevelopment Commission approved the purchase of the property located at 1350 Arcadia Drive, for \$2,600,000.00 to accommodate the needed expansion of space needed for the City of Columbus Department of Public Works to continue to have room to perform their services and found that it will foster the overall goals of the City of Columbus and the duties and obligations of the Redevelopment Commission pursuant to I.C. 36-7-14-2.5; and

WHEREAS, on May 20, 2024, the Redevelopment Commission approved a contract with Force Design, Inc. to prepare a master plan for the property including estimates for renovations and additions along with providing schematic design drawings and assist in contractor selection through the Build Operate Transfer procurement method; and

WHEREAS, on August 19, 2024, the Redevelopment Commission approved funding for alteration to the building and property necessary to accommodate the needs for the future use of the property, for \$6,113,407.00; and

WHEREAS, on September 3, 2024, the Columbus Common Council approved the expenditures for purchase of 1350 Arcadia Drive and funding for alternation to the building and property as outlined; and

WHEREAS, on November 6, 2024, the Redevelopment Commission approved funding for a salt barn at 1350 Arcadia Drive that is in compliance with current regulations, features an

internal brine mixing, a wash space and the façade will match the proposed campus buildings for a not to exceed amount of \$3,737,500 (\$3,250,000.00 plus 15% contingency of \$487,500); and

WHEREAS, on November 6, 2024, the Columbus Common Council approved the expenditures for the salt barn as outlined; and

WHEREAS, on September 15, 2025 the Redevelopment Commission approved an additional funding request for \$1,805,781 to amend the overall construction costs associated with 1350 Arcadia Drive building improvements; and

WHEREAS, these referenced improvements included up to \$1,200,000 in reroofing expenses; \$53,027 to remove the existing obsolete rooftop units; \$154,184 to replace six existing rooftop units over the office portion of the building; \$98,570 to install commercial fans in the garage area; and a \$300,000 allowance for IT infrastructure installation; and

WHEREAS, pursuant to Council Ordinance #25-2003, any proposed expenditure by the Commission in excess of \$500,000 is subject to Council approval; and

WHEREAS, the Commission has asserted that sufficient funding exists in the Central Allocation Area (Central TIF) to cover the additional funding request for the 1350 Arcadia Drive project as outlined above.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, the Common Council of the City of Columbus, having heard from the representative of the Columbus Redevelopment Commission, Bryan Burton, Director of Department of Public Works and Safety, Jason Larrison, JS Held LLC, Project Manager 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 to expend additional funds on the 1350 Arcadia Drive building project in an amount of \$1,805,781.

THIS RESOLUTION IS ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA on this the ____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

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

Luann Welmer
Clerk of the City of Columbus, Indiana

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

Mary K. Ferdon, Mayor
City of Columbus, Indiana

ATTEST:

I hereby certify that the foregoing within and attached Resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 7th day of October 2025, by the following vote:

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

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 7th day of October 2025, is presented by me this 8th day of October 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

Luann Welmer
Clerk of the Common Council

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 7th day of October 2025, is approved by me this _____ day of October 2025, at _____ o'clock _____ .M.

Mary K. Ferdon, Mayor

RESOLUTION NO: 24- 2025

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
APPROVE CHANGE ORDERS AND ADDITIONAL FUNDS FOR
FOR 1350 ARCADIA DRIVE**

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 need to expand the space needed for the City of Columbus Department of Public Works; and

WHEREAS, the Redevelopment Commission approved the purchased the property located at 1350 Arcadia Drive, Columbus, Indiana, 47201 on May 20th, 2024, to accommodate this need; and

WHEREAS, as a part of that project, the Commission engaged Force Design Inc. on May 20, 2024 to prepare an estimate for these renovations and provide schematic drawings;

WHEREAS, on August 19th, 2024, the Redevelopment Commission approved Resolution 26-2024 in and amount not to exceed \$6,113,407.00 for the renovations and modifications to the property to meet the needs of the Department of Public Works; and

WHEREAS, on November 6, 2024 the Redevelopment Commission approved Resolution 34-2024 for additional funds for the construction of a salt barn that would accommodate the salt storage needs of the Department of Public works in an amount not to exceed \$3,737,500.00; and

WHEREAS, construction has commenced and additional renovations and adjustments to the building are requested to correct deficiencies, improve long term efficiencies, and extend the life of the building; and

WHEREAS, the Redevelopment Commission has received change orders from Force Construction with quotes for the requested projects to remove the existing rooftop units in an amount not to exceed \$53,027, replace the rooftop units on the building in an amount not to exceed \$154,184, install commercial fans in the garage in an amount not to exceed \$98,570; and

WHEREAS, the Director of City IT, has been onsite to assess the technical capabilities of the new facility and is considering enhancements to the capacity, along additional improved IT efficiencies. The Redevelopment Commission has received feedback that the costs associated

with improving the information technology infrastructure within the building is anticipated to need an allowance of \$300,000; and

WHEREAS, further examination of the DPW facility roof through a thermal imaging scan has indicated that replacement at this time would be fiscally prudent; and

WHEREAS, the Redevelopment Commission received a quote from The Garland Company Inc. for the replacement of the current roofing system in an amount not to exceed \$1,400,000.00; and

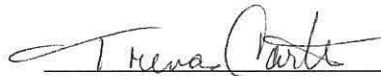
WHEREAS, completion of these projects during the construction phase provides for efficiencies now and supports the longevity of the building's useful life; and


WHEREAS, the Director of Redevelopment and Bryan Burton, Department of Public Works Director, are recommending that the Commission approve the funds for the work outlined in the change orders, IT estimates and roof proposal with the funds from the Central TIF.


NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission, having heard from its director and the Department of Public Works Director, IT Director, and Force Construction and Garland Roofing, and having reviewed the change orders and roof proposal for 1350 Arcadia Drive, finds it is appropriate to approve the funds requested.
2. The City of Columbus Redevelopment Commission believes the proposal for change orders and roof replacement in an amount not to exceed of \$2,005,781.00 is necessary for the Commission to move forward with the redevelopment of 1350 Arcadia Drive.
3. The City of Columbus Redevelopment Commission has the authority to remodel and improve structures pursuant to I.C. §36-7-14-12.2.
4. The Commission does hereby authorize the approval of the proposed funds in an amount NOT TO EXCEED price of services as stated above from the Central TIF funds.
5. The President of the Commission, or her designee, is authorized to execute any necessary documents to effectuate this resolution on behalf of the Commission.

Adopted this 18th day of August 2025.


Trena Carter, President


Shannon McDonald, Vice-President


Cynthia Boll, Secretary

RESOLUTION NO: 26- 2025

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
APPROVE CHANGE ORDERS AND ADDITIONAL FUNDS FOR
FOR 1350 ARCADIA DRIVE**

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 need to expand the space needed for the City of Columbus Department of Public Works; and

WHEREAS, the Redevelopment Commission approved the purchased the property located at 1350 Arcadia Drive, Columbus, Indiana, 47201 on May 20th, 2024, to accommodate this need; and

WHEREAS, as a part of that project, the Commission engaged Force Design Inc. on May 20, 2024, to prepare an estimate for these renovations and provide schematic drawings;

WHEREAS, on August 19th, 2024, the Redevelopment Commission approved Resolution 26-2024 in and amount not to exceed \$6,113,407.00 for the renovations and modifications to the property to meet the needs of the Department of Public Works; and

WHEREAS, on November 6, 2024 the Redevelopment Commission approved Resolution 34-2024 for additional funds for the construction of a salt barn that would accommodate the salt storage needs of the Department of Public works in an amount not to exceed \$3,737,500.00; and

WHEREAS, on January 27th, 2025, the Redevelopment Commission approved Resolution 05-2025 to engage JS Held for project management and construction administration services for the property; and

WHEREAS, on August 18, 2025, the Redevelopment Commission approved Resolution #23-2025 to amend the overall construction costs associated with 1350 Arcadia Drive building improvements in an additional amount not to exceed \$2,005,781.00; and

WHEREAS, these referenced improvements included up to \$1,400,000 in reroofing expenses; \$53,027 to remove the existing rooftop units; \$154,184 to replace existing rooftop units; \$98,570 to install commercial fans in the garage area; and a \$300,000 allowance for IT infrastructure improvements.

WHEREAS, the Commission was presented with two options for roof systems within the former approval and requested additional information regarding the comparisons of those two systems and recommendations; and

WHEREAS, the Redevelopment Commission has received additional information and now wishes to select a roofing system and approve the funding for those amendments; and

WHEREAS, the Redevelopment Commission received a revised quote for the replacement of the current roofing system with a Garland Roofing system in an amount not to exceed \$1,200,000.00; and

WHEREAS, completion of these referenced projects during the construction phase provides for efficiencies in cost for the services provided and provides for long term improvements to the building; and

WHEREAS, the Director of Redevelopment and Bryan Burton, Department of Public Works Director, are recommending that the Commission approve the funds for the work outlined in the change orders and Garland roof proposal with the funds from the Central TIF.


NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission, having heard from its director and the Department of Public Works Director and having reviewed the roof proposal for 1350 Arcadia Drive, finds it is appropriate to approve the fund requests.
2. The City of Columbus Redevelopment Commission believes the proposal for change orders and roof replacement in an amount not to exceed **\$1,805,781.00** is necessary for the Commission to move forward with the redevelopment of 1350 Arcadia Drive.
3. The City of Columbus Redevelopment Commission has the authority to remodel and improve structures pursuant to I.C. §36-7-14-12.2.
4. The Commission does hereby authorize the amended approval of the prior authorized amount in Resolution #24-2025 for an updated NOT TO EXCEED price of services totaling \$1,805,781.00 from the Central TIF funds.
5. The President of the Commission, or her designee, is authorized to execute any necessary documents to effectuate this resolution on behalf of the Commission.

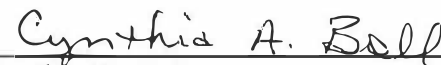
Adopted this 15th day of September 2025.



Trena Carter, President



Shannon McDonald, Vice-President



Cynthia Boll, Secretary



CHANGE ORDER PROPOSAL

Page 1 of 2

24809. – Columbus DPW Addition
PCO#17 – Warehouse RTU Removal

July 16,2025

Columbus DPW Addition
1350 Arcadia Drive
Columbus, IN 47201

Attention: Heather Pope

Cc:

Force Construction Company, Inc. is pleased to submit the following proposal for **The removal of six (6) existing Warehouse area RTU's**. We include all labor, materials, tools and equipment as needed to complete the following:

1. Disconnect existing plumbing and electrical connections in full.
2. Provide crane plus rigging components and remove six (6) existing RTU's from roof.
3. Remove all RTU's from site and dispose of properly.
4. Remove all interior overhead ductwork from within the warehouse.
5. Install new 22 gauge metal deck where RTU's and roof curbs have been removed.
6. Mechanically fasten one layer of 1.5" polyisocyanurate insulation to the new roof deck.
7. Fully adhere EPDM rubber at new roof decking areas.

Total base cost for the above is **\$53,027**

Labor: \$18,763

Materials: \$1,668

Subcontractors: \$25,121

Equipment:\$7,475

Clarifications:

- **This includes only roofing installations associated within the footprint of each RTU, this does not include roof repair or replacement at any other locations on the building.**

As always, we appreciate the opportunity of providing this information for your review. Please indicate the status of this item by signature below and return to us as soon as feasible. In the meantime, if you have any questions or need additional information, please do not hesitate to contact us.

Respectfully submitted,

Force Construction Company, Inc.



CHANGE ORDER PROPOSAL

24809. – Columbus DPW Addition
PCO#17 – Warehouse RTU Removal

July 16,2025

Seth Branaman
Seth Branaman

Approved: _____
Date

Revised: _____
Date

Rejected: _____
Date



CHANGE ORDER PROPOSAL

24809. – Columbus DPW Addition
PCO#17b – Office RTU Replacement

July 16,2025

Columbus DPW Addition
1350 Arcadia Drive
Columbus, IN 47201

Attention: Heather Pope

Cc:

Force Construction Company, Inc. is pleased to submit the following proposal for **the Replacement of six (6) existing RTU’s currently supplying the Office Area**. We include all labor, materials, tools and equipment as needed to complete the following:

- Remove and replace RTU’s #3, #4, #9, #10, #11 and #12.

Total base cost for the above is \$ **154,184**

Labor: \$6,820

Materials: \$2,070

Subcontractors: \$138,394

Equipment: \$6,900

As always, we appreciate the opportunity of providing this information for your review. Please indicate the status of this item by signature below and return to us as soon as feasible. In the meantime, if you have any questions or need additional information, please do not hesitate to contact us.

Respectfully submitted,

Force Construction Company, Inc.

Seth Branaman

Approved: _____ Date

Revised: _____ Date

Rejected: _____ Date



CHANGE ORDER PROPOSAL

24809 – Columbus DPW Addition

PCO#: 19 – Add 5 Industrial Ceiling Fans to the Existing Warehouse Area

July 17, 2025

Columbus DPW
1350 Arcadia Drive
Columbus, IN 47201

Attention: Heather Pope

Cc: Bryan Burton

Force Construction Company, Inc., is pleased to submit the following proposal for **purchasing and installing five (5) HVLS fans in the existing renovation area**. We include all labor, materials, tools and equipment as needed to complete the following:

1. Furnish and install five (5) five HVLS, industrial ceiling fans.
2. Provide conduit and wire installation to each fan.
3. Includes purchase and installation of (5) five VFD's.
4. Includes purchase and installation of (5) five controllers.
5. Includes CAT5 cable installation for control.

Total cost for the above is **\$98,570.00**

Labor: \$41,357.00
Materials: \$54,802.00
Equipment: \$2,411.00

As always, we appreciate the opportunity of providing this information for your review. Please indicate the status of this item by signature below and return to us as soon as feasible. In the meantime, if you have any questions or need additional information, please do not hesitate to contact us.

Respectfully submitted,

Force Construction Company, Inc.

Seth Branaman

Approved: _____ Date _____



CHANGE ORDER PROPOSAL

24809 – Columbus DPW Addition

PCO#: 19 – Add 5 Industrial Ceiling Fans to the Existing Warehouse Area

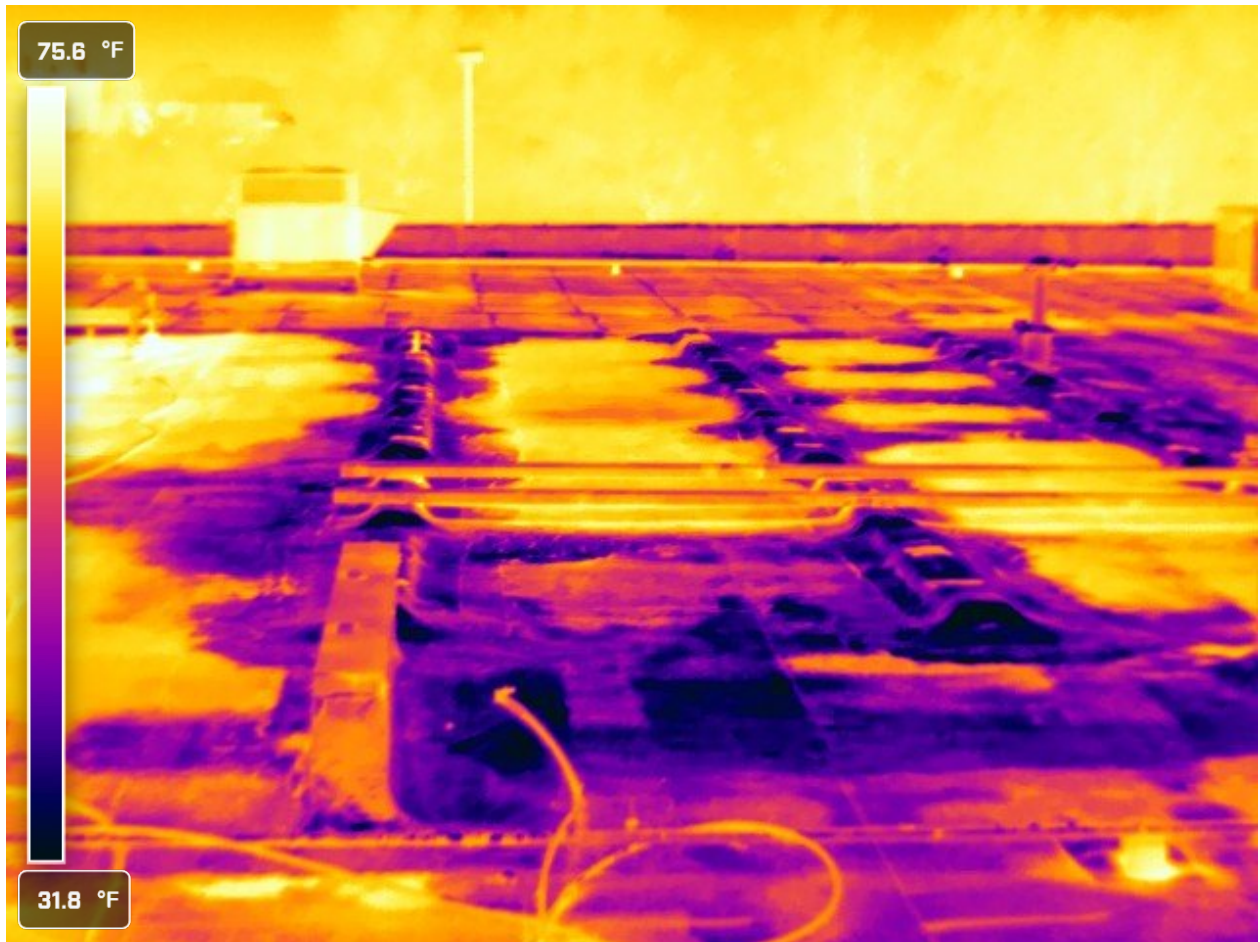
July 17, 2025

Revised: _____
Date

Rejected: _____
Date

<< INFRARED SERVICES, INC. >>

Roof Inspection Report



Notes :

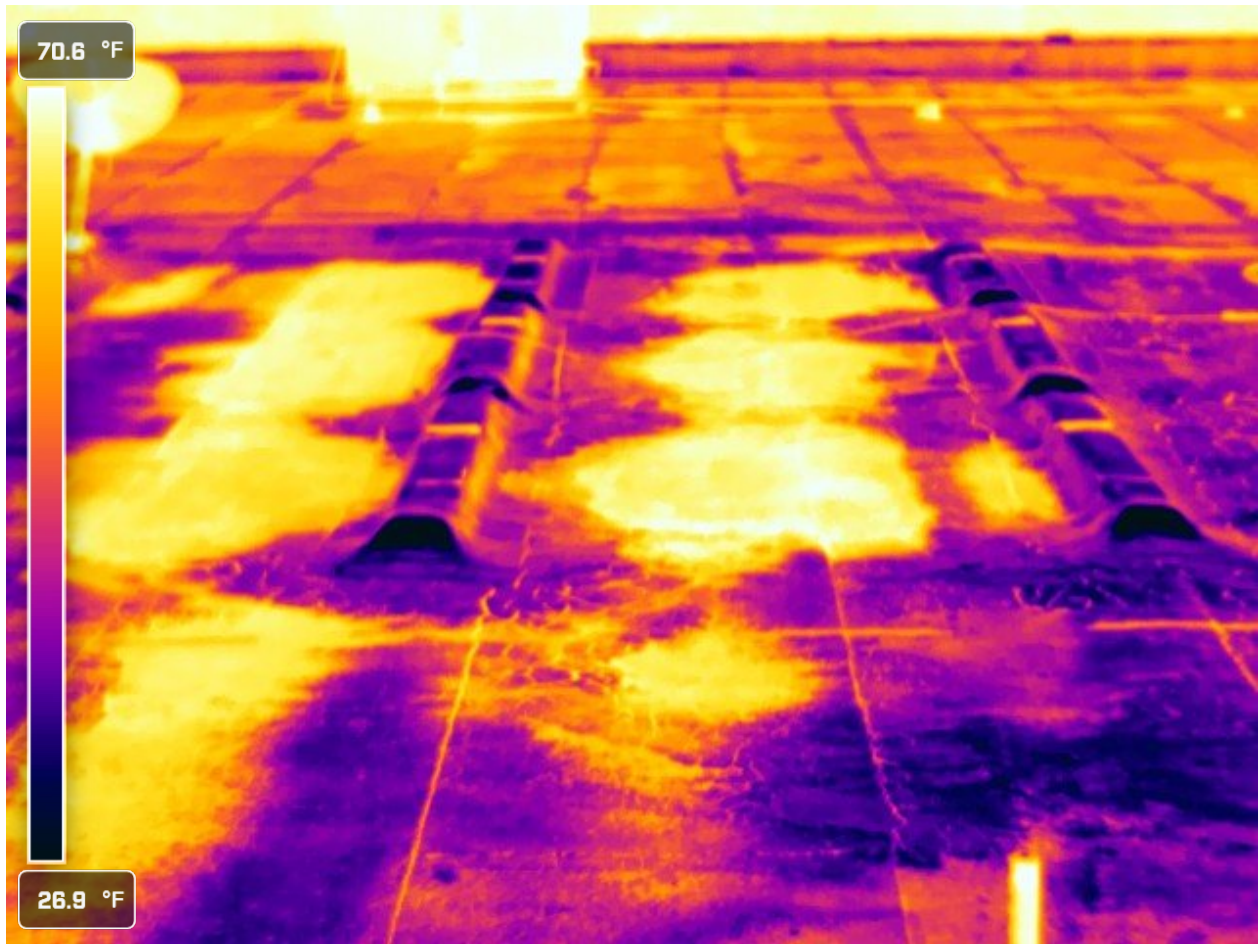
Area marked #1 on drawing and roof

1

Inspection Date: August 2, 2025

<< INFRARED SERVICES, INC. >>

Roof Inspection Report



Notes :

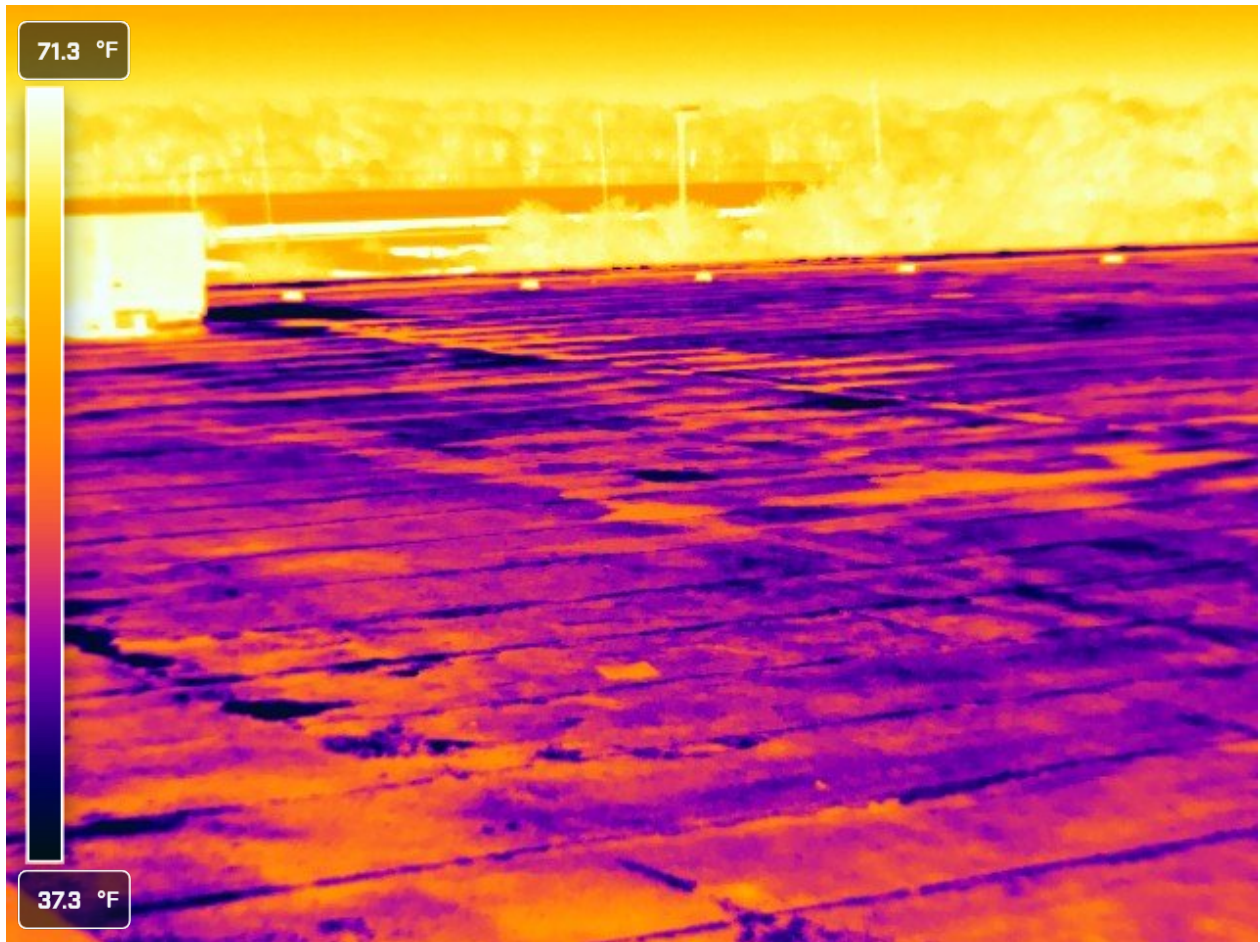
Area marked #2 on drawing and roof

2

Inspection Date: August 2, 2025

<< INFRARED SERVICES, INC. >>

Roof Inspection Report

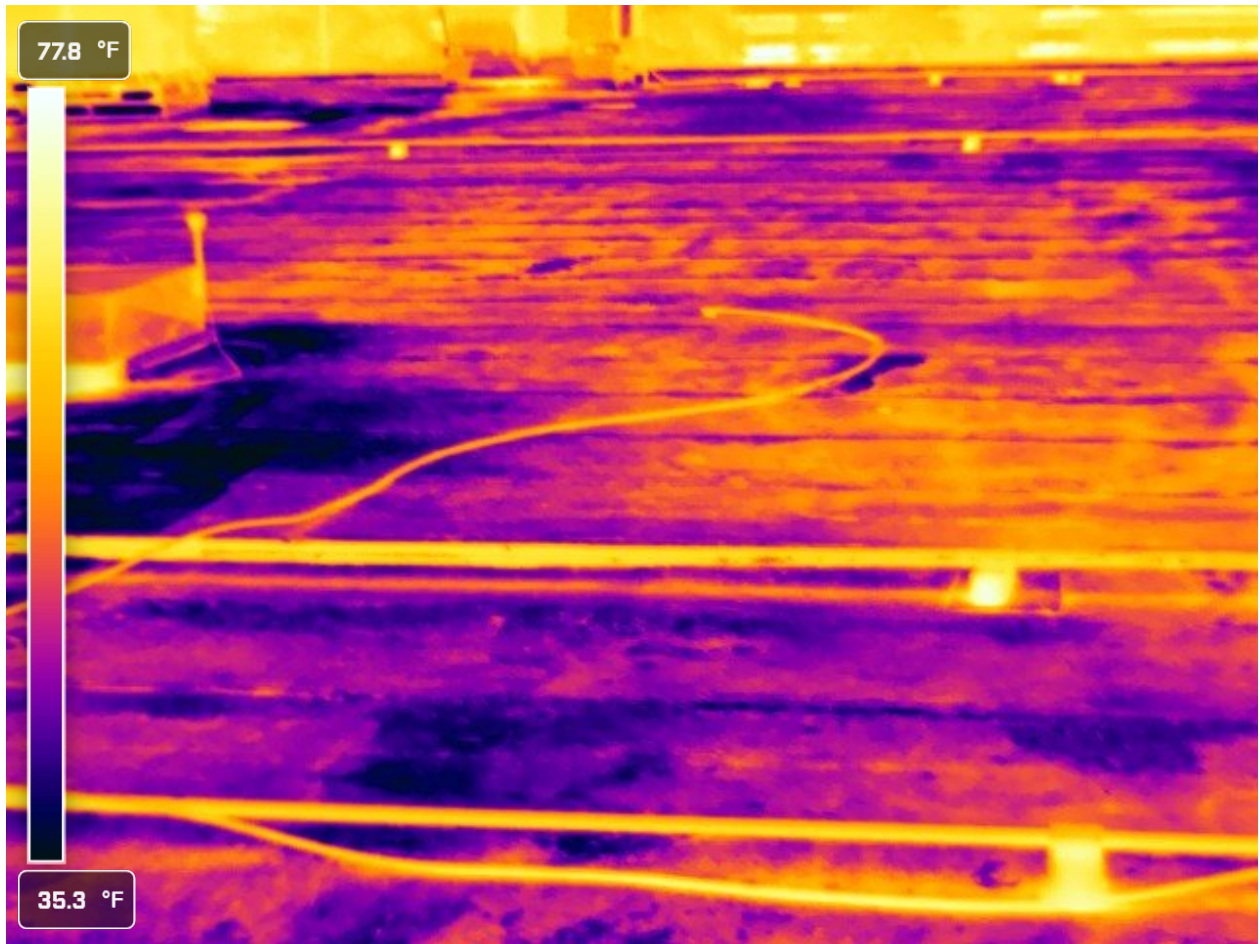


Notes :

General roof picture
No issue noted

<< INFRARED SERVICES, INC. >>

Roof Inspection Report



Notes :

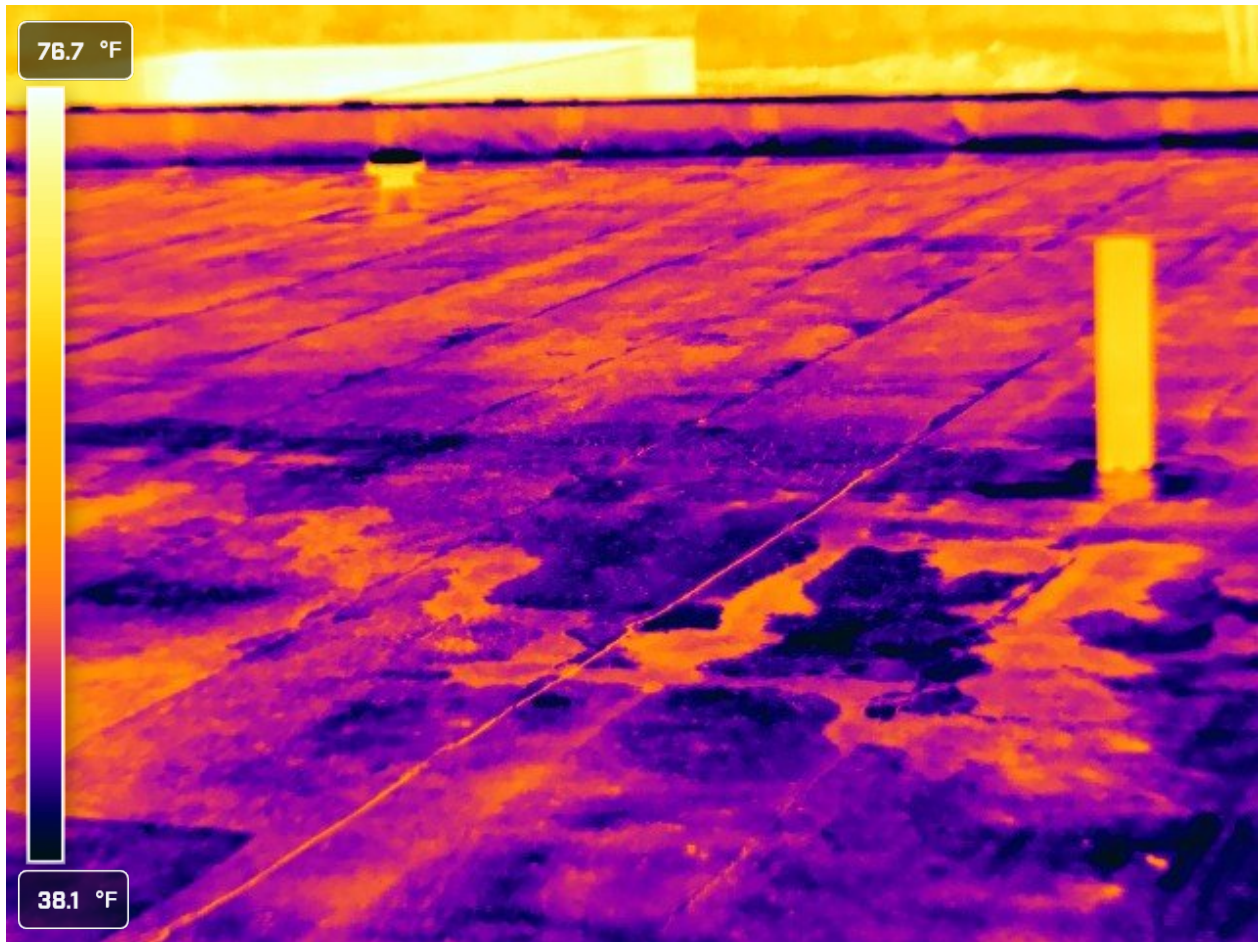
General roof picture
No issue noted



Inspection Date: August 2, 2025

<< INFRARED SERVICES, INC. >>

Roof Inspection Report



Notes :

General roof picture
No issue noted



CHANGE ORDER PROPOSAL

24809. – Columbus DPW Addition

PCO#17 – Added Single Ply Roof System

May 19, 2025

Columbus DPW Addition
1350 Arcadia Drive
Columbus, IN 47201

Attention: Heather Pope

Cc:

Force Construction Company, Inc. is pleased to submit the following proposal for **Added Single Ply Roof System**. We include all labor, materials, tools and equipment as needed to complete the following:

Total base cost for the above is \$ **602,532.00**

Alternates:

- 1. Long term resistance upgrade up to 30.0: \$ **42,984.00**
- 2. Roof Hatch, Safety Rail, & Safety Post: \$ **7,992.00**

Unit Price:

- 1. Remove Damaged Roof Deck/ Install new: \$ **20.47 per SF**
- 2. Install New Roof Deck at Curb Roof Openings: \$ **13.99 per SF**
- 3. Properly Clean Rusted Roof Deck: \$ **7.51 per SF**

As always, we appreciate the opportunity of providing this information for your review. Please indicate the status of this item by signature below and return to us as soon as feasible. In the meantime, if you have any questions or need additional information, please do not hesitate to contact us.

Respectfully submitted,

Force Construction Company, Inc.

Seth Branaman

Approved: _____ Date

Revised: _____ Date

Rejected: _____ Date

The Garland Company, Inc.

Roof Asset Management Program



RAMP



City of Columbus - 1350 Arcadia Drive Roof Replacement

Prepared By
Dylan Thornton

Prepared For
Bryan Burton & Heather Pope - City of Columbus Indiana

August 12, 2025

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Arcadia Drive Complex (New Street Department) / Whole Roof Section / Solution: [No Recommendation].....	9



Client Data



CITY OF COLUMBUS
123 WASHINGTON ST
COLUMBUS, INDIANA 47201



Client Data

Name	City Of Columbus		
Address 1	123 Washington St		
City	Columbus	State	Indiana
ZIP	47201	Country	United States

Contact Info

Contact Person	Mike Pope	Title	Director of Facilities
Mobile Phone:	-	Office Phone:	-
Email:	-		



Facility Summary



CITY OF COLUMBUS
123 WASHINGTON ST
COLUMBUS, INDIANA 47201

FACILITY: Arcadia Drive Complex (New Street Department)

Photo



Facility Data

Address 1	1350 Arcadia Drive
City	Columbus
State	Indiana
ZIP	47201
Type of Facility	Municipal

Asset Information

Name	Date Installed	Square Footage	Roof Access
Whole Roof Section		39,000	Internal Roof Hatch



Construction Details



CITY OF COLUMBUS
123 WASHINGTON ST
COLUMBUS, INDIANA 47201

FACILITY: Arcadia Drive Complex (New Street Department)

ROOF SECTION: Whole Roof Section

Asset Photo



Information

Year Installed	-	Square Footage	39,000
Slope Dimension	1/4 -12	Eave Height	30
Roof Access	Internal Roof Hatch	System Type	Built Up Roof (BUR)

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Deck	Metal		-	-
1	Insulation	Polyisocyanurate	Mechanically attached	10	1.5
1	Cover Board	1/2" Wood Fiberboard	Adhesive	-	.5
1	Base Sheet	1 ply Modified Bitumen	Hot applied	-	-
1	Membrane	BUR - 2 ply	Hot applied	-	-
1	Cover Board	1/2" Wood Fiberboard	Mechanically attached	-	.5
1	Base Sheet	1 ply base sheet	Hot applied	-	-
1	Membrane	BUR - 2 ply	Hot applied	-	-



Details

Perimeter Detail	Expansion Joint, Coping Caps
Flashing Material	BUR
Drain System	Gutter System
Coping Cap	Metal

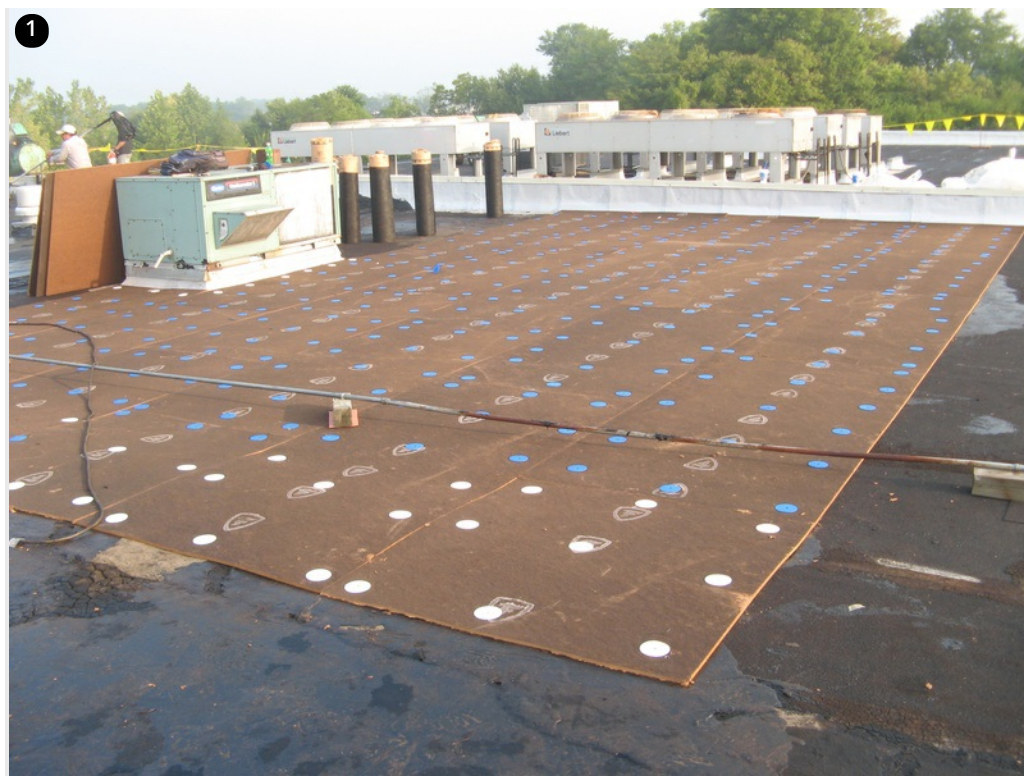


Photo Report



CITY OF COLUMBUS
123 WASHINGTON ST
COLUMBUS, INDIANA 47201

FACILITY: Arcadia Drive Complex (New Street Department)	ROOF SECTION: Whole Roof Section	DATE: 08/05/2025
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1
Photo of 2007 Garland Retrofit. Showing high density wood fiber recover board being mechanically attached down through the old roof.



Photo of the 2007 Garland retrofit.



Solution Options



CITY OF COLUMBUS
123 WASHINGTON ST
COLUMBUS, INDIANA 47201

FACILITY: Arcadia Drive Complex (New Street Department)	ROOF SECTION: Whole Roof Section	TITLE: 1350 Arcadia Drive - Replacement	DATE: 08/05/2025
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Report Data

Report Date	08/05/2025
Title	1350 Arcadia Drive - Replacement

Complete tear off of existing roofing system. Install new two-ply built up roofing system with flood and gravel.

Replace Options

Solution Option:	Replace	Action Year:	2025
Square Footage:	39,000	Expected Life (Years):	-
Budget Range:	\$1,000,000.00 - \$1,400,000.00		

Scope of Work

- 1350 Arcadia Drive:** Complete removal of existing BUR systems and wet/deteriorated insulation over Roof Section. Existing roof make-up includes a Metal deck with 1.5" of polyisocyanurate insulation with two BUR systems with high density wood fiber recover boards. Replace deteriorated or compromised insulation with like and kind (if any). This will be priced on a per square foot basis.
- Marked curbs and HVAC units shall be removed down to the metal deck. New metal decking matching the existing system's will be installed over the removed curb areas sealing the roof area.
- Install new perimeter nailers as required to receive the new insulation system. Install one (1) course of two inch (2") base layer of polyisocyanurate insulation mechanically attached.
- An ASCE 07-22 Engineering Wind Uplift Engineering analysis shall be performed for Zones 1, 2, and 3 outlining ribbon patterns for Fire Station 6 Low Slope Roof Section. Contractor shall figure four inches (4") on center for Zones 2 and 3 (corners and perimeters) and six inches (6") on center for the field of the roof (Zone 1).
- Install one (1) course of one-half inch (.5") high-density asphalt impregnated (coated six sides) wood fiber insulation board in insulation adhesive. Off-set all insulation joints from previously installed courses a minimum of 24". Contractor shall figure four inches (4") on center Zones 2 and 3 (corners and perimeters) and six inches (6") on center for Zone 1 (field of the roof).
- Install two (2) ply modified HPR Stressbase 80 and granulated Versiply cap sheet membrane system set in Type III hot adhesive. Each ply shall be installed at a rate of 2.5 gallons per square. Apply membranes in shingle fashion to the gutters.
- All soil stacks shall receive new 4 lb. leads set in Flashing Bond Cement. Prime the leads with Garla Prime asphalt based cutback primer and allow to completely dry. Strip in leads with one (1) ply of Versiply 80 and one (1) ply of HPR Modified Flashing Membrane.
- Install new pitch pans and sheet metal sleeves with rain collars fabricated from 24 gauge stainless steel finished sheet metal at all penetration support legs, pipes, and stacks. All metal joints shall be soldered to form a watertight seal. All flanges shall be set in Flashing Bond Cement. Prime flanges with an asphalt cutback primer and allow to completely dry. Strip in flanges with one (1) ply of Streebase 80 and one (1) ply of HPR Versiply HPR Cap Modified Membrane. New rain collars shall be installed over the stack/pipe/penetration being flashed. Caulk all umbrellas with Tuff Stuff Urethane Sealant at a rate of eight lineal feet (8') per tube.

9. The existing metal coping shall be removed and replaced. New coping shall be 22 gauge kynar finished metal. New metal coping shall be cleaned. The City of Columbus shall select color. All parapet and curb flashing shall consist of one (1) ply of Stressbase 80 and one (1) ply of HPR Versiply FR Cap flashing membrane set in Flashing Bond Cement. All flashing shall be installed up and over equipment supports and parapet walls when applicable. All flashing shall be secured six inches (6") on center utilizing a batten strip when flashing cannot extend over curb. Curbs that cannot be lifted to facilitate the flashing installation shall have new 22 gauge kynar finished sheet metal installed around the unit per SMACNA guidelines.
10. The existing metal Gutter and downspouts shall be removed and replaced. New Gutters and downspouts shall be 22 gauge kynar finished metal. City of Columbus shall select color. A new gravel stop will be installed.
11. Existing reglet joints and receivers shall be re-used where applicable. Contractor shall flash walls per these guidelines and terminate flashing with a batten strip and masonry anchors secured on six inch (6") centers. A new like and kind matching skirt metal counter flashing shall then be installed and secured into the receiver.
12. Flood and gravel entire roof section with Indiana #9 gravel in type III Hot asphalt.
13. The City of Columbus shall work with the awarding contractor on disconnect and reconnect of conduit and cooling lines at mechanical units or vents if required. It shall be the contractor's responsibility to lift units in order to facilitate the new flashing after coordinating with the City of Columbus's electrical contractor to disconnect and reconnect power as needed.

ARCADIA DRIVE PROJECT UPDATE

Additional Scope Discussion

- IT wiring and devices
- HVAC unit replacement
- Ceiling fans
- Roof replacement
 - Now or Later?
 - Single Ply or Multi Ply?



columbusindiana
publicworks

IT WIRING and DEVICES

IT wiring in the facility was unexpectedly missing and/or damaged due to decommissioning and cable removal from previous users.

Additionally, the building was vandalized and wiring pulled from conduits and walls.

Security sensors will be added to the doors to prevent future vandalism.

Budget includes

- **Low voltage cabling**
- **Timeclocks**
- **Wireless/Network gear**
- **Power filtration for the building**
- **Security cameras**
- **Door control**
- **Fiber splicing**
- **AV equipment/computers**

HVAC UNIT REPLACEMENT

Rooftop HVAC units need attention.

There are 12 units. Six will be removed as they are no longer needed. The remaining six will be replaced.

The six units required are replacing units not performing as expected. They were impacted by age, vandalism, and damage from the loss of an electrical transformer.

CEILING FANS

Ceiling fans will be added to existing spaces where cooling is not provided. The warehouse space will include unit heaters. The ceiling fans will provide airflow in the space.

This installation will match what is proposed for the service bay addition.

LOW SLOPE ROOFING

Low Slope Roofing is sometimes known as flat roofing, but a slope is required in a properly designed roof.

Reasons to address Arcadia Drive roof now:

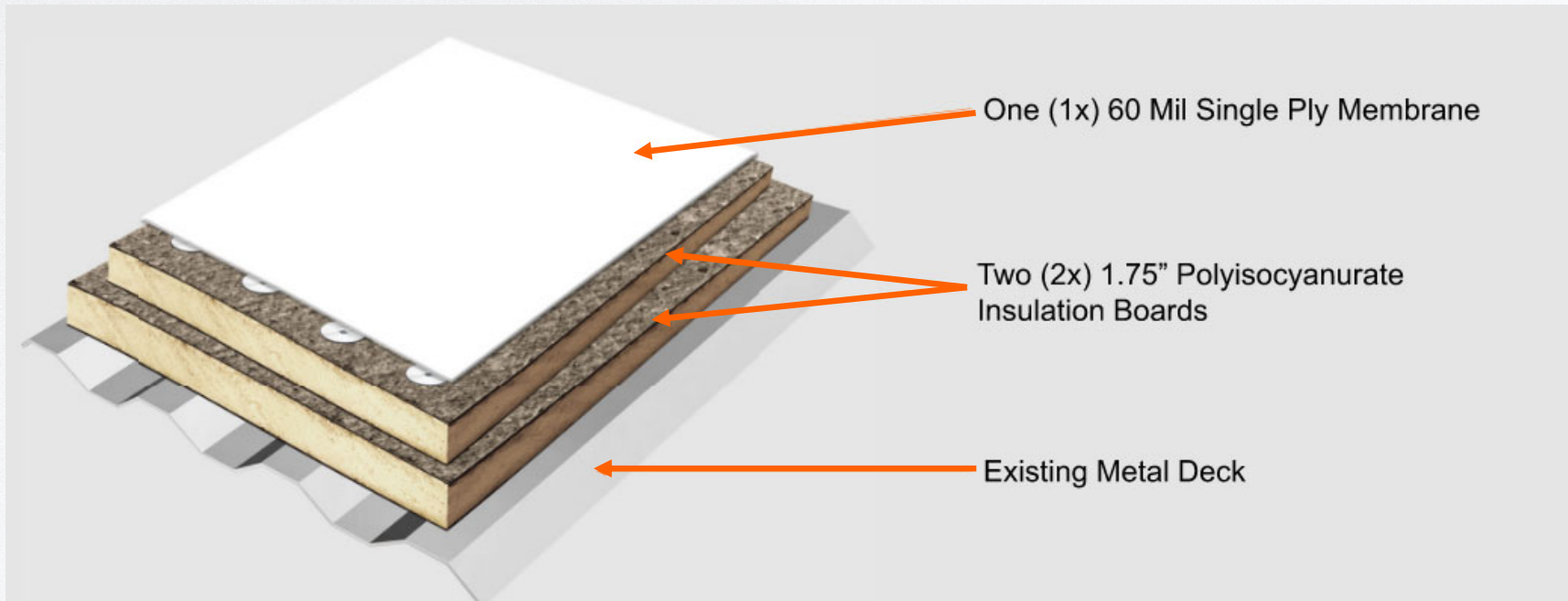
- Roof is approaching end of life
- Required HVAC work will have an impact on roof
- New equipment will require rebuilt and flashed curbs
- Can include roof replacement with TIF funding now or address with non-TIF funds in future

SINGLE PLY ROOFING

Single Ply Roofing is a system using a single layer of roofing across the entire roof system.

- Thermoplastic Polyolefin (TPO) and Ethylene propylene diene monomer (EPDM) are most common materials
- Commonly installed systems
- Lower installation costs
- Fewer seams
- Requires specific methods for repair
- May be prone to damage with frequent access

SINGLE PLY ROOFING

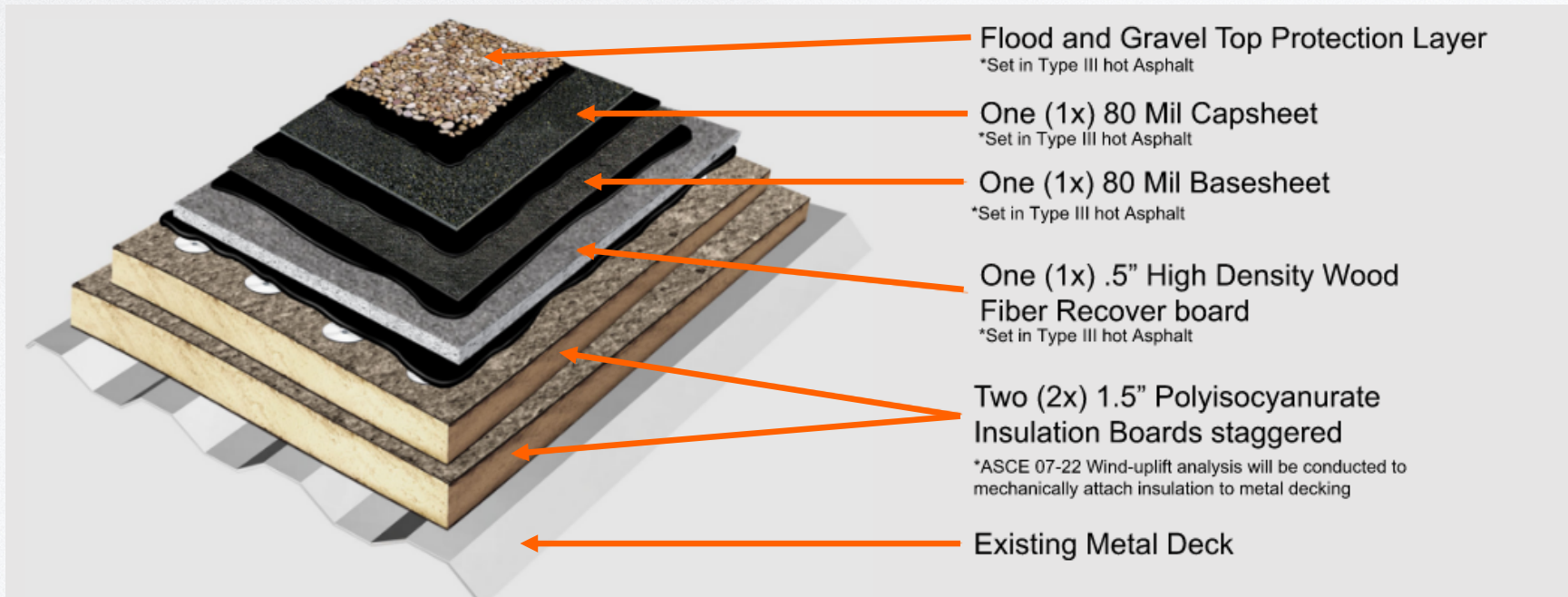


MULTI PLY ROOFING

Multi Ply Roofing is a system using multiple layers of roofing (usually 2 or 3) across the entire roof system.

- Asphalt modified with plasticizers
- Similar in concept to built up roofing systems
- Higher installation costs
- Redundant system with overlapping seams
- Multiple installation methods
- Multiple methods for repair
- Stands up better to frequent access

MULTI PLY ROOFING



SYSTEM COMPARISON

	Multi Ply System from Garland	Singly Ply System
Roof Membranes	2	1
Membrane thickness	160 mils	60 mils
Roof Protection Layer	Flood and Gravel	None
Recover Board Layer	.5" High Density Wood Fiber	None
Warranty	30 Years	20 Years
Annual Inspections Included	Yes	No

LIFECYCLE COSTS

Single Ply Roof over 30 years:

Warranty period (assumed lifespan): 20 years

Initial installation: \$650,000

50% of Replacement installation at year 21 including 2.5% per year inflation: \$546,000

30 years estimated preventative maintenance costs: \$.25 per sf per year = \$9,750 at year 1; add 2.5% per year for inflation; \$428,538

Total Cost: \$1,624,538

Lifecycle costs include initial cost and any maintenance expenses over the life of the roof. Inspections and regular maintenance are required for any roofing system.

Multi Ply Roof over 30 years:

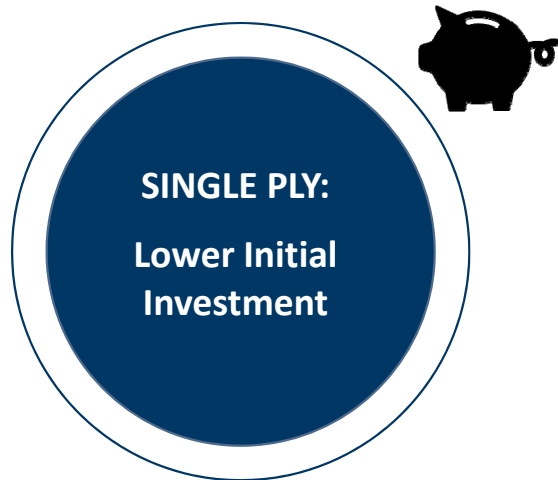
Warranty period (assumed lifespan): 30 years

Initial installation: \$1,200,000

30 years estimated preventative maintenance costs: \$.07 per sf per year = \$2,370 at year 1; add 2.5% per year for inflation; \$104,168

Total Cost: \$1,304,168

SINGLE PLY VS MULTI PLY



Both are good options.
Greatest priority is the driving factor.

ARCADIA DRIVE PROJECT UPDATE

Summary and Request from Public Works

- IT wiring and devices: \$300,000
- HVAC unit replacement: \$207,211
- Ceiling fans: \$98,570
- Roof replacement: \$1,200,000

Total Funding Request: \$1,805,781

