

COMMON COUNCIL  
 COUNCIL CHAMBERS  
 CITY HALL  
 APRIL 7, 2026

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

**I. Meeting Called to Order**

- A. Councilor Jay Foyst introduced Pastor Paul Burton with Christ Fellowship Church, who provided the invocation.
- B. Councilor Jay Foyst led the Pledge of Allegiance.
- C. Roll Call was taken: Elaine Hilber, Kent Anderson, Frank Miller, Jay Foyst, Josh Burnett, Tom Dell, and Grace Kestler were present in person. Chris Bartels and Jerone Wood were absent.
- D. Councilor Foyst made a motion to approve the minutes from the Common Council meeting on March 17, 2026, as presented. Councilor Hilber seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

**II. Old Business**

- A. Second reading of an Ordinance entitled "ORDINANCE NO. 5, 2026, 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." Jake Sipe, Director of Community Development, and Mikala Brown, Assistant Director of Redevelopment, presented this Ordinance and the following Ordinance together. Jake explained that the Community Development Department wants to replace a part-time office administrator with a full-time Community Development specialist who would be cross trained to provide customer service for Community Development, Redevelopment, and other city departments. Mikala stated that the additional appropriation request was to cover the salary of a full-time employee that had previously been shared between Redevelopment and Community Development, whose salary had been paid through the Community Development budget, but whose position would be moved solely to the Redevelopment Department. Mikala stated that the Redevelopment General Fund can fully absorb the appropriation request with no additional cost to the city. Discussion followed. President Miller opened the meeting to public comments. Brad Davis with *The Republic* asked if the position had already been posted and questioned the reclassification of the position. Jake stated the position had been posted. Much discussion followed. President Miller closed the meeting to public comments. Councilor Hilber made a motion to pass the second reading and adopt the Ordinance. Councilor Burnett seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Abstained
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of six (6) in favor and zero (0) opposed.

- B. Second reading of an Ordinance entitled "ORDINANCE NO. 6, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE REDEVELOPMENT GENERAL FUND FOR THE BUDGET YEAR 2026." Jake Sipe and Mikala Brown offered no additional information. There were no comments from the public. Councilor Hilber made a motion to pass the second reading and adopt the Ordinance. Councilor Burnett seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Abstained
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of six (6) in favor and zero (0) opposed

- C. Reading of a Resolution entitled "RESOLUTION NO. 1, 2026, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS, INDIANA." (Arbor Homes/Timberland Springs Annexation) Jeff Bergman, Planning Director, presented this Resolution and the following two Ordinances at the same time. He stated that a fiscal plan is a state requirement for all annexations. Jeff explained that the applicant, Arbor Homes, was requesting annexation of approximately 140 acres and rezoning of approximately 107 acres to develop single-family homes. The difference in the sizes of the annexation and rezoning requests is because the rezoning request is only for the portions of the property located outside of the floodplain. He stated that while the RT zoning allows single-family homes and duplexes, the applicant intends to build only single-family homes and is seeking this zoning due to the smaller minimum lot size requirement. Jeff showed maps and pictures of the area. He stated the Columbus Plan Commission forwarded the applications to City Council with favorable recommendations, each by a vote of nine (9) in favor and zero (0) opposed. Much discussion followed. President Miller opened the meeting for public comments. Brad Davis with *The Republic* asked how much the overall Department of Public Works budget would increase for new housing. Consensus was that the amount is an estimate at this time. Discussion followed. President Miller closed the meeting to public comments. Councilor Dell made a motion to pass the Resolution as presented. Councilor Kestler seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed

- D. Second reading of an Ordinance entitled "ORDINANCE NO. 7, 2026, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Arbor Homes/Timberland Springs Annexation) Jeff Bergman offered no additional information. There were no comments from the public. Councilor

Hilber made a motion to pass the second reading and adopt the Ordinance. Councilor Kestler seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

- E. Second reading of an Ordinance entitled "ORDINANCE NO. 8, 2026, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO RTc (RESIDENTIAL: TWO-FAMILY WITH COMMITMENTS)." (Arbor Homes/Timberland Springs Rezoning) Jeff Bergman offered no additional information. Councilor Foyst made a motion to pass the second reading and adopt the ordinance. Councilor Dell seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

### III. New Business

- A. First reading of an Ordinance entitled "ORDINANCE NO. \_\_\_, 2026, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM PUD (PLANNED UNIT DEVELOPMENT) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Volunteers of America/Hutchins Crossing Rezoning) Jeff Bergman presented this Ordinance. He explained that the applicant, Volunteers of America Ohio & Indiana, proposes to rezone 0.61 acres at the southwest corner of the intersection of Hutchins Avenue and 14<sup>th</sup> Street to RMc (Residential: Multi-Family with commitments). Jeff stated the applicants have indicated their intent to develop the property as a small apartment building for low-income residents. He displayed maps and pictures of the area. Jeff stated the Columbus Plan Commission forwarded the applications to City Council with a favorable recommendation by a vote of ten (10) in favor and zero (0) opposed. Chloe Engleking with Volunteers of America Ohio & Indiana discussed the project, stating the development would be 17 units of affordable housing that addresses those with high needs in which housing instability is a barrier to their success. Much discussion followed. President Miller opened the meeting for public comment. Brad Davis with *The Republic* asked about state support and the timing of the project. Chloe stated support is available through IHEDA (Indiana Housing and Community Development Authority). She explained they are projecting to start construction Q1 of 2027 and be completed by Q4 of 2027. President Miller closed the meeting for public comment. Councilor Kestler made a motion to pass the first reading of the Ordinance and place in proper channels. Councilor Miller seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

- B. First reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_, 2026, AN ORDINANCE OF THE CITY OF COLUMBUS, INDIANA, TO AUTHORIZE AND REGULATE THE USE OF GOLF CARTS AND UTILITY TASK VEHICLES (UTVs)." Austin Whitted, City Attorney, and Deputy Chief Matt Martindale presented this Ordinance. Austin explained that the Ordinance is designed to allow the use of golf carts and utility task vehicles (UTVs) on certain city streets while also ensuring that public safety remains the top priority. The Ordinance follows Indiana law which permits cities to regulate these vehicles. He stated the goal is to create a balance for residents to use these vehicles in a limited and controlled way while putting clear guardrails in place to protect drivers, pedestrians and other motorists. Austin thoroughly discussed details within the Ordinance. Much discussion followed. President Miller opened the meeting for public comment. Russ Jones, Princeton Park, just purchased a new electric golf cart and spoke in favor of allowing usage on city streets. Keith Acree with Acree Alley Carts, stated Madison, Indiana, has been a very successful, beautiful, safe golf cart town. He is highly in favor of allowing golf carts in the area. Larry Thomas, 5028 Imperial Drive, expressed that older golf carts will need modified to be in compliance with the Ordinance. He feels the Ordinance is too restrictive. Brad Davis with *The Republic* asked what cities were benchmarked, effective date of the Ordinance, and where owners would get a slow-moving emblem. Austin addressed all three questions and stated three benchmark locations were Speedway, Franklin, and Bartholomew County. Samantha Pevlor asked if golf carts would be required to have a top on them. President Miller closed the meeting for public comment. Much discussion followed. Councilor Hilber made a motion to pass the first reading of the Ordinance and place in proper channels. Councilor Anderson seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

- C. Reading of a Resolution entitled "RESOLUTION NO. 2, 2026, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER \$500,000 TO CONTRIBUTE TOWARDS THE CONSTRUCTION OF THE NEW ANIMAL CARE FACILITY LOCATED IN THE AIRPORT ALLOCATION AREA." Heather Pope, Redevelopment Director, presented this Resolution. She explained the request is to spend funds in excess of \$500,000. Specifically, \$250,000 from the Central TIF in 2026, \$250,000 from the Central TIF in 2027, and \$250,000 from the Midtown TIF in 2026 for a total of \$750,000. She stated these funds would be used toward the construction of a new Animal Care Center. Doug Sunkel, Project Manager for the Animal Care Center project, provided pictures of the deteriorating current center and expressed the need for a new center on the

Airport property. Doug detailed the overall budget for the project. Much discussion followed. President Miller opened the meeting for public comment. Brad Davis with *The Republic* asked if the \$1 million match had been met. Doug stated the match is over \$800,000 at this time. Kerri Sinibaldi stated she is in favor of the project and would like to see solar lighting being utilized. President Miller closed the meeting for public comment. Councilor Hilber made a motion to pass the Resolution as presented. Councilor Foyst seconded the motion. Roll call vote as follows:

Elaine Hilber	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

#### IV. Other Business

- A. Columbus Redevelopment Commission project update and discussion – Heather Pope and Mikala Brown presented a detailed update of Columbus Redevelopment projects. Heather provided Q1 financials to Council members.
- B. Standing Committee and Liaison Reports - None
- C. The next meeting is scheduled for **Tuesday, April 21, 2026, 6:00 p.m.**
- D. Councilor Hilber made a motion to adjourn. Councilor Foyst seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed. The meeting adjourned at approximately 9:15 p.m.



Presiding Officer



Clerk of the City of Columbus