



**columbusindiana**  
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Luann G. Welmer, City Clerk

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**City Council Members**

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

Frank Miller, District 4 – President

Dr. Christopher Bartels, District 1

Elaine Hilber, District 2

Jerone Wood, District 3

Kent Anderson, District 5

Jay Foyst, District 6

Josh Burnett, At-Large

Tom Dell, At-Large

Grace Kestler, At-Large

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

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**City Council Meeting Agenda**  
**Council Chambers**  
**Tuesday, April 7, 2026**  
**6:00 P.M.**

**I. Meeting Called to Order**

- A. Invocation
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes
- E. Swearing-in of new Human Rights Commissioners

**II. Old Business**

- A. Second reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_, 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
- B. Second reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE REDEVELOPMENT GENERAL FUND FOR THE BUDGET YEAR 2026." Jake Sipe
- C. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_, 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

- D. Second reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 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
- E. Second reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 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

### 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
- 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 and Deputy Chief Matt Martindale
- C. Reading of an Resolution entitled “RESOLUTION NO.\_\_\_\_, 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

### IV. Other Business

- A. Columbus Redevelopment Commission project update and discussion
- B. Standing Committee and Liaison Reports
- C. The next meeting is scheduled for **Tuesday, April 21, 2026, 6:00 p.m.**
- D. 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. \_\_\_\_\_ 2026

**AMENDED 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<br>MINIMUM | BI-WEEKLY<br>MIDPOINT | BI-WEEKLY<br>MAXIMUM |
|-----------------------|--------------------------------------|----------------------|-----------------------|----------------------|
| <b>ADMINISTRATION</b> |                                      |                      |                       |                      |
|                       | 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             |

|   | BI-WEEKLY<br>MINIMUM | BI-WEEKLY<br>MIDPOINT | BI-WEEKLY<br>MAXIMUM |
|---|----------------------|-----------------------|----------------------|
| <b>ANIMAL CARE SERVICES CENTER</b>                    |                      |                       |                      |
| 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             |
| <b>AVIATION</b>                                       |                      |                       |                      |
| 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             |
| <b>BOARD OF WORKS</b>                                 |                      |                       |                      |
| Citizen Member (4)                                    | \$ 109               | \$ 136                | \$ 163               |
| <b>CITY HALL/FACILITIES</b>                           |                      |                       |                      |
| Building Supervisor                                   | \$ 2,157             | \$ 2,696              | \$ 3,235             |
| <b>COMMUNITY DEVELOPMENT</b>                          |                      |                       |                      |
| 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             |
| Community Development Specialist                      | \$ 1,977             | \$ 2,472              | \$ 2,966             |
| <b>ENGINEERING</b>                                    |                      |                       |                      |
| 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             |
| <b>FINANCE</b>  |                      |                       |                      |
| 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             |

|   | BI-WEEKLY<br>MINIMUM | BI-WEEKLY<br>MIDPOINT | BI-WEEKLY<br>MAXIMUM |
|---|----------------------|-----------------------|----------------------|
| <b>FIRE DEPARTMENT</b>                                  |                      |                       |                      |
| Investigator/Inspector                                  | \$ 2,045             | \$ 2,556              | \$ 3,067             |
| Data Analyst  | \$ 1,753             | \$ 2,191              | \$ 2,629             |
| Administrative Assistant                                | \$ 1,344             | \$ 1,680              | \$ 2,015             |
| <b>HUMAN RESOURCES</b>                                  |                      |                       |                      |
| Director of Human Resources                             | \$ 2,929             | \$ 3,661              | \$ 4,393             |
| Assistant Director                                      | \$ 2,451             | \$ 3,064              | \$ 3,677             |
| Human Resources Specialist / Benefits Specialist<br>(2) | \$ 1,577             | \$ 1,971              | \$ 2,365             |
| <b>HUMAN RIGHTS</b>                                     |                      |                       |                      |
| 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             |
| <b>INFORMATION SERVICES</b>                             |                      |                       |                      |
| 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             |
| <b>MAYOR'S OFFICE</b>                                   |                      |                       |                      |
| Executive Administrative Assistant                      | \$ 1,825             | \$ 2,282              | \$ 2,738             |
| <b>METROPOLITAN PLANNING OFFICE</b>                     |                      |                       |                      |
| MPO Director / Transportation Planner                   | \$ 2,210             | \$ 2,763              | \$ 3,315             |
| <b>PARKS AND RECREATION</b>                             |                      |                       |                      |
| 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             |

|  | BI-WEEKLY<br>MINIMUM | BI-WEEKLY<br>MIDPOINT | BI-WEEKLY<br>MAXIMUM |
|--|----------------------|-----------------------|----------------------|
| <b>PARKS AND RECREATION CONT</b>                   |                      |                       |                      |
| 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<br>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             |
| <b>PLANNING DEPARTMENT</b>                         |                      |                       |                      |
| 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             |
| <b>POLICE PARKING METER OFFICE</b>                 |                      |                       |                      |
| Administrative Specialist Supervisor               | \$ 1,493             | \$ 1,866              | \$ 2,239             |
| Meter Attendant                                    | \$ 1,411             | \$ 1,763              | \$ 2,116             |
| <b>POLICE DEPARTMENT</b>                           |                      |                       |                      |
| 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             |
| <b>PUBLIC WORKS</b>                                |                      |                       |                      |
| 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             |

|                                     | BI-WEEKLY<br>MINIMUM | BI-WEEKLY<br>MIDPOINT | BI-WEEKLY<br>MAXIMUM |
|-------------------------------------|----------------------|-----------------------|----------------------|
| <b>REDEVELOPMENT</b>                |                      |                       |                      |
| Director of Redevelopment           | \$ 2,762             | \$ 3,453              | \$ 4,143             |
| Assistant Director of Redevelopment | \$ 2,171             | \$ 2,714              | \$ 3,257             |
| Redevelopment Specialist            | \$ 1,977             | \$ 2,472              | \$ 2,966             |
| <b>TRANSIT</b>                      |                      |                       |                      |
| 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<br>MINIMUM | HOURLY<br>MIDPOINT | HOURLY<br>MAXIMUM |
|---|-------------------|--------------------|-------------------|
| <b>ANIMAL CARE SERVICES CENTER</b>                  |                   |                    |                   |
| Kennel Assistants (PT)                              | \$ 7.47           | \$ 13.80           | \$ 20.12          |
| Social Media/Volunteer Coordinator (0.725 FTE)      | \$ 18.66          | \$ 23.89           | \$ 29.12          |
| <b>AVIATION</b>                                     |                   |                    |                   |
| Maintenance Laborer/Operator (4)                    | \$ 21.91          | \$ 27.39           | \$ 32.86          |
| Laborer (PT) (2)                                    | \$ 8.99           | \$ 17.36           | \$ 25.74          |
| Administrative Intern (Seasonal)                    | \$ 8.66           | \$ 16.54           | \$ 24.43          |
| Maintenance Intern (Seasonal) (2)                   | \$ 8.66           | \$ 17.20           | \$ 25.74          |
| <b>CITY HALL/FACILITIES</b>                         |                   |                    |                   |
| Building and Grounds Maintenance (2)                | \$ 17.16          | \$ 21.45           | \$ 25.74          |
| Custodian (2)                                       | \$ 13.75          | \$ 17.60           | \$ 21.44          |
| <b>CLERK</b>  |                   |                    |                   |
| Deputy Clerk (0.5 FTE)                              | \$ 18.66          | \$ 23.89           | \$ 29.12          |
| <b>COMMUNITY DEVELOPMENT</b>                        |                   |                    |                   |
| Administrative Assistant (0.5 FTE)                  | \$ 16.28          | \$ 20.36           | \$ 24.43          |
| <b>FIRE DEPARTMENT</b>                              |                   |                    |                   |
| Administrator (0.5 FTE)                             | \$ 20.00          | \$ 25.00           | \$ 30.00          |
| <b>PARKS/RECREATION - Full Time</b>                 |                   |                    |                   |
| Assistant Mechanic                                  | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| Assistant Team Leader - Grounds                     | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| Assistant Team Leader - Maintenance                 | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| Athletic Facilities Assistant Team Leader           | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| Athletic Facilities Laborer (4)                     | \$ 18.02          | \$ 22.52           | \$ 27.02          |
| Commons Maintenance Assistant Team Leader (1.0 FTE) | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| Commons Maintenance Laborer (1.0 FTE) (4)           | \$ 18.02          | \$ 22.52           | \$ 27.02          |
| Donner/Community Center Maintenance Laborer         | \$ 18.02          | \$ 22.52           | \$ 27.02          |
| Donner/Community Center Maintenance Team Leader     | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| FFY Assistant Team Leader (2)                       | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| FFY Maintenance and Grounds Laborer (4)             | \$ 18.02          | \$ 22.52           | \$ 27.02          |

|   | HOURLY<br>MINIMUM | HOURLY<br>MIDPOINT | HOURLY<br>MAXIMUM |
|---|-------------------|--------------------|-------------------|
| <b>PARKS/RECREATION - Full Time CONT</b>      |                   |                    |                   |
| Golf Mechanic/Laborer (1.0 FTE)               | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| HCCIA Maintenance Laborer                     | \$ 18.02          | \$ 22.52           | \$ 27.02          |
| HCCIA Operations Manager (1.0 FTE)            | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| Laborer - Maintenance and Grounds (10)        | \$ 18.02          | \$ 22.52           | \$ 27.02          |
| Mechanic                                      | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| NexusPark Assistant Team Leader               | \$ 21.42          | \$ 26.78           | \$ 32.13          |
| NexusPark Maintenance and Grounds Laborer (4) | \$ 18.02          | \$ 22.52           | \$ 27.02          |
| <b>PARKS/RECREATION - Part Time/Seasonal</b>  |                   |                    |                   |
| Child Watch Staff Members (PT)                | \$ 7.47           | \$ 16.85           | \$ 26.22          |
| Community Center Night Supervisor (PT)        | \$ 7.47           | \$ 16.63           | \$ 25.78          |
| Concession/Batting Cage Attendants (Seasonal) | \$ 7.47           | \$ 16.85           | \$ 26.22          |
| Custodian - FFY (PT)                          | \$ 7.47           | \$ 13.80           | \$ 20.12          |
| Customer Service Specialist (PT)              | \$ 7.47           | \$ 15.88           | \$ 24.29          |
| Donner Pool Guard/Staff Member (Seasonal)     | \$ 7.47           | \$ 16.85           | \$ 26.22          |
| Farmer's Market Information Booth (Seasonal)  | \$ 7.47           | \$ 16.85           | \$ 26.22          |
| Fitness, Health & Wellness 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          |
| <b>PLANNING</b>                               |                   |                    |                   |
| Associate / Senior Planner                    | \$ 23.25          | \$ 29.06           | \$ 34.88          |
| <b>POLICE</b>                                 |                   |                    |                   |
| Meter Attendant (PT)                          | \$ 17.63          | \$ 22.03           | \$ 26.44          |
| Police Chaplains (0.725 FTE)                  | \$ 19.40          | \$ 24.26           | \$ 29.11          |
| Criminal Intelligence Analyst (0.725 FTE)     | \$ 23.49          | \$ 29.36           | \$ 35.23          |

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

**SECTION III - OTHER PAYMENTS**

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

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

**POLICE DEPARTMENT**

|   |             |
|---|-------------|
| Total Per Diem for School Guards<br>(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 \_\_\_\_\_, 2026 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 \_\_\_\_\_, 2026 at \_\_\_\_ o'clock, \_\_.M.

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

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_, 2026 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 7<sup>th</sup> day of April 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is presented by me this 8<sup>th</sup> day of April 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is approved by me this 8<sup>th</sup> day of April 2026, at o'clock \_\_\_\_\_.M.

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Mary K. Ferdon, Mayor

**ORDINANCE NO. \_\_\_\_\_, 2026**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FROM THE REDEVELOPMENT GENERAL FUND FOR THE BUDGET  
YEAR 2026**

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

**WHEREAS**, The Redevelopment Department and the Community Development Department have agreed to move a staff position from the Community Development Department budget to the Redevelopment General Fund budget; and

**WHEREAS**, The Redevelopment Department respectfully requests to appropriate \$44,195 to Redevelopment General Fund 4451 for staffing payroll, PERF and FICA through December 31, 2026;

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

| <b>Fund</b>       | <b>Fund Number</b> | <b>Category</b>   | <b>Account Number</b> | <b>Account Description</b> | <b>Amount</b>      |
|-------------------|--------------------|-------------------|-----------------------|----------------------------|--------------------|
| Redevelopment GF  | 4451               | Personal Services | 27290000-511200       | Salaried Employees         | \$36,185.00        |
| Redevelopment GF  | 4451               | Personal Services | 27290000-511900       | Civilian PERF              | \$5,279.00         |
| Redevelopment GF  | 4451               | Personal Services | 27290000-512300       | FICA                       | \$2,731.00         |
|                   |                    |                   |                       |                            |                    |
| <b>Fund Total</b> |                    |                   |                       |                            | <b>\$44,195.00</b> |

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

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

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_ .M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

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

Presented by me to the Mayor of the City of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_ .M.

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

Approved by me, Mayor of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_ .m.

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

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 7<sup>th</sup> day of April 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is presented by me this 8<sup>th</sup> day of April 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is approved by me this 8<sup>th</sup> day of April 2026, at o'clock \_\_\_\_\_.M.

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Mary K. Ferdon, Mayor



## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman

**DATE:** March 26, 2026

**RE:** Arbor Homes / Timberland Springs Annexation & Rezoning  
(*Plan Commission Case #PC-26-02(ANX) & PC-25-02(RZ)*)

Attached is the fiscal plan resolution for the Arbor Homes / Timberland Springs Annexation. Please recall that Indiana law requires that the City Council adopt a fiscal plan by resolution in association with, and prior to, any annexation. This resolution will appear on the agenda for the April 7, 2026 Council meeting for adoption prior to the corresponding annexation ordinance.

Also attached is an updated ordinance for the Arbor Homes / Timberland Springs Rezoning that includes the commitment regarding a buffer along the north property line that was added by the Council at 1<sup>st</sup> Reading.

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

**RESOLUTION NO.: \_\_\_\_\_, 2026**

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

**To be known as the Arbor Homes / Timberland Springs Annexation  
Plan Commission Case No. PC-26-02**

**WHEREAS**, a petition has been filed by Arbor Homes for the annexation of certain property to the City of Columbus; and

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

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

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

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

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Columbus, Indiana that the fiscal plan for the Arbor Homes / Timberland Springs Annexation attached to and made a part of this resolution is approved and adopted.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

The Clerk's page attesting to the passage of this resolution, documenting the vote of the Common Council, and verifying approval by the Mayor is attached to and made a part of this resolution.

ATTEST:

I hereby certify that the foregoing within and attached Resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 7<sup>th</sup> day of April 2026, by the following vote:

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

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is presented by me this 8<sup>th</sup> day of April 2026, 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 7<sup>th</sup> day of April 2026, is approved by me this \_\_\_\_\_ day of April 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

\_\_\_\_\_  
Mary K. Ferdon, Mayor

CITY OF COLUMBUS, INDIANA  
**ANNEXATION FISCAL PLAN**

**For the Arbor Homes / Timberland Springs Annexation  
(City of Columbus Plan Commission Case No.: PC-26-02)**

Prepared by the City of Columbus – Bartholomew County Planning Department  
March 4, 2026

**Introduction:**

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

**Parcel Information:**

The annexation area includes two parcels, described as follows:

**Parcel 1**

Parcel Number: 03-85-11-000-001.200-020

Parcel Owner: Strietelmeier Farms, Inc.

Assessed Value: \$75,800.00

Assessment Date: May 20, 2025

Annexation Remonstrance Waived: No

**Parcel 2**

Parcel Number: 03-85-11-000-001.000-020

Parcel Owner: Strietelmeier Farms, Inc.

Assessed Value: \$211,200.00

Assessment Date: May 20, 2025

Annexation Remonstrance Waived: No

The annexation area also includes portions of the public right-of-way of 150 West.

**General Information:**

The annexation area is further described as follows:

Location: Generally at the northeast corner of the intersection of Deaver Road and 150 West.

Size: +/-139.68 Acres (0.22 square miles)

Current Zoning District: AP (Agriculture: Preferred)

Current Land Use: Primarily agriculture but also including woods and a stream.

**Contiguity, Property Owner Participation, & Columbus Annexation Policy:**

Indiana Code Section 36-4-3-1.5 requires that, to be eligible for annexation, the external boundary of the area must be at least 1/8 (12.5%) contiguous with the boundary of the City. This annexation is 39.5% contiguous with the boundary of the City.

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

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.

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

### **Municipal Services for the Annexation Area:**

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

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

The specific services to be provided are as follows:

Police Protection:

Estimated Cost - \$0      Financing Method – Not Applicable  
 Beginning Service Date - Provided as of the annexation effective date.

Fire Protection:

Estimated Cost - \$0      Financing Method – Not Applicable  
 Beginning Service Date - Provided as of the annexation effective date.

Sanitary Sewer Service:

Estimated Cost - \$0      Financing Method – Not Applicable  
 Beginning Service Date - Available as of the annexation effective date.

Water Service:

Estimated Cost - \$0      Financing Method – Not Applicable  
 Beginning Service Date - Available as of the annexation effective date.

Trash, Recycling, and Yard Waste Collection:

Estimated Cost - \$0      Financing Method – Not Applicable  
 Beginning Service Date - Provided as of the annexation effective date.

Street Maintenance & Snow Removal:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Animal Care and Control:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Human Rights Protection & Advocacy:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Transit:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Available as of the annexation effective date.

Parks & Recreation Programing:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Available as of the annexation effective date.

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

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

Estimated Cost - \$0      Financing Method - Not Applicable  
Beginning Service Date - Not Applicable (see below)

Approximately 395 feet of 150 West will be transferred from Bartholomew County to the City of Columbus immediately upon annexation. This includes any lighting and storm drainage facilities associated with this street. They will not require any improvements resulting from the annexation. Should an included property be developed in the future and changed from agricultural use, the property developer will provide all needed street, street lighting, and storm drainage facility improvements and subsequently dedicate those improvements to the City of Columbus, as appropriate.

Water Facilities:

Estimated Cost - \$0      Financing Method - Not Applicable  
Beginning Service Date - Not Applicable (see below)

The water system in the annexation area will be under the jurisdiction of Columbus City Utilities and will not require any improvements resulting from the annexation. Any improvements needed to accommodate any future development will also be subject to the policies and programs of Columbus City Utilities.

Sewer Facilities:

Estimated Cost - \$0      Financing Method - Not Applicable  
Beginning Service Date - Not Applicable (see below)

The sewer system in the annexation area will be under the jurisdiction of Columbus City Utilities and will not require any improvements resulting from the annexation. Any improvements needed to

accommodate any future development will also be subject to the policies and programs of Columbus City Utilities.

## **Financial and Taxpayer Impacts:**

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

The annexation area has development potential. Prerequisites to any development would include a zoning map amendment, subdivision preliminary plat and construction plan creation and review, as well as development financing, the construction and dedication of public improvements, and construction of new structures. As such, broader, long-term taxpayer impact and higher tax revenues are expected for both Columbus and other units of local government. However, these affects are indirectly related to the annexation, may occur beyond the 4-year time frame of this annexation fiscal plan specified by Indiana Code Sections 36-4-3-13(d)(6), (7), and (8), and are incalculable due to significant unknowns related to development type and density. Additional discussion of future development is provided below.

### Annexation Property Owner Impact:

*Strietelmeier Farms, Inc.* - The annexation includes City of Columbus property tax rate exemption for each of this owner's included parcels per Indiana Code Section 36-4-3-4.1. Therefore, there would be no financial impact to this property owner resulting from the annexation.

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

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

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

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

## **Future Development:**

Residential development of yet unknown and potentially variable density is most likely for the annexation area. This development would be expected to result in additional assessed value and a broadened property tax base for all applicable units of local government, with property tax receipts variable based on the number and assessed value of the homes, tenure of the residential occupants (and applicable Indiana property tax caps), and applicable property tax levies. Regarding servicing future development, the City of Columbus Department of Public Works offered the comments below. These comments are included in this annexation fiscal plan for information purposes and the benefit of the City of Columbus in anticipating future budget needs.

*The addition of another subdivision of this size will have a major impact on DPW once it has been completed. The sanitation crews have been absorbing many annexations and new subdivisions since and including Shadow Creek Farms Subdivision, without any increase in route size or additional employees. On average the crews are physically on their current route for a little over 6 hours per day not including truck inspections, travel time, or disposal time. Adding new homes would increase their time resulting in overtime to complete routes on a weekly basis. We also provide recycling, brush, and yard waste on a weekly basis that would be affected even more as each of these collections are serviced by only 2 route trucks for the entire route that day.*

*Funding for toters would need to be increased as additional homes would require funding to purchase trash, recycle, and yard waste toters. Fuel and equipment maintenance would also require additional funding.*

*Street and traffic services would be affected in later years as the infrastructure starts to age and decline. This will add additional lane miles to our snow removal route and potentially increase the salt budget. With the amount of street trees planted they will require maintenance and future leaf removal adding to our routes.*

*DPW will continue to serve all residents with superior service the best we can but we are at the point that we will need to increase our overtime budget significantly or pursue adding additional manpower and equipment to provide adequate services in a timely manner.*



## MEMORANDUM

**TO:** Columbus City Council Members

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

**DATE:** February 4, 2026

**RE:** Arbor Homes / Timberland Springs Annexation & Rezoning  
(*Plan Commission Case #PC-26-02(ANX) & PC-25-02(RZ)*)

At its February 11, 2026 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded both to the City Council with favorable recommendations, each by a vote of 9 in favor and 0 opposed.

The applicant, Arbor Homes, requests that the property be annexed to the City of Columbus and rezoned to the RT (Residential: Two-Family) zoning district for the purpose of residential development. The property is located at the northeast corner of the intersection of Deaver Road and county road 150 West. It is currently zoned AP (Agriculture: Preferred). The area for annexation is +/-139.68 acres and includes the entirety of both parcels involved and adjoining road right-of-way. The area for rezoning is +/-107.25 acres, as it excludes areas of these properties mapped as floodplain. While the proposed zoning would allow two-family homes (duplexes), the applicant has indicated they intend to build only single-family homes and have sought the RT zoning for its comparatively smaller minimum lot sizes.

Three members of the public spoke at the Plan Commission public hearing on the rezoning; a fourth sent a letter to the Commission. They expressed concerns regarding drainage and stormwater, increased traffic, impacts to wells in the area, and future resident complaints about the farm animals they are legally keeping on their rural properties.

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

1. the proposed ordinance approving the annexation,
2. the resolution certifying the action of the Plan Commission on the annexation,
3. the proposed ordinance approving the rezoning,
4. the resolution certifying the action of the Plan Commission on the rezoning,
5. a copy of the Planning Department staff report prepared for the Plan Commission,
6. a location map showing current area zoning, and
7. a concept plan for a potential development provided by the applicant.

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

**ORDINANCE NO.: \_\_\_\_\_, 2026**

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

**To be known as the Arbor Homes / Timberland Springs Annexation  
Plan Commission Case No. PC-26-02**

**WHEREAS**, a petition has been filed by Arbor Homes, with the permission of property owner Strietelmeier Farms, Inc., for the annexation of the property described by Section 1 below; and

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

**WHEREAS**, the Columbus Plan Commission has, on February 11, 2026, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

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

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

**SECTION 1: Property Annexed**

The following described property, including a total of +/- 139.68 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

*THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST, CONTAINING 40 ACRES, MORE OR LESS, SITUATED IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA.*

*And,*

*ALL OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP EIGHT (8) NORTH, OF RANGE FIVE (5) EAST, CONTAINING EIGHTY (80) ACRES, MORE OR LESS; AND ALSO ALL OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP EIGHT (8) NORTH, OF RANGE FIVE (5) EAST,, CONTAINING TWENTY (20) ACRES, MORE OR LESS, AND CONTAINING IN THE TWO PARCELS ONE HUNDRED (100) ACRES, MORE OR LESS, SITUATED IN WAYNE TOWNSHIP, IN BARTHOLOMEW COUNTY, INDIANA.*

*EXCEPT*

*THAT PORTION OF REAL ESTATE CONVEYED TO BARTHOLOMEW COUNTY, AN INDIANA POLITICAL SUBDIVISION, BY CORPORATE WARRENTY DEED RECORDED OCTOBER 15, 1993 AS INSTRUMENT NO. 93-013852, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST, LYING IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS:*

*BEGINNING AT A FOUND BARTHOLOMEW COUNTY SURVEYOR'S STANDARD CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 88 DEGREES 35 MINUTES 50 SECONDS EAST (BEARING TAKEN FROM COORDINATE DATA SHEET 11-8-5 AS FOUND IN THE OFFICE OF THE BARTHOLOMEW COUNTY SURVEYOR) ALONG WITH THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 35.02 FEET TO A REBAR SET; THENCE SOUTH 00 DEGREES 35 MINUTES 55 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 396.12 FEET TO A REBAR SET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST A DISTANCE OF 35.01 FEET TO SAID WEST LINE AND IN COUNTY*

ROAD 150 WEST; THENCE NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 395.83 FEET TO THE POINT OF BEGINNING CONTAINING 0.32 ACRES, MORE OR LESS.

ALSO EXCEPT

THAT PORTION OF REAL ESTATE CONVEYED TO THE CITY OF COLUMBUS, INDIANA, BY CORPORATE WARRENTY DEED RECORDED MARCH 21, 1994 AS INSTRUMENT NO. 94-003377, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF OTHE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST LYING IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIAND AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BARTHOLOMEW COUNTY SURVEYOR'S STANDARD CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH 00 DEGREES 35 MINUTES 55 SECONDS WEST (BEARING TAKEN FROM COORDINATE DATA SHEET 11-8-5 AS FOUND IN THE OFFICE OF THE BARTHOLOMEW COUNTY SURVEYOR) ALONG THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 395.83 FEET TO THE POINT OF BEGINNING; THENCE CONTAINING SOUTH 00 DEGREES 35 MINUTES 55 SECONDS WEST A DISTANCE OF 84.17 FEET TO A REBAR SET; THENCE SOUTH 89 DEGREES 24 MINUTES 05 SECONDS EAST A DISTANCE OF 15.00 FEET TO A REBAR SET; THENCE NORTH 13 DEGREES 49 MINUTES 27 SECONDS EAST A DISTANCE OF 87.42 FEET TO A REBAR SET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES MORE ORE LESS AND SUBJECT TO ALL LEGAL EASEMENT AND RIGHTS OF WAY OF RECORD. NOTE: ALL REBARS SET ARE 5/8"X 30" STEEL REBARS WITH PLASTIC CAP STAMPED "B.C.S. S-0516".

ALSO EXCEPT:

LOT NUMBERED ONE (1) IN ROBERT & HESTER STRIETELMEIER ADMINISTRATIVE SUBDIVISION, RECORDED AS INSTRUMENT #2000-8056 IN PLAT BOOK "Q", PAGE 163C, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

And,

ALL ROAD RIGHT-OF-WAY OF THAT ADJOINS THE ROAD FRONTAGES OF THE PROPERTY DESCRIBED ABOVE, SPECIFICALLY THE +/-395 FEET OF COUNTY ROAD 150 WEST, IMMEDIATELY SOUTH OF 300 SOUTH NOT PREVIOUSLY ANNEXED.

The annexation area includes the parcel(s) numbered as follows:

1. 03-85-11-000-001.200-020
2. 03-85-11-000-001.000-020

## **SECTION 2: Property Tax Exemption for Agricultural Property**

Consistent with Indiana Code Section 36-4-3-4.1, the following parcels included in the annexation area shall be exempt from all property tax liability for municipal purposes for so long as they remain assessed as agricultural land:

1. 03-85-11-000-001.200-020
2. 03-85-11-000-001.000-020

## **SECTION 3: Common Council District**

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

## **SECTION 4: Repealer**

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

**SECTION 5: Severability**

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

**SECTION 6: Effective Date**

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

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_ 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

The Clerk’s page attesting to the passage of this ordinance, documenting the vote of the Common Council, and verifying approval by the Mayor is attached to and made a part of this ordinance.

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

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

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 7<sup>th</sup> day of April 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is presented by me this 8<sup>th</sup> day of April 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is approved by me this 8<sup>th</sup> day of April 2026, at o'clock \_\_\_\_\_.M.

---

Mary K. Ferdon, Mayor

**RESOLUTION: PC-26-02**

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

regarding

**Case number PC-26-02 (Arbor Homes / Timberland Springs),  
a proposal to annex +/-139.68 acres to the City of Columbus**

**WHEREAS**, the Plan Commission has received the petition referenced above from Arbor Homes, with the permission of Strietelmeier Farms, Inc.; and

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

**WHEREAS**, the Plan Commission did, on February 11, 2026, review the annexation request; and

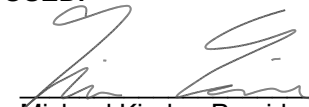
**WHEREAS**, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

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

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

The annexation of the property subject to the application (approximately 139.68 acres located at the northeast corner of the intersection of Deaver Road and county road 150 West) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11<sup>th</sup> DAY OF  
FEBRUARY, 2026 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**

  
\_\_\_\_\_  
Michael Kinder, President

**ATTEST:**

  
\_\_\_\_\_  
Laura Garrett, Secretary

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

**To be known as the: Arbor Homes / Timberland Springs Rezoning  
Plan Commission Case No.: PC-25-02**

**WHEREAS**, this rezoning was requested by Arbor Homes and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on February 11, 2026, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

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

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

**SECTION 1: Official Zoning Map**

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

*PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST 1324.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 52 MINUTES 11 SECONDS WEST 844.11 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 49 SECONDS EAST 15.00 FEET; THENCE NORTH 12 DEGREES 21 MINUTES 21 SECONDS EAST 87.42 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 11 SECONDS WEST 396.12 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 87 DEGREES 08 MINUTES 35 SECONDS EAST 1161.53 FEET; THENCE SOUTH 57 DEGREES 17 MINUTES 16 SECONDS EAST 301.16 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 33 SECONDS EAST 493.76 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 57 SECONDS EAST 503.07 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 03 SECONDS EAST 514.57 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 06 SECONDS EAST 213.70 FEET; THENCE SOUTH 09 DEGREES 37 MINUTES 28 SECONDS WEST 77.05 FEET; THENCE SOUTH 32 DEGREES 09 MINUTES 08 SECONDS WEST 120.39 FEET; THENCE SOUTH 07 DEGREES 13 MINUTES 36 SECONDS WEST 264.61 FEET; THENCE SOUTH 12 DEGREES 30 MINUTES 36 SECONDS EAST 129.87 FEET; THENCE SOUTH 12 DEGREES 16 MINUTES 24 SECONDS WEST 298.50 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 87 DEGREES 13 MINUTES 02 SECONDS WEST 1751.68 FEET TO THE POINT OF BEGINNING, CONTAINING 107.25 ACRES, MORE OR LESS.*

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

The conditions and commitments of the rezoning shall be as follows:

- A. The rezoning shall be subject to the following condition: A subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
- B. The following commitment shall apply to the use and development of the subject property: At the time of any development, a buffer that includes a 50-foot total setback, as well as a berm and landscaping, shall be provided along the north property line of the subject property where adjacent to the property at 4605 South 150 West.

**SECTION 3: Repealer**

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

**SECTION 4: Severability**

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

**SECTION 5: Effective Date**

After its adoption, this ordinance shall be effective upon and after the date and time that companion Ordinance \_\_\_\_\_, 2026 annexing the subject property to the City of Columbus is filed and recorded, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

The Clerk’s page attesting to the passage of this ordinance, documenting the vote of the Common Council, and verifying approval by the Mayor is attached to and made a part of this ordinance.

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 7<sup>th</sup> day of April 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is presented by me this 8<sup>th</sup> day of April 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is approved by me this 8<sup>th</sup> day of April 2026, at o'clock \_\_\_\_\_.M.

---

Mary K. Ferdon, Mayor

**RESOLUTION: PC-25-02**

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

regarding  
**Case Number PC-25-02**  
**(Arbor Homes / Timberland Springs Rezoning),**  
**a proposal to rezone +/-107.25 acres**  
**from AP (Agriculture: Preferred) to RT (Residential: Two-Family)**

**WHEREAS**, the Plan Commission has received the application referenced above from Arbor Homes; and

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

**WHEREAS**, the Plan Commission did, on February 11, 2026, hold a public hearing consistent with the applicable requirements of Indiana law, the City of Columbus Zoning Ordinance, and the Plan Commission Rules of Procedure; and


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

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

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

- 1) The rezoning of the property subject to the application (approximately 107.25 acres located at the northeast corner of the intersection of Deaver Road and county road 150 West) is forwarded to the Common Council with a favorable recommendation. That recommendation is contingent upon the annexation of the property included, as requested through Case Number PC-26-02, and the completion of a subdivision plat adjusting the subject property lines to result in no parcel with more than one zoning district.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11<sup>th</sup> DAY OF FEBRUARY, 2026 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**

  
\_\_\_\_\_  
Michael Kinder, President

**ATTEST:**

  
\_\_\_\_\_  
Laura Garrett, Secretary



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (February 11, 2026 Meeting)

**Docket No. / Project Title:** PC-26-2 / PC-25-2 (Timberland Springs)  
**Staff:** Melissa Begley

**Applicant:** Arbor Homes  
**Annexation Area Size:** 139.36 Acres  
**Rezoning Property Size:** 107.25 Acres  
**Current Zoning:** AP (Agriculture: Preferred)  
**Proposed Zoning:** RT (Residential: Two-Family)  
**Location:** The northeast side of Deaver Road and 150 West, in Wayne Township.

#### Background Summary:

Arbor Homes is proposing to annex two properties, consisting of 139.36 acres into the City of Columbus corporate limits for the purpose of developing 107.25 acres into a single-family residential subdivision. The proposed RT (Residential: Two-Family) zoning for the property is intended to enable some higher density single-family housing within the overall development, which would feature smaller lots. Arbor Homes is not proposing any duplex, single-family attached, or other multifamily structures.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications: Is the RT (Residential: Two-Family) zoning district appropriate at this location, especially considering the applicant's submitted development concept plan?

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is 39.5% contiguous to the City of Columbus and therefore meets the minimum requirement of 12.5% contiguity. Columbus City Utilities as well as the Police Department, Fire Department, and Department of Public Works have verified that they can serve the area. The annexation is further supported by the Comprehensive Plan which encourages development of a sufficient supply of diverse housing types, sizes and price ranges in the community.

#### Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council.

#### Plan Commission Options:

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

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

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

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 39.5% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

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

**Decision Criteria (Rezoning):**

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

**The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan identifies the future land use for this area as residential and it's development is consistent with the Comprehensive Plan's policies to encourage orderly growth where city services can be readily provided. The Comprehensive Plan also encourages development adjacent to already developed areas. Further, the Plan encourages a diversity of housing types, prices, and sizes.

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

*Preliminary Staff Comments:* The site is located directly west of Country Wood Farms and Brookside Estates, both single-family residential subdivisions. There are also some duplexes in Brookside. Bethel Village is located to the east and is a single-family residential subdivision. The property to the south is the Walesboro airfield property which is zoned heavy industrial. City sewer and water are available to these properties.

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

*Preliminary Staff Comments:* The Comprehensive Plan identifies residential for the use of the property and surrounding area. The property is located within a moderate drive from goods and services but likely not close enough to those services to support a comparatively dense residential development, such as that found in the RM (Residential: Multi-Family) zoning district. The subject property is in good proximity

to several large employers, sewer and water service is available, the site is located on high-volume roads, and the future transit service is possible at this location.

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

*Preliminary Staff Comments:* The property values throughout the City of Columbus should not be impacted in a negative way if the zoning request is approved. With the exception of single lots to the north and east, this development will not have any immediate neighbors, however it is directly across 150 West from Brookside Estates and Country Wood Farms, across Deaver from the former Walesboro airfield / future industrial sites, and separated by floodway/floodplain from Bethel Village and other areas of potential future development.

**Responsible growth and development.**

*Preliminary Staff Comments:* The parcels are bordered by the City of Columbus to the south and west and eligible for annexation. The site has adequate infrastructure, including access to high volume streets. The site is not located close enough to goods and services in order to support dense residential development, therefore moderate density single- or two-family residential is more appropriate.

| <b>Current Property Information:</b>  |  |
|---|--|
| <b>Existing Land Use:</b>   | Agriculture  |
| <b>Existing Site Features:</b>  | Woods, row crops, a barn and silos   |
| <b>Flood Hazards:</b>   | The east portion of the annexation area contains a floodway, a 100-year floodway fringe, and 500-year floodway fringe. Minimal portions of the rezoning area include 100- and 500-year floodplain (along the Strietelmeier Arm of the Denois Creek regulated drain). |
| <b>Special Circumstances:</b><br>(Airport Hazard Area, Wellfield Protection Area, etc.) | The Strietelmeier Arm of the Denois Creek regulated drain crosses the subject property   |
| <b>Vehicle Access:</b>  | 150 West (Minor Arterial, Residential, Suburban)<br>Deaver Road (Collector, Industrial, Suburban)  |

| <b>Surrounding Zoning and Land Use:</b> |   |  |
|---|---|--|
|   | <b>Zoning:</b>  | <b>Land Use:</b>   |
| <b>North:</b>                           | AP (Agriculture: Preferred)                                       | Agriculture  |
| <b>South:</b>                           | I3 (Industrial: Heavy)  | Former Walesboro Airfield  |
| <b>East:</b>                            | AP (Agriculture: Preferred)<br>RS2 (Residential: Single Family 2) | Agriculture<br>Single Family Residential (Bethel Village Neighborhood) |

|              |   |   |
|--------------|---|---|
| <b>West:</b> | AP (Agriculture: Preferred)<br>RS2 (Residential: Single Family 2)<br>RS3 (Residential: Single Family 3)<br>RS4 (Residential: Single Family 4) | Single Family Residential<br>Brookside North Residential Subdivision<br>Country Wood Farms Residential Subdivision<br>Brookside Estates Residential Subdivision |
|--------------|---|---|

| <b>Zoning District Summary (Existing / Proposed):</b> |   |  |
|---|---|--|
|   | <b>Existing Zoning: AP</b>  | <b>Proposed Zoning: RT</b>   |
| <b>Zoning District Intent:</b>                        | <p>Intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.</p> <p>Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone.</p> <p>This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.</p> | <p>To provide areas for moderate density single, two, and multi-family residences in areas with compatible infrastructure and services. These residences are most likely arranged as multiple attached units on a single-lot or multiple attached units separated by lot lines at a common wall. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks, and open space, employment, and convenience goods.</p> |

|                                 |  |   |
|---------------------------------|--|---|
| <b>Permitted Uses:</b>          | <p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• Farm</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• Dwelling, single-family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> </ul> | <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• Dwelling, single-family</li> <li>• Dwelling, two-family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> <li>• Park / playground</li> </ul> |
| <b>Water and Sewer Service:</b> | Not Required   | Required  |

|   |   |  |
|---|---|--|
| <p><b>Lot and/or Density Requirements:</b></p>  | <p><b>Minimum Lot Area:</b></p> <p><b>Septic System:</b> 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.</p> <p><b>Sewer Service:</b> 1 acre (43,560 sq. ft.)</p>  | <p><b>Minimum Lot Area:</b></p> <p><b>Non-residential Use:</b> 5,000 sq. ft.</p> <p><b>Residential Use:</b> 3,000 sq. ft. per dwelling unit</p>  |
| <p><b>Setbacks Required:</b></p>                | <p><b>Side &amp; Rear Yard Setback:</b><br/> Agricultural Structure: 30 feet<br/> Primary Structure: 30 feet*<br/> Accessory Structure: 15 feet*</p> <p>*5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less</p> <p><b>Front Yard Setback:</b><br/> Arterial Street or Road: 50 feet<br/> Collector Street: 25 feet<br/> Collector Road: 30 feet<br/> Local Street: 10 feet*<br/> Local Road: 25 feet</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p> | <p><b>Side Yard Setback:</b><br/> Single-Family Structure: 0 feet<br/> Minimum per side, 10 ft. aggregate*<br/> Two-Family Structure: 5 feet<br/> Multi-Family Structure: 10 feet<br/> Non-Residential Structure: 10 feet<br/> Accessory Structure: 5 feet</p> <p>*The aggregate side setback for single-family may be reduced to 0 feet for the center units in multiple attached unit designs.</p> <p><b>Rear Yard Setback:</b><br/> Residential Structure: 5 feet<br/> Non-Residential Structure: 10 feet<br/> Accessory Structure: 5 feet</p> <p><b>Front Yard Setback:</b><br/> Arterial Street or Road: 50 feet<br/> Collector Street: 15 feet*<br/> Collector Road: 30 feet<br/> Local Street: 10 feet*<br/> Local Road: 25 feet</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p> |
| <p><b>Height Restrictions:</b></p>              | <p><b>Primary Structure:</b><br/> 40 feet</p> <p><b>Accessory Structure:</b><br/> 35 feet</p>   | <p><b>Primary Structure:</b><br/> 50 feet</p> <p><b>Accessory Structure:</b><br/> 25 feet (or the height of the primary structure, whichever is less)</p>  |
| <p><b>Minimum Living Area Per Dwelling:</b></p> | <p>1,000 sf</p>   | <p>Single-Family Structure: 1,000 sf<br/> Two-Family Structure: 1,000 sf<br/> Multi-Family Structure: 500 sf</p>   |

|                                 |  |  |
|---------------------------------|--|--|
| <b>Floor Area Requirements:</b> | Minimum Ground Floor Living Area: 40%. | Minimum Ground Floor Living Area: 40%. |
|---------------------------------|--|--|

|                                  |   |
|----------------------------------|---|
| <b>Interdepartmental Review:</b> |   |
| <b>City Engineering:</b>         | No comments.  |
| <b>City Utilities:</b>           | Water and sewer is available along 150 West.<br>City Utilities would be interested in working with the developer on getting water and sewer installed along Deaver Road for potential future developments.  |
| <b>Parks Department:</b>         | No concerns.  |
| <b>Police Department:</b>        | No concerns.  |
| <b>Fire Department:</b>          | The Columbus Fire Department will be able to provide fire protection for this site without adding any additional equipment or personnel.  |
| <b>Public Works Department:</b>  | <p>The addition of another subdivision of this size will have a major impact on DPW once it has been completed. The Sanitation crews have been absorbing many annexations and new subdivisions since and including Shadow Creek Subdivision, without any increase in route size or additional employees. On average the crews are physically on their current route for a little over 6 hours per day not including truck inspections, travel time, or disposal time. Adding 312 new homes would increase their time resulting in overtime to complete routes on a weekly basis. We also provide Recycle, Brush, and Yard Waste on a weekly basis that would be affected even more as each of these collections are serviced by only 2 route trucks for the entire route that day. An estimated cost for Sanitation alone averages \$18-\$19.00 per month per household equaling around \$70 Thousand per year for 312 homes which would come from the General Fund.</p> <p>Funding for Toters would need to be increased as 312 homes would require an estimated \$70-75 thousand dollars to purchase Trash, Recycle, and Yard Waste Toters. Fuel and equipment maintenance would also require additional funding.</p> <p>Street and Traffic would be affected in later years as the infrastructure starts to age add decline. This will add additional lane miles to our snow removal route and potentially increasing the salt budget. With the amount of Street Trees planted they will require maintenance and future leaf removal adding to our routes. The Street Trees need to provide enough clearance for DPW Equipment to safely provide services.</p> <p>DPW will continue to serve all residents with superior service the best we can but we are at the point that we will need to increase our Overtime budget significantly or pursue adding additional manpower and equipment to provide adequate services in a timely manner.</p> |

|   |  |
|---|--|
| <b>Animal Care Services:</b>                        | No comments received.  |
| <b>Human Rights Department:</b>                     | No comments received.  |
| <b>City Administration:</b>                         | No comments received.  |
| <b>Columbus Transit:</b>                            | Columbus Transit might very well serve this area. We have two working sessions planned this month to evaluate route design to Walesboro, and the intersection of Deaver Road and 150 West is a top-contending route. |
| <b>Bartholomew County Drainage Board:</b>           | I have no major concerns at this time. I was contacted by Strietelmeier Farms in January about their need to relocate the existing private crossing on the Strietelmeier Arm if this development proceeds.           |
| <b>Bartholomew Consolidated School Corporation:</b> | No comments received.  |

### Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable.  
*This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.*
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended.  
*New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.*
3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies.  
*Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana Law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
4. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.  
*Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
5. **POLICY A-4-3:** Prevent urban sprawl.  
*Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.*
6. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.

*Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.*

7. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.  
*New development should be designed in a manner that is sensitive to its surroundings.*  
**GOAL D-1:** Develop new housing where adequate public services can be provided economically.
8. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.  
*New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, and there should be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.*
9. **POLICY D-1-3:** Encourage development adjacent to already developed areas.  
*Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.*
10. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
11. **POLICY D-2-2:** Allow for various housing types.  
*A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*
12. **GOAL D-3:** Provide high-quality residential neighborhood environments.

This property is located in the State Road 11 South character area. The following Planning Principle(s) apply to this application:

- New development should be limited in this area until traffic and flooding problems are resolved.
- Residential development should be encouraged only on land not subject to flooding and only where it is demonstrated that the traffic can be accommodated safely.

The Bicycle & Pedestrian Comprehensive Plan Element recommends providing a shared use path along Deaver Road. The standard width for a shared use path is 10 feet, with 12 feet being necessary in areas with high volumes of pedestrians. The plan recommends both a cycle track and shared use path for 150 West.

The Thoroughfare Plan recommends a future collector road extension in line with 300 South, across the north side of the subject property, and also recommends a north/south residential collector road extension along the east side of the subject property.

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

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

1. The applicants have provided a concept plan with a total of 284 lots. They are proposing 134 - 7,320 square foot lots and 150 - 3,500 square foot lots. The concept plan also includes 5 ponds, a 3.82 acre common area, a wooded area to be preserved and an 8-foot wide walking path linking some of the common areas. The concept plan does not meet the requirements of the Subdivision Control Ordinance with regard to the location and layout of required open space, and otherwise has not been reviewed for all aspects of compliance with the City's subdivision regulations. Revisions of this design are likely should the development proceed and a preliminary subdivision plat be proposed.
2. The RT (Residential: Two-Family) zoning district is intended to accommodate a variety of medium density residential types, including single-family detached homes, single-family attached homes (townhomes), and duplexes. This district allows smaller lots than the RS1 through RS4 districts that accommodate only lower-density single-family homes. The applicant has indicated that the RT zoning has been sought for the property to allow the smaller lot sizes. The smallest lot allowed in the RS4 zoning district, for example, is 5,500 square feet; compared with the 3,500 square foot lots envisioned by the applicant.

3. The proposed subdivision is located across 150 West from Brookside Estates, Brookside North and Country Wood Farms. There are 218 homes for all 3 subdivisions. County Wood Farms is zoned RS3 (Residential: Single Family 3), Brookside North is zoned RS4 (Residential: Single Family 4), and Brookside Estates is zoned RS2 (Residential: Single-Family 2 and RS3 (Residential: Single-Family 3) and includes 5 duplexes on Brookside Court. The typical lot size for County Wood Farms is 8,276 square feet. The typical lot size in Brookside Estates (zoned RS2) is 15,168 square feet and the typical lot size in Brookside Estates (zoned RS3) is 9,240 square feet.
4. The subject property is not currently served by the ColumBUS Transit system. However, ColumBUS is currently planning to extend service to the nearby Woodside / Walesboro industrial area and has indicated that service to this development could potentially be provided by that new route.
5. The subject property is also not currently connected to the Columbus bicycle system or sidewalk network. However, bicycle and pedestrian connections to this area are recommended by the Columbus Bicycle and Pedestrian Plan.
6. The nearest convenience goods (the new Dollar General) is located to the north along Jonesville Road, approximately 3.23 miles by car from the proposed development. It is approximately 2.35 miles from the GetGo and Circle K convenience stores at I-65/SR 58. The nearest grocery store, the westside Walmart superstore, is located approximately 5.6 miles by car from the subject property. There are no convenience goods that are walkable from the proposed development.
7. The City of Columbus Thoroughfare Plan designates 150 West as a minor arterial, residential, suburban street. Minor arterials are intended to provide a moderate degree of mobility and connect major destinations and developments within the community. In this area, 150 West is generally 20 feet in width, with 1 travel lane in each direction, roadside swales for drainage and no curbs or sidewalks. If the subject property is subdivided, the developer will be required to improve its 150 West frontage to meet the requirements of the subdivision control ordinance. The Thoroughfare Plan's vision for 150 West is to provide a connection between State Road 46 and 450 South, likely as a traffic alternative to State Road 11 in the future. A summary of existing and required conditions along the property's 150 West frontage is provided below:

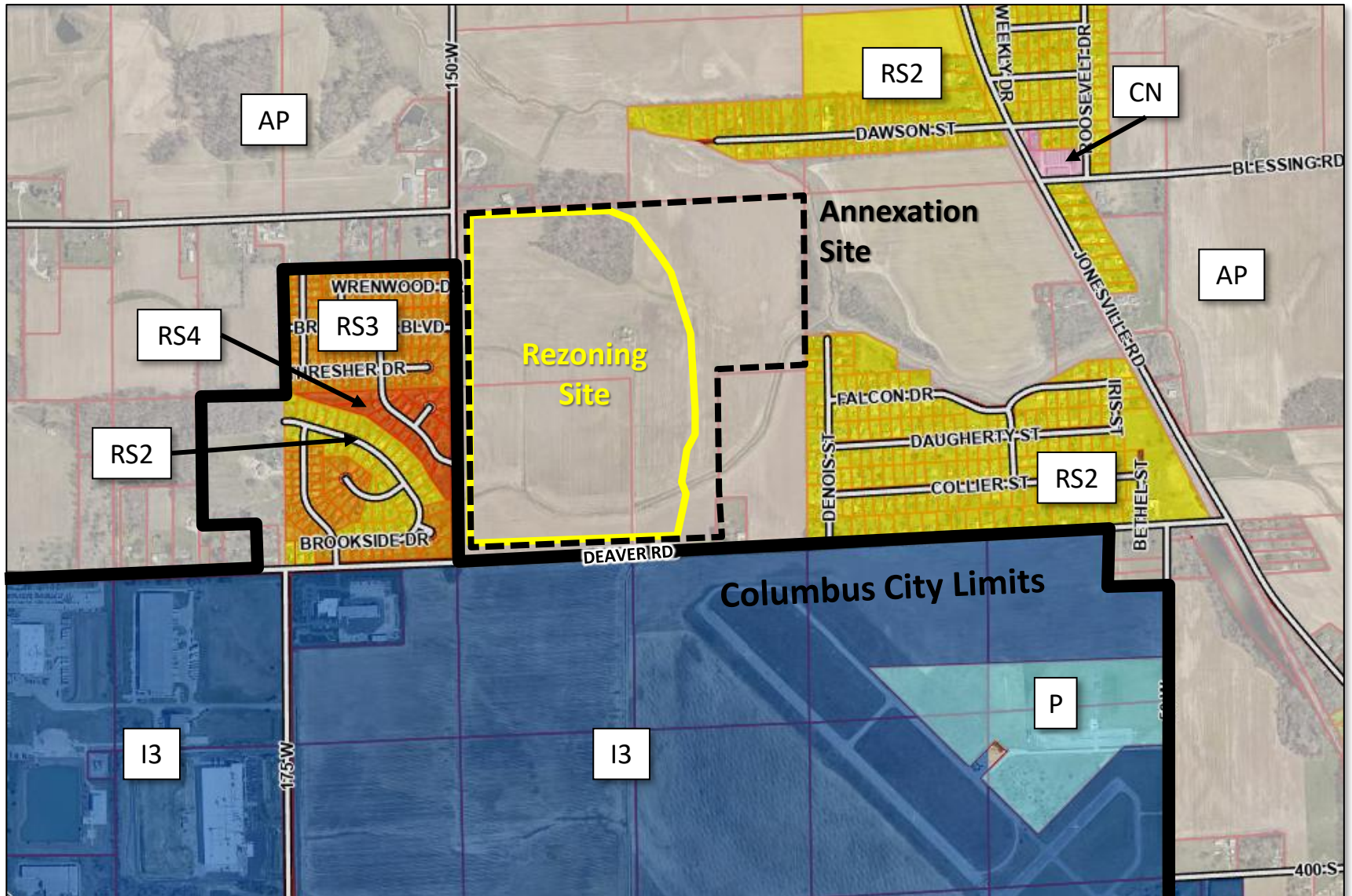
|                          | <b>Required by the Subdivision Control Ordinance for</b>                                 | <b>Current Conditions</b> |
|--------------------------|--|---------------------------|
| <b>Lane Width</b>        | 12 feet  | 10 feet                   |
| <b>Cycle Track</b>       | 7 feet plus traffic barrier (for a one-way track at street level – allowed designs vary) | None                      |
| <b>Curb &amp; Gutter</b> | 2 feet   | None                      |
| <b>Tree Lawn</b>         | Minimum 5 feet   | None                      |
| <b>Sidewalk/path</b>     | 10 feet  | None                      |
| <b>Right-of way</b>      | 90 feet (45-foot half)   | 30 feet (15-foot half)    |

9. The City of Columbus Thoroughfare Plan designates Deaver Road as a collector, industrial, suburban street. Collectors are intended to connect local streets with arterial streets and secondary traffic generators. In this area, Deaver Road is generally 20 feet in width, with 1 travel lane in each direction, roadside swales for drainage and no curbs or sidewalks. If the subject property is subdivided, the developer will be required to improve its Deaver Road frontage to meet the requirements of the subdivision control ordinance. A summary of existing and required conditions along the property's Deaver Road frontage is provided below:

|                          | <b>Required by the Subdivision Control Ordinance for</b> | <b>Current Conditions</b> |
|--------------------------|--|---------------------------|
| <b>Lane Width</b>        | 12 feet  | 10 feet                   |
| <b>Curb &amp; Gutter</b> | 2 feet   | None                      |
| <b>Tree Lawn</b>         | Minimum 5 feet   | None                      |
| <b>Sidewalk/path</b>     | 10 feet  | None                      |
| <b>Right-of way</b>      | 60 feet (30-foot half)                                   | 30 feet (15-feet half)    |

10. A portion of the subject property is located within the 100-year and 500-year floodway fringe areas. Any development will be required to meet the standards for the special flood hazard area as provided by Chapter 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the minimum specified flood protection grade.
11. If the subject property is successfully annexed and rezoned, the petitioners' next step will be to submit a subdivision preliminary plat application to the Planning Department for a detailed review of the proposed subdivision by the Plan Commission.
12. Drainage and stormwater runoff from impervious surfaces (streets, roof tops, driveways) is regulated by the City of Columbus stormwater ordinance. Grading and drainage plans are prepared by the developer and are reviewed by the City's Engineering Department during the subdivision preliminary platting process.

# Location & Zoning Context (Case #PC-25-02 / PC-26-02: Timberland Springs)







## MEMORANDUM

**TO:** Columbus City Council Members

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

**DATE:** March 25, 2026

**RE:** Volunteers of America / Hutchins Crossing Rezoning  
(*Plan Commission Case #PC-26-03*)

At its March 11, 2026 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

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). The applicants have indicated their intent to develop the property as a small apartment building for low-income residents also in need of social services.

The property is currently included in the Arvin / United Way Planned Unit Development (PUD). That PUD zoning provides for the office and social service uses currently present. It does not allow housing.

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

The Plan Commission's favorable recommendation includes commitments requiring any new development to front one of the adjacent streets, as do other structures in this area, and provide a sidewalk along 14<sup>th</sup> Street.

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

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

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

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

**To be known as the: Volunteers of America / Hutchins Crossing Rezoning  
Plan Commission Case No.: PC-26-03**

**WHEREAS**, this rezoning was requested by Volunteers of America Ohio & Indiana and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on March 11, 2026, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

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

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

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from PUD (Planned Unit Development) to RMc (Residential: Multi-Family with commitments):

*A PART OF LOT 2 OF UNITED SENIOR RESIDENCE MINOR SUBDIVISION, THE PLAT THEREOF RECORDED AS INSTRUMENT 2011-009200 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 21 MINUTES 48 SECONDS EAST 223.45 FEET ALONG THE EAST LINE THEREOF; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS WEST 114.84 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 31 SECONDS WEST 231.10 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 19 MINUTES 24 SECONDS EAST 115.79 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; CONTAINING 0.61 ACRES, MORE OR LESS.*

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

The conditions and commitments of the rezoning shall be as follows:

- A. The rezoning shall be subject to the following condition: A subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
- B. The following commitment shall apply to the use and development of the subject property:
  - a. The future development of the property shall be of a traditional neighborhood site design, with the structure(s) adjacent to and with front facades oriented to Hutchins and/or 14<sup>th</sup> Street and with parking provided behind the structure(s) and no closer to either adjacent street than the nearest front wall of the structure(s).
  - b. Any development of the subject property shall include the improvement of the south side of 14<sup>th</sup> Street between the Central Park Place Apartments (1500 13<sup>th</sup> Street) and Hutchins Avenue to include a minimum 11-foot travel lane, curb, 5-foot tree lawn, and 6-foot sidewalk.

**SECTION 3: Repealer**

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

**SECTION 4: Severability**

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

**SECTION 5: Effective Date**

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

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

The Clerk's page attesting to the passage of this ordinance, documenting the vote of the Common Council, and verifying approval by the Mayor is attached to and made a part of this ordinance.

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 21<sup>st</sup> day of April 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 21<sup>st</sup> day of April 2026, is presented by me this 22<sup>nd</sup> day of April 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 21<sup>st</sup> day of April 2026, is approved by me this 22<sup>nd</sup> day of April 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

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Mary K. Ferdon, Mayor

**RESOLUTION: PC-26-03**

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

regarding  
**Case number PC-26-03**  
**(Volunteers of America / Hutchins Crossing Rezoning),**  
**a proposal to rezone +/-0.61 acres**  
**from PUD (Planned Unit Development) to RM (Residential: Multi-Family)**

**WHEREAS**, the Plan Commission has received the application referenced above from Volunteers of America Ohio & Indiana; and

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

**WHEREAS**, the Plan Commission did, on March 11, 2026, hold a public hearing consistent with the applicable requirements of Indiana law, the City of Columbus Zoning Ordinance, and the Plan Commission Rules of Procedure; and

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

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

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

1. The rezoning of the property subject to the application (approximately 0.61 acres located at the southwest corner of the intersection of 14<sup>th</sup> Street and Hutchins Avenue) is forwarded to the Common Council with a favorable recommendation.
2. The favorable recommendation includes the following condition: A subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
3. The favorable recommendation also includes the following commitments:
  - a. The future development of the property shall be of a traditional neighborhood site design, with the structure(s) adjacent to and with front facades oriented to Hutchins and/or 14<sup>th</sup> Street and with parking provided behind the structure(s) and no closer to either adjacent street than the nearest front wall of the structure(s).
  - b. Any development of the subject property shall include the improvement of the south side of 14<sup>th</sup> Street between the Central Park Place Apartments (1500 13<sup>th</sup> Street) and Hutchins Avenue to include a minimum 11-foot travel lane, curb, 5-foot tree lawn, and 6-foot sidewalk.
4. This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11<sup>th</sup> DAY OF MARCH,  
2026 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

  
\_\_\_\_\_  
Michael Kinder, President

ATTEST:

  
\_\_\_\_\_  
Laura Garrett, Secretary



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (March 11, 2026 Meeting)

**Docket No. / Project Title:** PC-26-3 (Rezoning) / Volunteers of America  
**Staff:** Melissa Begley

**Applicant:** Volunteers of America Ohio & Indiana  
**Property Size:** 26,571 square feet  
**Current Zoning:** PUD (Arvin Meritor / United Way PUD)  
**Proposed Zoning:** RM (Residential: Multi-Family)  
**Location:** The southwest corner of 14<sup>th</sup> Street & Hutchins Avenue, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of building a 17 unit, two-story apartment building.

#### Key Issue Summary:

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

#### Preliminary Staff Recommendation:

Favorable recommendation to the City Council with the following commitments:

1. The future development of the property shall be of a traditional neighborhood site design, with the structure(s) adjacent to and with front facades oriented to Hutchins and/or 14<sup>th</sup> Street and with parking provided behind the structure(s) and no closer to either adjacent street than the nearest front wall of the structure(s).
2. Any development of the subject property shall include the improvement of the south side of 14<sup>th</sup> Street between the Central Park Place Apartments (1500 13<sup>th</sup> Street) and Hutchins Avenue to include a minimum 11 foot travel lane, curb, 5-foot tree lawn, and 6-foot sidewalk.

#### Plan Commission Options:

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

#### Decision Criteria:

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

#### The Comprehensive Plan.

*Preliminary Staff Comments:* The Comprehensive Plan designates this area as residential, encourages infill development, and encourages diverse housing types in locations where services can be provided. The proposed rezoning represents all of these policies in the Comprehensive Plan.

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

*Preliminary Staff Comments:* The area is a mix of industrial uses, multi-family developments and the United Way Center, comprised of social service and non-profit organizations, with facilities currently on the same lot as the subject property, and on the south side of 13<sup>th</sup> Street.

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

*Preliminary Staff Comments:* There are other residential areas nearby, including both single-family and multi-family. Multi-family residential is a desirable infill use for this area, as there are other residential areas, as well as services nearby. Appropriate access is provided by local streets that are connected to Central Avenue, an arterial street that is 2 blocks to the east.

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

*Preliminary Staff Comments:* A multi-family residential use at this location, should not significantly impact property values throughout the City's jurisdiction.

**Responsible growth and development.**

*Preliminary Staff Comments:* The proposed rezoning represents responsible growth and development because it would provide an opportunity for infill development. The property is served by City utilities and transit, and is in close proximity to goods and services.

| <b>Current Property Information:</b>  |  |
|---|--|
| <b>Land Use:</b>  | Currently a part of the United Way / Sans Souci parking lot.                                     |
| <b>Site Features:</b>   | A portion of the United Way / Sans Souci parking lot   |
| <b>Flood Hazards:</b>   | No flood hazards exist on the property.  |
| <b>Special Circumstances:</b><br>(Airport Hazard Area, Wellfield Protection Area, etc.) | No special circumstances exist on the property.  |
| <b>Vehicle Access:</b>  | 14 <sup>th</sup> Street (Local, Commercial, Urban)<br>Hutchins Avenue (Local, Commercial, Urban) |

| <b>Surrounding Zoning and Land Use:</b> |   |   |
|---|---|---|
|   | <b>Zoning:</b>  | <b>Land Use:</b>                            |
| <b>North:</b>                           | I2 (Industrial: General)                                  | CleanPower, Hog Molly Brewery               |
| <b>South:</b>                           | PUD (Arvin Meritor PUD)                                   | United Way Offices                          |
| <b>East:</b>                            | RE (Residential: Established)                             | Single Family Residential                   |
| <b>West:</b>                            | PUD (Arvin Meritor PUD)<br>RM (Residential: Multi-Family) | Sans Souci<br>Central Park Place Apartments |

|                                  |              |
|----------------------------------|--------------|
| <b>Interdepartmental Review:</b> |              |
| <b>City Engineering:</b>         | No concerns. |
| <b>City Utilities:</b>           | No comments. |
| <b>Code Enforcement:</b>         | No concerns. |
| <b>Fire Department:</b>          | No comments. |

### History of this Location:

The relevant history of this property includes the following:

1. In 1989, the subject property was an industrial area and was part of a rezoning of the surrounding area to a PUD (Planned Unit Development). This PUD (18 acres) consolidated the corporate headquarters and manufacturing facilities of Arvin Industries (PUD-89-03).
2. In 2002, the PUD was modified to facilitate the former Arvin manufacturing facilities reuse as the United Way Center (PUD-02-05).
3. In 2010, the west 1.77 acres of the block that currently includes the subject property were rezoned to RMc (Residential: Multi-family with commitments) for a new senior apartment development (the Central Park Place Apartments) (RZ-10-06).

### Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.  
*New development should be designed in a manner that is sensitive to the surroundings.*
2. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
3. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.  
*New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, there should be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.*
4. **POLICY D-1-3:** Encourage development adjacent to already developed areas.  
*Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.*
5. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
6. **POLICY D-2-2:** Allow for various housing types.  
*A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*

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

1. Infill development that complements existing neighborhoods should be encouraged.
2. When conversion of single-family houses to multifamily is permitted, appropriate off-street parking should be required. Converting front yard areas to parking lots is not in the best interests of the area.

The Central Neighborhood Plan identifies this site as being in one of the focus areas, although no specific recommendations were made for this exact location. Some of the Central Neighborhood Plan goals include the following:

1. Promote mixed-use and mixed-income redevelopment, while minimizing land use conflicts.
2. Recommend infrastructure improvements that support the expected increase in pedestrian and bicycle traffic while sustaining appropriate routes for the truck traffic necessary for serving businesses.
3. Improve access to jobs, healthy foods, recreation, community services, education, and affordable housing.

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

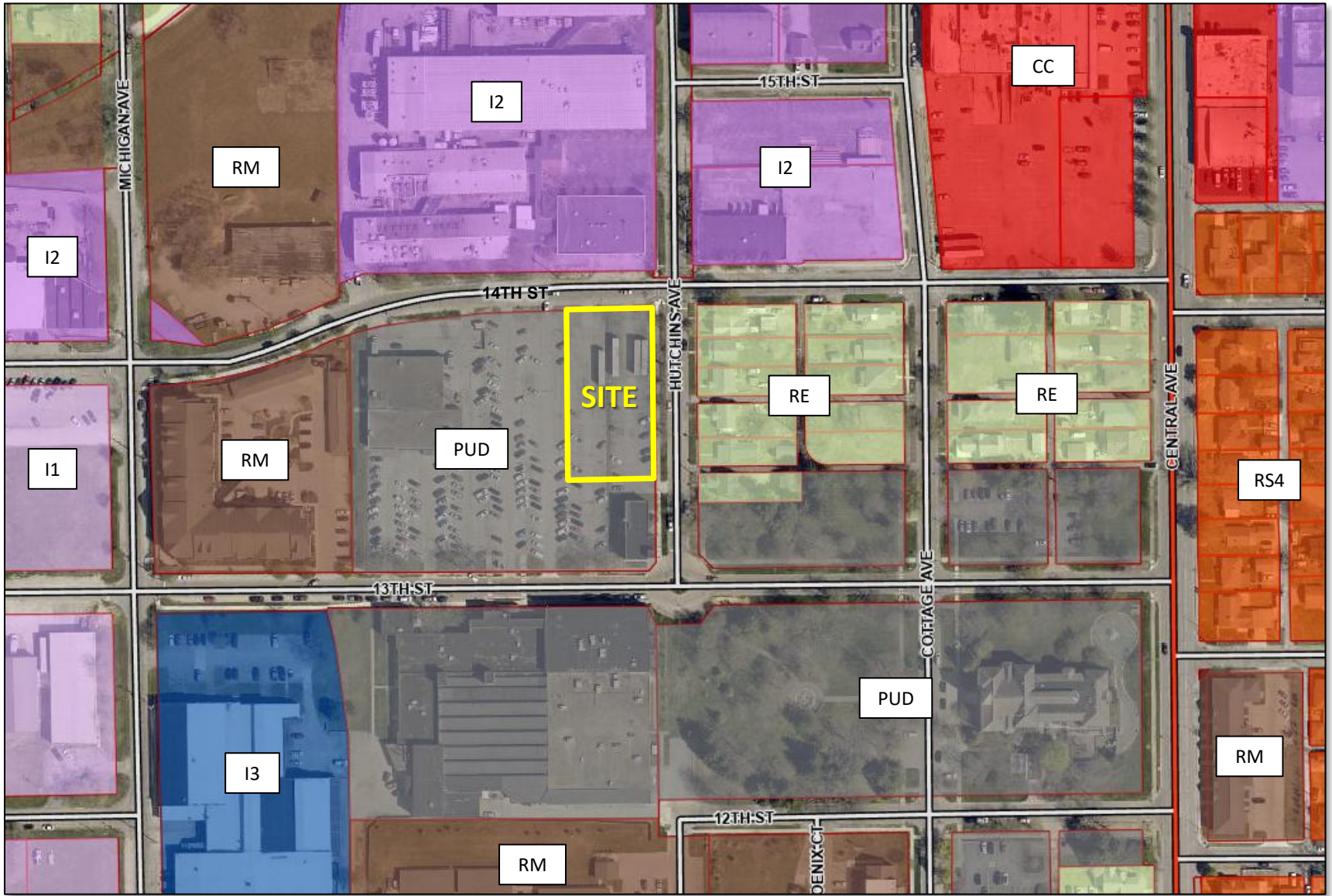
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to rezone the subject property from PUD (Planned Unit Development) to RM (Residential: Multi-family). The property to be rezoned is currently part of the parking lot associated with the Sans Souci Thrift Store and the United Way Offices. The applicants intend to subdivide off a .61 acre parcel to construct a 17 unit housing development.
2. The property is currently located in the Arvin Meritor / United Way PUD zoning district. This district, created in the late 1980's, was established to provide more development flexibility than available through traditional zoning districts for the Arvin headquarters and manufacturing facilities. The PUD provides a set of specific uses for the area, sign standards, building heights and parking standards. In 2002, the PUD was modified to allow the western portion of the PUD to be used for the Community Human Service Complex for United Way. That change updated the permitted uses and landscaping standards.
3. The intent of the RM (Residential Multi-Family) zoning district is to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in the RM district should be serviced by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector Roads, and direct connections to public open space and convenience goods.
4. The subject property is located in an area characterized by a mix of uses. There are single-family homes to the east and multi-family (Central Park Place Apartments) residences to the west of the site. There are existing industrial operations to the north and the United Way Center, which provides a variety of public services is to the south. The property to the immediate west is Sans Souci, which is a thrift store that also provides employee development and no cost household essentials and clothing for emergency needs.
5. The surrounding area is contextually urban and is characterized by a more traditional neighborhood design that has higher density, smaller lot sizes and buildings placed closer to the street with parking interior to the property. Urban areas also reflect a stronger presence of pedestrian traffic. The applicants have not provided a site plan or concept for the proposed development.
6. There are several amenities nearby the subject property. The subject site is approximately 2 blocks west of Central Avenue where there are several commercial businesses. The area is served by the ColumBUS Transit System with a bus stop near the subject property, at 13th Street and Cottage Avenue (approximately 1 block away). The closest public park is the Ninth Street Park approximately .56 miles away. The nearest connection to the People Trail is approximately 4 blocks away; however crossing Central Avenue to get to the trail from the subject property is problematic because there are no traffic signals or crosswalks between 10<sup>th</sup> Street and 17<sup>th</sup> Street.
7. There are sidewalks on 13th Street and on Hutchins, Cottage, and Central Avenues. On 14<sup>th</sup> Street, there are some blocks with sidewalks, but also sections that do not have sidewalks.
8. There have been two other similar rezonings in the area; the sites of the Central Park Place Apartments (Case #RZ-10-06) and the Flats on 14<sup>th</sup> Apartments (Case #RZ-15-07), which is under construction. As part of the rezoning commitments associated with the Central Park Place Apartments site, that development was required to improve its half of Michigan Avenue as well as 13<sup>th</sup> and 14<sup>th</sup> Streets to the current City of Columbus standards, including right-of-way width, lane width, presence of curbs, sidewalks, street trees, etc. It was also required to construct the building with a

traditional neighborhood design with the building adjacent to the street and parking behind, orient the building either toward 13<sup>th</sup> Street or the 13<sup>th</sup> Street / Michigan Avenue intersection, and design the building and site to form a walkable “campus” with the United Way Center. The rezoning commitments for the Flats on 14<sup>th</sup> site required the building be a traditional neighborhood design with the building’s oriented to the street and parking behind to promote a pedestrian oriented neighborhood, 14<sup>th</sup> and Michigan Streets be improved to include street width, curb and gutter, a tree lawn with street trees and sidewalks, and a 100% opaque, 6 foot tall fence between the development and the adjacent industry.

9. This development will remove parking that currently serves the United Way and San Souci, based on a preliminary analysis, the remaining parking appears to comply with what the zoning ordinance would require for these other uses.

# Location & Zoning Context (Case #PC-26-03: Vol. of America / Hutchins Crossing)



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COLUMBUS, INDIANA, TO AUTHORIZE AND REGULATE THE USE OF GOLF CARTS AND UTILITY TASK VEHICLES (UTVs)**

**WHEREAS**, Indiana Code § 9-21-1-3.3 authorizes municipalities to adopt ordinances authorizing and regulating the operation of golf carts and utility task vehicles (UTVs) on public roadways under their jurisdiction; and

**WHEREAS**, residents of the City of Columbus have expressed a desire to use such vehicles on the City's streets;

**WHEREAS**, the City of Columbus desires to promote safety while allowing the limited operation of such vehicles on City streets under regulated conditions;

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

**SECTION 1.** A new Chapter 10.70 of the Columbus Municipal Code for the City of Columbus (“the Code”) is hereby adopted by the addition of the following language:

**CHAPTER 10.70 – GOLF CARTS AND UTILITY TASK VEHICLES (UTVs) RULES AND REGULATIONS.**

**10.70.10 – Definitions.**

For purposes of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

- A. **Driver's License.** A valid current license to operate a motor vehicle issued by the State of Indiana or any other state.
- B. **Financial Responsibility.** A policy of liability insurance coverage on golf carts and utility task vehicles (UTVs) in an amount not less than required by Indiana law for a motor vehicle operated on public highways in the State of Indiana.
- C. **Golf Carts.** The definition is provided in Indiana Code § 9-13-2-69.7. As it now exists, that term means a four-wheeled motor vehicle originally and specifically designed and intended to transport one or more individuals and golf clubs for the purpose of playing the game of golf on a golf course.
- D. **Off-Road Vehicles.** The definition is provided in Indiana Code § 14-8-2-185. As it now exists, that term means a motor-driven vehicle capable of cross-country travel without benefit of a road and on or immediately over land, water, snow, ice, marsh, swampland, or other natural terrain. The term includes multiwheel drive or low pressure tire vehicles, amphibious machines, ground effect air cushion vehicles, all-

terrain vehicles, recreational off-highway vehicles, and other means of transportation deriving motive power from a source other than muscle or wind.

- E. **Street.** The definition is provided by Indiana Code § 9-13-2-73. As it now exists, that term means the area which comprises the entire width between the boundary lines of every publicly maintained way when any part of the way is open to the use of the public for purposes of vehicular travel. The term includes an alley in a City or town.
- F. **Utility Task Vehicle (UTV).** A UTV means a self-propelled, motor-driven vehicle designed for off-road use, having at least four wheels, non-straddle seating for two or more occupants positioned side-by-side, and a steering wheel for control, which is sometimes referred to as a side-by-side or utility terrain vehicle. The term includes vehicles designed primarily for work, recreation, or general utility purposes, with a width not to exceed 74 inches and a gross vehicle weight rating not exceeding 2,000 pounds.

#### **10.70.20 - Permitted Operation.**

The operation of a golf cart and UTVs within the City is permitted only if such vehicles are operated and equipped in full compliance with the following conditions:

##### **A. Permitted Vehicles.**

The operation of motorized vehicles on City streets pursuant to this Chapter is strictly limited to the following:

1. Golf Carts as defined herein, subject to the equipment, insurance, and operational requirements of this Chapter.
2. Utility Task Vehicles (UTVs) as defined herein, subject to the equipment, insurance, and operational requirements of this Chapter.

##### **B. Prohibited Vehicles.**

All other off-road vehicles, as defined by Indiana law or this Chapter, are strictly prohibited from operation on City streets. Prohibited vehicles include, but are not limited to:

1. All-Terrain Vehicles (ATVs) as defined in Indiana Code § 14-8-2-5.7;
2. Dirt bikes, trail bikes, or other straddle-type off-road motorcycles;
3. Go-karts;
4. Recreational off-highway vehicles not meeting the definition of a UTV in this Chapter;
5. Side-by-side type vehicles exceeding permitted size or weight limits;
6. Snowmobiles;
7. Amphibious or ground effect vehicles;
8. Any other vehicle designed primarily for off-road recreational use and not specifically authorized as a golf cart or UTV.

##### **C. Driver Requirements.**

1. The operator must possess a valid driver's license. No person under the age of 16

- years and 180 days shall operate such vehicle.
2. The operator shall obey all state and local traffic laws.

**D. Insurance Requirement.**

1. The vehicle must be covered by liability insurance meeting the minimum requirements under Indiana Code § 9-25-4-5.
2. Proof of insurance must be current and in the operator's immediate possession while operating such vehicle at all times and provided to law enforcement upon request.

**E. Rules of Operation.**

1. **Compliance with Traffic Laws.** All operators shall comply with all applicable Indiana traffic laws while operating on City streets.
2. **Speed Limit.** Regardless of the posted speed limit, operators shall not operate a golf cart or UTV in excess of thirty (30) miles per hour on any City street.
3. **Yield to Pedestrians and Bicyclists.** Operators shall yield the right-of-way to pedestrians and bicyclists at all times.
4. **Keep Right and Yield to Overtaking Vehicles.** Such vehicles shall be operated as far to the right side of the traveled portion of the roadway as practicable and shall yield the right-of-way to overtaking vehicles as soon as it is safely possible to do so.
5. **Parking.** All golf carts and UTVs shall comply with all applicable parking ordinances of the City and all traffic laws of the State of Indiana.
6. **Left Turns.** If a left turn is required, the operator must yield to oncoming traffic, carefully merge into the passing lane only when safe, and use the vehicle's left turn signal.
7. **Street Crossings.** Crossing streets shall only be permitted at perpendicular intersections.
8. **Alcohol and Controlled Substances.** The operator shall not allow or possess any open alcoholic beverage container or any illegal drugs or controlled substances within the vehicle at any time during its operation on City streets.
9. **Proof of License and Insurance.** Upon request by a law enforcement officer or other enforcement departments or agencies having jurisdiction, an operator shall provide proof of financial responsibility and a valid driver's license for the operation of the vehicle on City streets.

**F. Equipment Requirements.**

All golf carts and UTVs operated on public City streets shall be maintained in good working order and shall be equipped with the following functional safety features:

1. Headlights;
2. Taillights;
3. Brake lights;
4. Horn;
5. Turn signals;
6. Rear reflectors;
7. Functioning brakes;

8. Rearview mirror;
9. A slow-moving vehicle emblem in accordance with Indiana Code § 9-21-9-5; and
10. Seatbelts for all occupants.

**G. Occupancy Limits.**

1. No more passengers than factory-installed seats; and
2. All occupants must remain seated while the cart is in motion.

**H. Permitted Areas.**

Golf carts and UTVs that comply with all requirements of this Chapter may be operated on residential City streets, except in those areas specifically designated as prohibited under this Chapter.

**I. Prohibited Areas.**

Golf carts shall not be operated:

1. On the following listed streets within the City's corporate limits:
  - A. Central Avenue (entire length within the corporate limits);
  - B. Washington Street, from 11<sup>th</sup> Street to 25<sup>th</sup> Street;
  - C. 25<sup>th</sup> Street, from Washington to U.S. 31; and
  - D. Goeller Boulevard, extending from State Road 46 (SR 46) to the west entrance of Tipton Lakes Boulevard.

Golf carts and UTVs shall not be operated:

1. On sidewalks, trails, or bike paths;
2. On or across state highways, freeways, or expressways, except at designated intersections where crossing is permitted.
3. On public or private golf courses, construction sites, private property, unless the property owner has granted permission; or
4. On any road with a posted speed limit greater than 30 miles per hour.

The prohibitions in this section shall not apply to the use of golf carts or UTVs by City, County, or State personnel, including but not limited to police, fire, parks and recreation, public works, utilities, code enforcement, animal care, emergency medical services, and other municipal departments, when operating within the scope of their official duties. This exception also applies to utility companies, contractors, and other service providers acting under City authorization, provided such use is reasonably necessary for the performance of their work.

**J. Exemptions.**

All operators shall comply with the provisions of this chapter. The Board of Public Works and Safety may, in its discretion, waive enforcement by issuing exemptions for specified times, locations, or purposes, when it determines that such exemptions are necessary or appropriate under the circumstances.

### **10.70.30 – Adoption of State Law.**

All applicable provisions of the Indiana traffic laws, including but not limited to Indiana Code Title 9, are hereby adopted by reference and shall govern the operation of golf carts or UTVs within the City, except where this Chapter provides otherwise. Any violation of such adopted state laws shall be considered a violation of this Chapter when committed in the operation of a golf cart or UTV on City streets.

### **10.70.40 – Indemnification.**

An operator or any other person who owns, operates, or rides upon a golf cart or UTV on a City street does so at his or her own risk and peril, and assumes all liability resulting from such activity. Operation of a golf cart or UTV on City streets is at the owner's and operator's sole risk. The City shall not be liable for any claims resulting from the operation of golf carts or UTVs. Owners and operators shall indemnify and hold harmless the City from any and all claims, damages, or expenses arising out of or relating to such operation.

### **10.70.50 - Violations and Penalties.**

- A. Any person in violation of this Ordinance shall be subject to the following penalties:
  - 1. First offense – \$150 fine.
  - 2. Second offense – \$200 fine.
  - 3. Third or subsequent offense – \$300 fine, impoundment, and/or prohibition of the offender's future operation of the golf cart or UTV on City streets. The City may revoke the right to operate for repeated violations or unsafe operation, in addition to fines. In the event of impoundment, the golf cart or UTV shall be released only upon payment of all applicable fines, fees, and storage charges.
  - 4. Each violation shall constitute a separate offense.
  
- B. Enforcement. This Ordinance shall be enforced by the City Police Department or other enforcement departments or agencies having jurisdiction. Citations may be issued to any person operating a golf cart or UTV in violation of this Ordinance pursuant to Indiana Code § 9-21-1-3.3.
  
- C. Disposition of Fines. Any fine assessed for a violation of a traffic ordinance associated with this Chapter shall be deposited into the City's general fund pursuant to Indiana Code § 9-21-1-3.3(b).

### **SECTION 2. Repeal of Conflicting Ordinances.**

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed and shall be of no further force or effect.

### **SECTION 3. Severability.**

If any section or provision of this Ordinance is found to be invalid or unenforceable, the remaining sections shall remain in full force and effect.

### **SECTION 4. Effective Date.**

This Ordinance shall be in full force and effect upon passage by the Common Council, approval by the Mayor, and publication as required by law.

**PASSED AND ADOPTED** by the Common Council of the City of Columbus, Indiana this \_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF COLUMBUS, INDIANA**

\_\_\_\_\_  
\_\_\_\_\_, Presiding Officer

**ATTEST:**

I hereby certify that the foregoing ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the \_\_\_ day of \_\_\_\_\_, 2026 by the following vote:

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

The foregoing ordinance passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_ day of \_\_\_\_\_ 2026, is presented by me this \_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M., to the Mayor of the City of Columbus, Indiana.

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

The foregoing ordinance passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, is approved by me this \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

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Mary K. Ferdon, Mayor



## MEMORANDUM

**TO:** Columbus City Council

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

**DATE:** March 27, 2026

**RE:** To Contribute TIF Funds towards the Construction of the New Animal Care Facility

The Redevelopment Commission recently heard a presentation at their February CRC meeting regarding the current state of the existing Columbus Animal Care Services (CACS) facility and the need for a newly established location. The new facility is estimated to cost approximately \$9.75M. To fulfill expected funding obligations for the new facility, Animal Care is requesting TIF funding support from the Columbus Redevelopment Commission to bridge the construction gap.

Doug Sunkel, project manager, will be in attendance at the April 7<sup>th</sup> City Council meeting to deliver their presentation (included in your packets) and present the formal request for \$750,000. Nichol Birdwell Goodin, Animal Care Director, will be at the National Humane Society of America Conference and unable to attend. However, Nichol is available to answer any questions to support this request before or after the Council Meeting. We are proposing contributing TIF funds from more than one Allocation Area, which considers Animal Care's proximity and impact on the following Allocation Areas: Central and Midtown.

Below is a breakdown of the current \$750,000 request, including a phased disbursement schedule:

- \$250,000 from Central TIF in 2026
- \$250,000 from Central TIF in 2027
- \$250,000 from Midtown TIF in 2026
- **Current Request:** \$750,000

Furthermore, we anticipate utilizing Airport TIF funds in the near future to support the project through the relocation of the sewer main on the subject property. Redevelopment is already supporting the design/engineering costs associated with the relocation of the sewer main. Once this project has been put out to bid, and the lowest, qualified bidder has been identified, the Redevelopment Commission will act on the request to fund this infrastructure (estimated to cost \$450,000) from the Airport Allocation area. The additional \$450,000 is not included in the current request of \$750,000 but should be noted as it will contribute to the total TIF funding request of approximately \$1.2M.

Attached you will find the following:

- City Council Resolution authorizing the combined expenditure over \$500,000 from the Central and Midtown Allocation Areas;
- Resolution #1 – 2026 of the Redevelopment Commission to approve funds for the Columbus Animal Care Services Facility
- CACS Presentation to support the request

**RESOLUTION NO. \_\_\_, 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**

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

**WHEREAS**, 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 Animal Care is considered an essential service to the City of Columbus; and

**WHEREAS**, the Department of Animal Care has outgrown its current location and ability to perform their duties efficiently; and

**WHEREAS**, the City of Columbus has identified the need to expand the space needed for the Department of Animal Care; and

**WHEREAS**, the property located across from their current location is undeveloped and has been identified as the new location for Animal Care Services due to its convenient location, size to allow for the expansion space needed and available infrastructure; and

**WHEREAS**, on February 23, 2026, the Redevelopment Commission approved contributing tax increment financing dollars from the Central Allocation Area and the Midtown Allocation Area towards the construction of a new Animal Care facility to meet their needs; and

**WHEREAS**, the Commission finds and concludes that contributing to the construction will allow for the expansion of space needed for the Department of Animal Care Services and 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**, the Redevelopment Commission on February 23, 2026, unanimously agreed to contribute \$750,000 from TIF funds for the project; that will supplement the additional funds raised and other fund sources; and

**WHEREAS**, the requested funds, for a total not to exceed amount requested is \$750,000, would be disbursed over a two-year time period and come from two TIF areas including: \$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; and

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

**NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL** certain funds in the Central Allocation Area and Midtown Allocation Area are necessary to complete the construction of Columbus Animal Care Services.

1. The Redevelopment Commission recommends the opportunity to contribute towards the construction of a new Animal Care center in the amount of \$750,000, that will allow for the relocation and expansion of the Department of Animal Care Services.
2. The Commission finds and determines that the project will directly serve and benefit the Airport EDA, Central EDA and Midtown EDA in accordance with the respective plans for such areas. The Commission further finds that the project will promote economic development in the City, is of public utility and benefit, and is in the best interests of the City's residents.
3. The Redevelopment Commission has identified available funds for the construction of a new Animal Care facility as authorized under I.C. 36-7-14. In an amount not to exceed \$750,000 as follows: \$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.
4. The Redevelopment Commission does note that these expenditures exceed its spending authority pursuant to Ordinance #25-2003 and as such the Commission is recommending to the Common Council of the City of Columbus that the Common Council authorize the expenditure of \$750,000; \$500,000 from the Central TIF (between years 2026 and 2027) and \$250,000 from the Midtown TIF (2026).

**BE IT RESOLVED** the Common Council of the City of Columbus, having heard from the representative of the Columbus Redevelopment Commission, Doug Sunkel, Animal Care 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 this \_\_\_\_ day of April, 2026, and this Resolution was \_\_\_\_ approved \_\_\_\_ denied by vote of \_\_\_\_ ayes and \_\_\_\_ nays.

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Presiding Officer of the Common Council

ATTEST:

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Luann Welmer  
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Luann Welmer  
Clerk of the city of Columbus, Indiana

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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

ATTEST:

I hereby certify that the foregoing within and attached Resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 7<sup>th</sup> day of April 2026, by the following vote:

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

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 7<sup>th</sup> day of April 2026, is presented by me this 8<sup>th</sup> day of April 2026, 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 7<sup>th</sup> day of April 2026, is approved by me this \_\_\_\_\_ day of April 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

\_\_\_\_\_  
Mary K. Ferdon, Mayor

**RESOLUTION NO: #01- 2026**  
**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION**  
**TO**  
**APPROVE FUNDS FOR ANIMAL CARE SERVICES BUILDING CONSTRUCTION**

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 Columbus Animal Care Services shelter; and

WHEREAS, Columbus Animal Care Services has been in its current space since 1987 with a planned expansion in 1997, to accommodate growth at that time; and

WHEREAS, the 1997 expansion did not occur and the space needs for the shelter have expanded exponentially since the original build and are no longer able to fully service the community needs in their current building or provide a sufficient space for staff; and

WHEREAS, the current building is exhibiting signs of age resulting in extensive expense for maintenance of the building’s infrastructure;

WHEREAS, in preparation for this project, Animal Care Services has been working to prepare an estimate for building a new facility and to provide schematic drawings;

WHEREAS, these plans layout the new facility floor and site plans necessary to accommodate the needs of the Columbus Animal Care Services; and

WHEREAS, the estimates received lead Animal Care Services to request a total of Seven Hundred and Fifty Thousand Dollars from TIF funds for the project; that will supplement the additional funds raised and other fund sources; and

WHEREAS, the Commission has previously established (i) the Central Economic Development Area (the “Central EDA”), (ii) the Midtown Economic Development Area (the “Midtown EDA”), and has established all or portions thereof as allocation areas pursuant to Section 39 of the Act, commonly known as the “Central TIF”, the “Midtown TIF”, respectively; and

WHEREAS, the requested funds would be disbursed over a two-year time period and come from three TIF areas including: \$250,000 from the Central TIF in 2026, \$250,000 from the Central TIF in 2027, \$250,000 from the Midtown TIF in 2026; and

WHEREAS, the total not to exceed amount requested is \$750,000; and

WHEREAS, the Director of Animal Care Services, Nichol Birdwell-Goodin, and the Redevelopment Director are recommending that the Commission approve the fund request outlined to assist in building the new Animal Care Services shelter with the funds from the Central TIF and Midtown TIF; and

WHEREAS, new Animal Care Services shelter will be a community asset that will help support and attract residents to the community in support of economic development; and

NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission, having heard from its director and the Director of Animal Care Services, and having reviewed the overall plans and estimates provided for building a new shelter, finds it is appropriate to approve the fund request. The Commission hereby finds and determines that the project will directly serve and benefit the Midtown EDA, and the Central EDA in accordance with the respective plans for such areas. The Commission further finds that the project will promote economic development in the City, is of public utility and benefit, and is in the best interests of the City's residents.

2. The City of Columbus Redevelopment Commission believes the proposal for funds in an amount not to exceed \$750,000 is necessary for Animal Care Services to move forward with the construction of a new building.

3. The City of Columbus Redevelopment Commission has the authority, among other powers, (i) to acquire and dispose of real and personal property, (ii) to contract for, or cause the construction of, local public improvements or structures that are necessary for redevelopment or economic development within the City, (iii) to remodel and improve structures pursuant to, and (iv) to expend money of the special taxing district (including moneys from the Central TIF and the Midtown TIF).

4. Subject to approval of the Common Council of the City, the Commission does hereby authorize the approval of the following funds: \$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; in a total amount NOT TO EXCEED \$750,000.00 allocated from the amounts above from the Central TIF funds, and the Midtown 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.

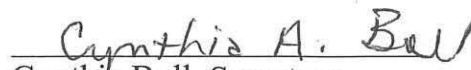
Adopted this 23<sup>rd</sup> day of February 2026.



Trena Carter, President



Shannon McDonald, Vice-President

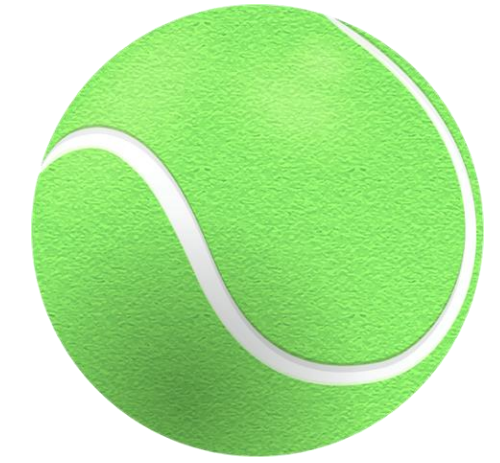
  
Cynthia Boll, Secretary

# Columbus Animal Care Services



# Existing Facility

2730 Arnold Street (at Airpark)



- **History:** Opened November 1987 and housed 22 dogs and 24 cats
  - Plans for expansion in 1997 did not happen
- **Current Site:** Approximately 4,900 square feet building
  - 15 parking spaces for 16-18 employees (min 6-8 employees daily)
  - Limited room for customers/regular activities such as PetFix Low-Cost Spay Neuter Clinic
  - 2 Storage Sheds
  - Food supplies must be stored across the street in a Parks & Recreation building
  - **As of August 2025:** Turning people away daily and adding to waitlist to surrender
    - 39 dogs and 48 cats housed in the facility
    - 8 dogs and 88 cats in the foster program



# Specific Areas of Concern

Maxed out  
Electrical  
Capacity

Insufficient  
Parking for  
Employees and  
Public

Limited  
Office Space  
for  
Employees

Insufficient  
Storage

Consistently  
Clogged  
Drains

Faulty  
Exhaust and  
Poor  
Acoustics

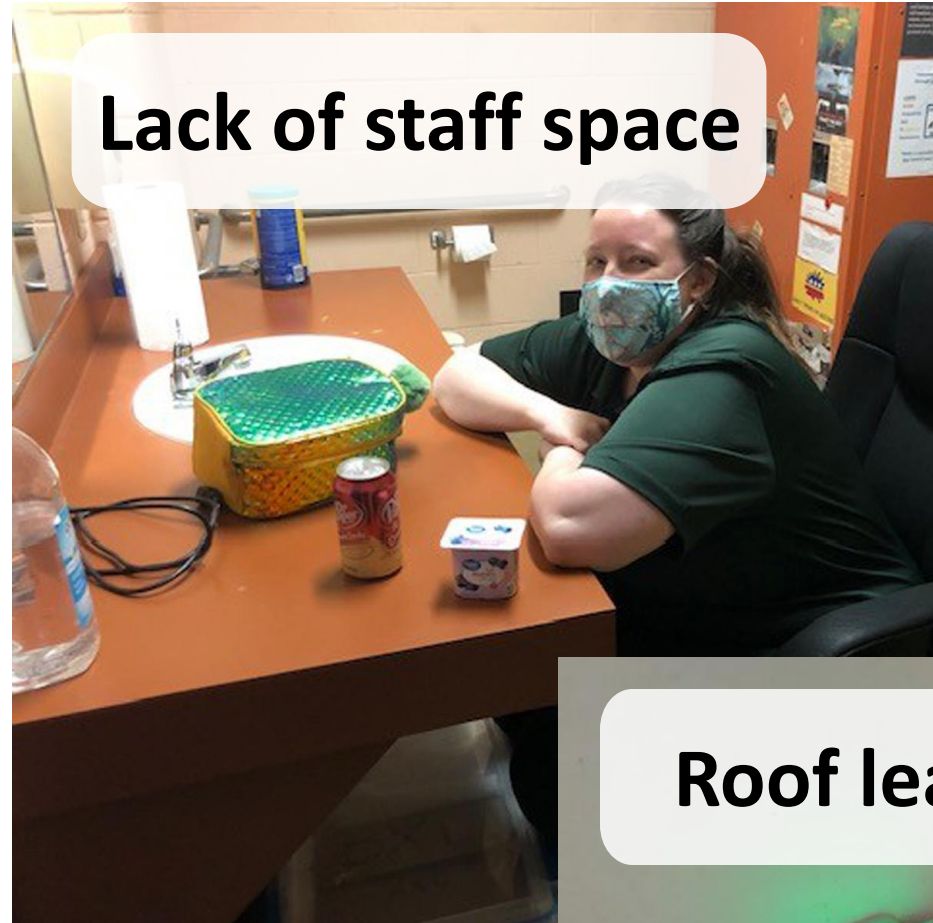
Constant  
Concern of  
Burst Pipes in  
Winter

Inadequate  
Ventilation  
/Moisture  
Reduction

# Chronic Facility Issues



**Overcrowding**



**Lack of staff space**



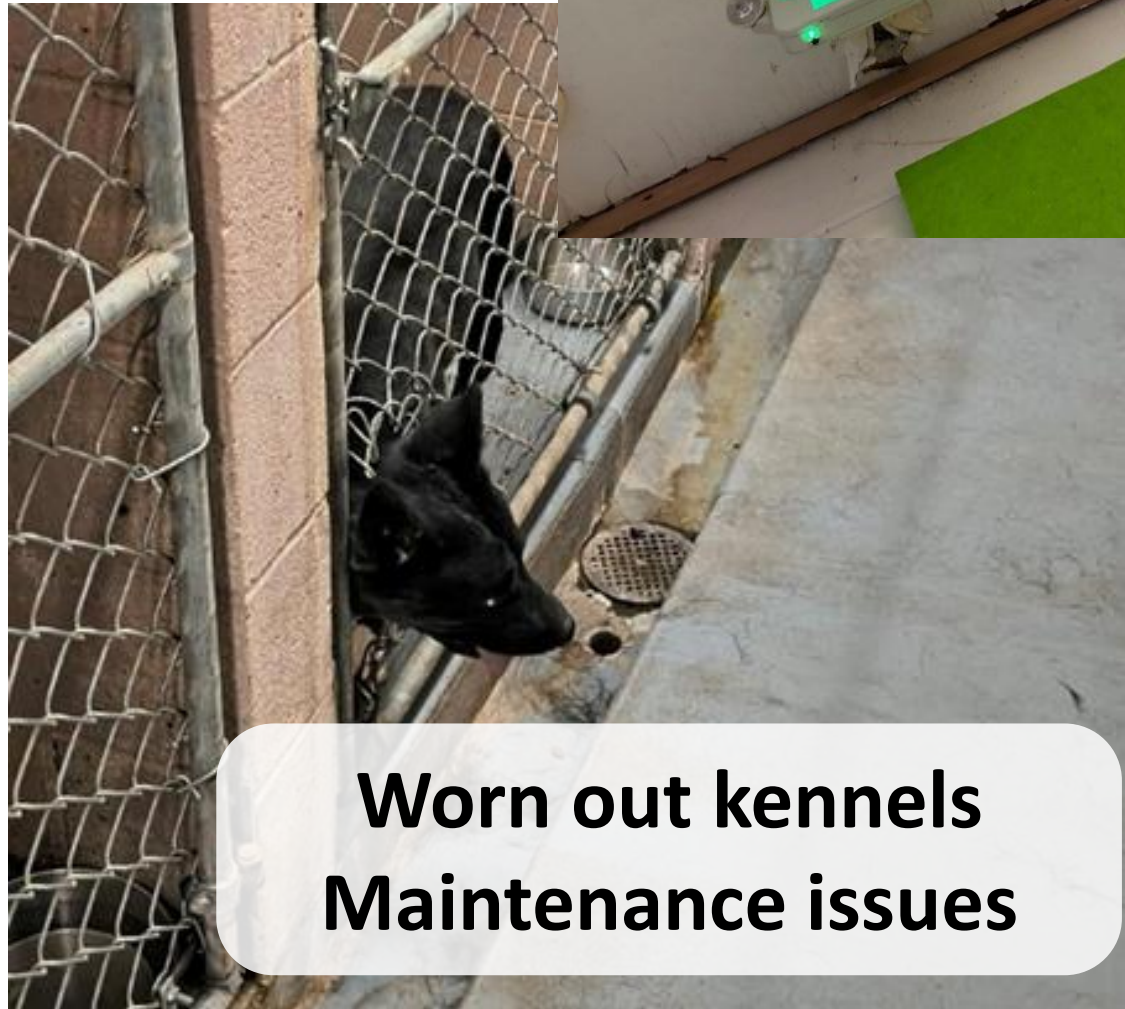
**Clogged Drains**



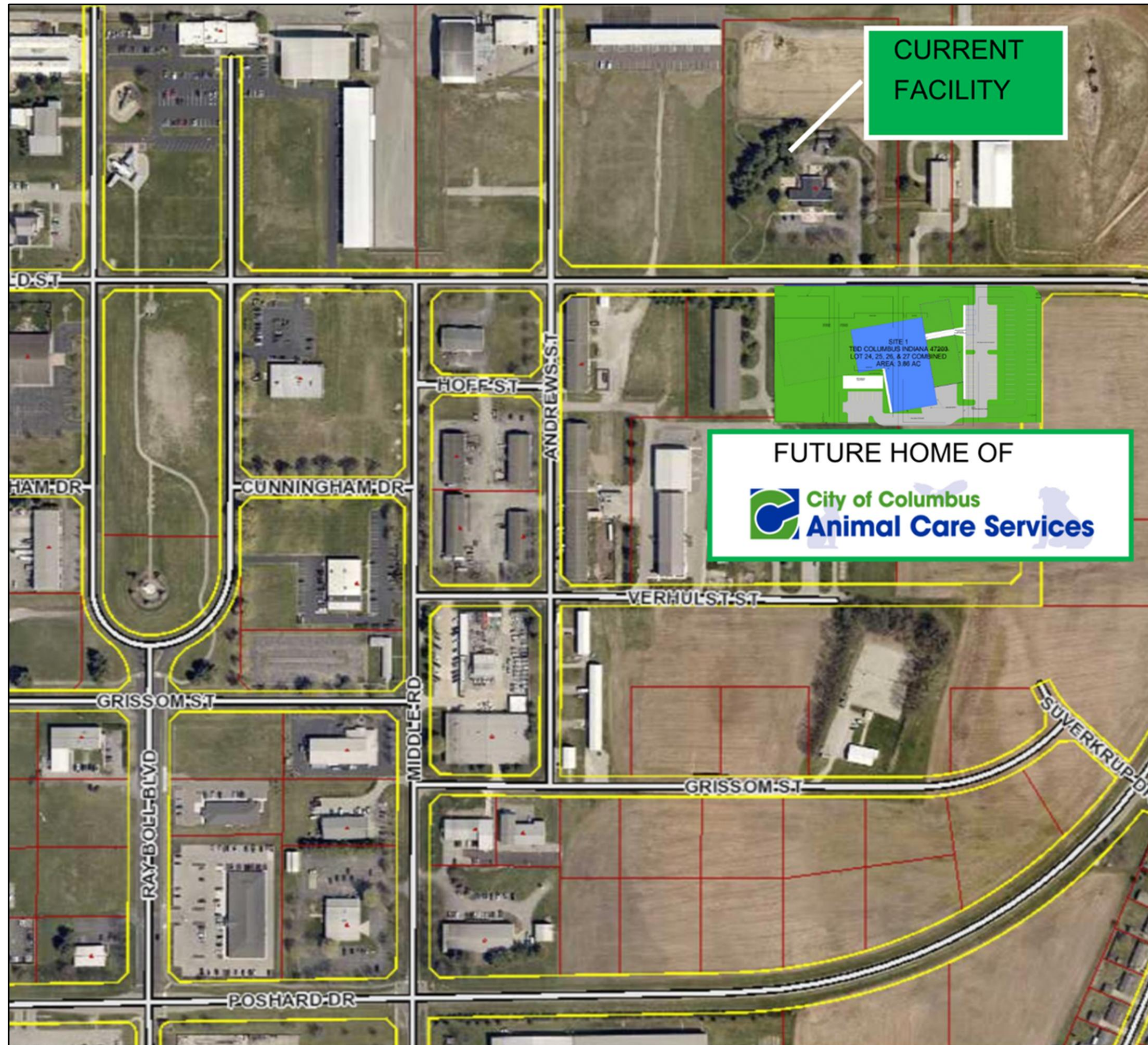
**Roof leaks**



**Ice dams  
Ceiling collapse**



**Worn out kennels  
Maintenance issues**



# Future Location of the Proposed New Shelter

- On Columbus Airport Property - across street from original site
- 21,113 square feet
- Est. \$9.75 million dollars (including FFE fit out)



# Columbus Redevelopment Commission

## Funding Request

To fulfill expected funding obligations for the new Services Center, Animal Care is requesting **\$1.2M from Redevelopment**

| <u>RFPQ Budget</u>                         | <b>\$9.75M</b> |
|--|----------------|
| • Site Development & Facility Construction | \$8.6M         |
| • Equipment & Furniture fit-out (FFE)      | \$1.15M        |
| • Sewer line relocation                    |                |
| • Kennel equipment                         |                |
| • IT Network & Security                    |                |
| • Furnishings / Operating equipment        |                |

| <u>Project Funding</u>        | <b>\$9.75M</b> |
|-------------------------------|----------------|
| • City General Fund           | \$5.0M         |
| • Donations                   |                |
| • Major Donor                 | \$1.0M         |
| • Capital Campaign            | \$1.0M         |
| • READI Grant                 | \$1.3M         |
| • <b>Redevelopment</b>        |                |
| • <b>TIF - Infrastructure</b> | <b>\$0.45M</b> |
| • <b>TIF - Building</b>       | <b>\$0.75M</b> |
| • EDIT                        | \$0.25M        |

# Project Timeline

Jan-26

Apr-26

Jul-26

Oct-26

Jan-27

Apr-27

Jul-27

RFPQ Prep

Developer Selection

Scoping & Permits

Site Prep & Facility Construction

Facility Fit Out & Landscaping

Begin Operations



Thank You!



# The Future of Columbus Animal Care Services



