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Luann G. Welmer, City Clerk

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

City Council Meeting Agenda

Council Chambers

Tuesday, May 19, 2026

6:00 P.M.

I. Meeting Called to Order

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

II. Old Business

- A. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2026, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS) TO RS4c (RESIDENTIAL: SINGLE-FAMILY 4 WITH COMMITMENTS)." (Chase Point Rezoning) Melissa Begley
- B. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2026, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CN (COMMERCIAL: NEIGHBORHOOD) TO RE (RESIDENTIAL: ESTABLISHED)." (10th & Lafayette Rezoning) Melissa Begley

- C. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2026, AN ORDINANCE ESTABLISHING AN ADJUSTED SCHEDULE FOR WATER RATES AND CHARGES BY THE CITY OF COLUMBUS UTILITIES WATER SYSTEM AS DIRECTED BY THE INDIANA UTILITY REGULATORY SYSTEM." Stan Gamso and Roger Kelso

III. New Business

- A. None

IV. Other Business

- A. Columbus Police Department and Columbus Fire Department Updates and Discussion
- B. Standing Committee and Liaison Reports
- C. The next meeting is scheduled for **Tuesday, June 2, 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.



MEMORANDUM

TO: Columbus City Council Members

FROM: Melissa Begley, AICP
on behalf of the Columbus Plan Commission

DATE: April 23, 2026

RE: *PC-26-5 (Chase Point Rezoning)*

At its April 8, 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 11 in favor and 0 opposed.

Chase Point Capital proposes to rezone an area of 8.755 acres from RMc (Residential Multi-Family/w commitments) to RS4 (Residential: Single-Family 4). The area to be rezoned is located generally on the north side of State Road 46 between county road 500 West and Belmont Drive). The applicants have indicated that the purpose of the proposed rezoning is to match the existing single-family zoning of the parcel to the north of the subject site in order to allow development of a single-family residential subdivision.

Seven members of the public spoke at the Plan Commission's public hearing on this request and their concerns were related to traffic, drainage and buffering.

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.

The Plan Commission's favorable recommendation includes commitments requiring an update to the previously completed Belmont project traffic study and to make improvements to the intersection of 500 West and State Road 46.

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 RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)
TO RS4c (RESIDENTIAL: SINGLE-FAMILY 4 WITH COMMITMENTS)**

**To be known as the: Chase Point Rezoning
Plan Commission Case No.: PC-26-05**

WHEREAS, this rezoning was requested by Chase Point Capital, LLC and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on April 8, 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 RMc (Residential: Multi-Family with commitments) to RS4c (Residential: Single-Family with commitments):

Administrative Lot 2A in the Wolf Creek - 500 W Administrative Subdivision, recorded March 11, 2026 in Plat Book "S", Page 180C in the Office of the Recorder of Bartholomew County, Indiana.

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

The following commitments shall apply to the use and development of the subject property:

- 1) Prior to any development of the subject property, the developer/ subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.
- 2) At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development.

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 19th day of May 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 19th day of May 2026, is presented by me this 20th day of May 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 Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 19th day of May 2026, is approved by me this 20th day of May 2026, at o'clock _____.M.

Mary K. Ferdon, Mayor

RESOLUTION: PC-26-05

of the City of Columbus, Indiana Plan Commission

regarding
**Case number PC-26-05
(Chase Point Rezoning),
a proposal to rezone +/-8.755 acres
from RMc (Residential: Multi-Family with commitments)
to RS4 (Residential: Single-Family 4)**

WHEREAS, the Plan Commission has received the application referenced above from Chase Point Capital, LLC; and

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

WHEREAS, the Plan Commission did, on April 8, 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 8.755 acres located generally on the north side of State Road 46 between county road 500 West and Belmont Drive) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following commitments:
 - a) Prior to any development of the subject property, the developer/ subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.
 - b) At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development.
- 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 8th DAY OF APRIL,
2026 BY A VOTE OF 11 IN FAVOR AND 0 OPPOSED.



Michael Kinder, President

ATTEST:



Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (April 8, 2026 Meeting)

Docket No. / Project Title: PC 26-5 (Chase Point Rezoning)
Staff: Kyra Behrman

Applicant: Chase Point Capital, LLC
Property Size: 8.755 Acres
Current Zoning: RMc (Residential: Multi-Family with commitments)
Proposed Zoning: RS4 (Residential: Single-Family 4)
Location: On the north side of State Road 46, 500 feet east of 500 West, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning from a multi-family zone district to a single-family zone district is to match the existing single-family zoning of the parcel to the north of the subject site in order to allow development of a single-family residential subdivision.

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, subject to the following commitments:

1. Prior to any development of the subject property, the developer/ subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.
2. At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development

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 promotes orderly housing expansion in locations where the city’s infrastructure and services have the capability to accommodate the growth. The Plan also encourages development adjacent to already developed areas. The leading edge of city growth in this area is to the east and south of this site and includes a church, future public school and nursing home / assisted living facility. The Comprehensive Plan also supports various housing types.

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

Preliminary Staff Comments: Adjoining the site to the east is a nursing home / assisted living facility that continues to develop and is zoned RM (Residential: Multi-family). Single-family residential uses on smaller lots about the site on the south. Southeast of the site are denser developments, including single-family homes on RT (Residential: Two-Family) zoned lots, as well as a church and school forming a cluster of institutional uses.

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

Preliminary Staff Comments: The Zoning Ordinance states RS4 (Residential: Single-Family) zoning district should be served by sewer and water utilities and have immediate access to Arterial or Collector roads. City Utilities indicated for a previous rezoning of this site that they can serve this site with water and sewer service and the site has access to a Collector and two Arterial roads. The zoning ordinance also states that the site should have direct connections to public open space and convenience goods. The nearest location of convenience goods is approximately 1.6 miles to the east and the subdivision control ordinance will likely require open space to be provided in this development (assuming it includes 50 or more residential lots).

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. This rezone request extends the same RS4 zoning that exists to its north and is intended to be included with the overall single-family residential development. Once the subject site is incorporated with the residential development, there is access to an Arterial and a Collector road, both intended to carry larger volumes of traffic.

Responsible growth and development.

Preliminary Staff Comments: The property provides for the logical growth of the city and is consistent and compatible with the recent residential, church, and nursing home / assisted living development in the area, as well as the new elementary school. The property can be served with adequate services including police and fire protection, sewer and water utilities, and public works, as well as high-volume roads.

Current Property Information:	
Land Use:	Agriculture / pasture, some woods
Site Features:	Accessory agricultural structures
Flood Hazards:	The site does not contain any flood hazard areas.

Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on the property
Vehicle Access:	State Road 46 (Primary Arterial, Residential, Rural)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS4 (Residential: Single-Family 4)	Agriculture / Woods Single-Family Residential (Large Lot)
South:	AP (Agriculture: Preferred) RS2 (Residential: Single-Family 2)	Agriculture Worship Facility Single-Family Residential
East:	RS4 (Residential: Single-Family 4) RM (Residential: Multi-Family)	Single-Family Residential (Large Lot) Nursing Home / Assisted Living Facility (The Belmont Senior Living)
West:	AP (Agriculture: Preferred)	Agriculture / Woods Single-Family Residential Single-Family Residential (Large Lot)

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RM	Proposed Zoning: RS4
Zoning District Intent:	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 this zoning district should be served 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.	To provide areas for high density single-family residences in areas with compatible infrastructure and services. 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>Permitted Uses:</p>	<p>Residential Uses</p> <ul style="list-style-type: none"> • dwellings, multi-family • dwellings, two-family • nursing home / assisted living facility • retirement facility <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area • park / playground 	<p>Residential Uses</p> <ul style="list-style-type: none"> • dwellings, single-family <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area • park / playground
<p>Water and Sewer Service:</p>	<p>Required</p>	<p>Required</p>
<p>Lot and/or Density Requirements:</p>	<p>Maximum Gross Density:</p> <p>25 Dwelling Units / Acre</p>	<p>Minimum Lot Area:</p> <p>5,500 square feet</p>
<p>Setbacks Required:</p>	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Two-Family Structure: 5 feet • Multi-Family Structure: 10 feet • Non-residential Structure: 10 feet • Accessory Structure: 5 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 10 feet • Non-residential Structure: 10 feet • Accessory Structure: 5 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Road: 50 feet • Arterial Street: 10 feet* • Collector Road: 35 feet • Collector Street: 10 feet* • Local Road: 25 feet • Local Street: 10 feet* <p>* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures</p>	<p>Side & Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 5 feet • Accessory Structure: 5 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Road: 50 feet • Arterial Street: 50 feet • Collector Road: 30 feet • Collector Street: 15 feet* • Local Road: 25 feet • Local Street: 10 feet* <p>* 25 feet for any garage with a vehicle entrance facing the street.</p>
<p>Height Restrictions:</p>	<p>Primary Structure:</p> <p>50 feet</p> <p>Accessory Structure:</p> <p>25 feet.</p>	<p>Primary Structure:</p> <p>40 feet</p> <p>Accessory Structure:</p> <p>25 feet, or height of primary structure on the property, whichever is less.</p>

Floor Area Requirements:	Minimum Living Area: • Two-Family: 1,000 square feet • Multi-family: 500 square feet	Minimum Living Area: 1,000 square feet
Primary Permanent Signs:	Freestanding Sign: 2 free-standing signs for each vehicle entrance to the property from a public street or road. Each sign shall be limited to a maximum of 32 square feet in area and a maximum of 6 feet in height.	Permanent Signs: None

Interdepartmental Review:	
City Engineering:	No Comments at this time.
City Utilities:	No concerns.
Code Enforcement:	No issues as presented.
Fire Department:	No response.

History of this Location:

The relevant history of this property includes the following: The subject site was part of recent rezoning and annexation requests (RZ-2025-003 and ANX-2025-003) Approximately 97.96 acres were rezoned from AP (Agriculture: Preferred) to RS4 (Residential: Single-family 4) and 8.74 acres were rezoned from AP (Agriculture: Preferred) to RMc (Residential: Multi-family with commitments). The commitments of the rezoning were as follows:

1. The RS4-zoned portion of the subject property shall be limited to a maximum of 300 single-family residential lots.
2. The development of the RM area resulting from this rezoning shall include a Type B buffer, as specified by the zoning ordinance, where that area adjoins the homes at 233 through 401 North 500 West and/or 7220 through 7510 West State Road 46. However, the buffer plantings shall consist entirely of trees with an equal mix of deciduous and evergreen trees; and, specifically, no shrubs shall be counted as meeting the buffer planting requirement. The buffer shall be installed prior to occupancy of any development on the subject property.
3. Prior to any development of the subject property, the developer/ subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.
4. No development of the RM-zoned portion of the subject property shall occur without that development

having vehicle access to both Belmont Drive and 500 West. This access may be constructed with the RM property development, but must be complete prior to occupancy of that development.

5. At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development.
6. No multi-unit building on the property, those containing more than a single dwelling unit, shall exceed a maximum of 2 stories in height. Further, the RM-zoned portion of the subject property shall be limited to a maximum density of 15 dwelling units per acre.

Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-4-3:** Prevent urban sprawl. *Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.*
2. **POLICY B-1-9:** Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, drainage ways. *Natural features and topography are a community resource which should not be destroyed due to inflexible subdivision regulation. New development should take place in a manner which preserves these features to the maximum extent possible.*
3. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
4. **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.*
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.*
7. **POLICY D-2-5:** Encourage neighborhoods which contain a diverse socioeconomic mix. *Socioeconomic diversity is beneficial to the community. The city should encourage developments which contain a variety of housing types and prices. The diversity of neighborhoods affects the diversity in public schools, particularly elementary schools. Traditional development, such as in the downtown area, contains a socioeconomic mix. Among newer developments, Tipton Lakes is consistent with this policy in that it contains a mix of housing types (apartments, single-family houses, duplexes, townhouses) in different price ranges.*

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

1. Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Encourage all new developments to be linked to bicycle and pedestrian systems.
3. Encourage a better mix of housing prices.

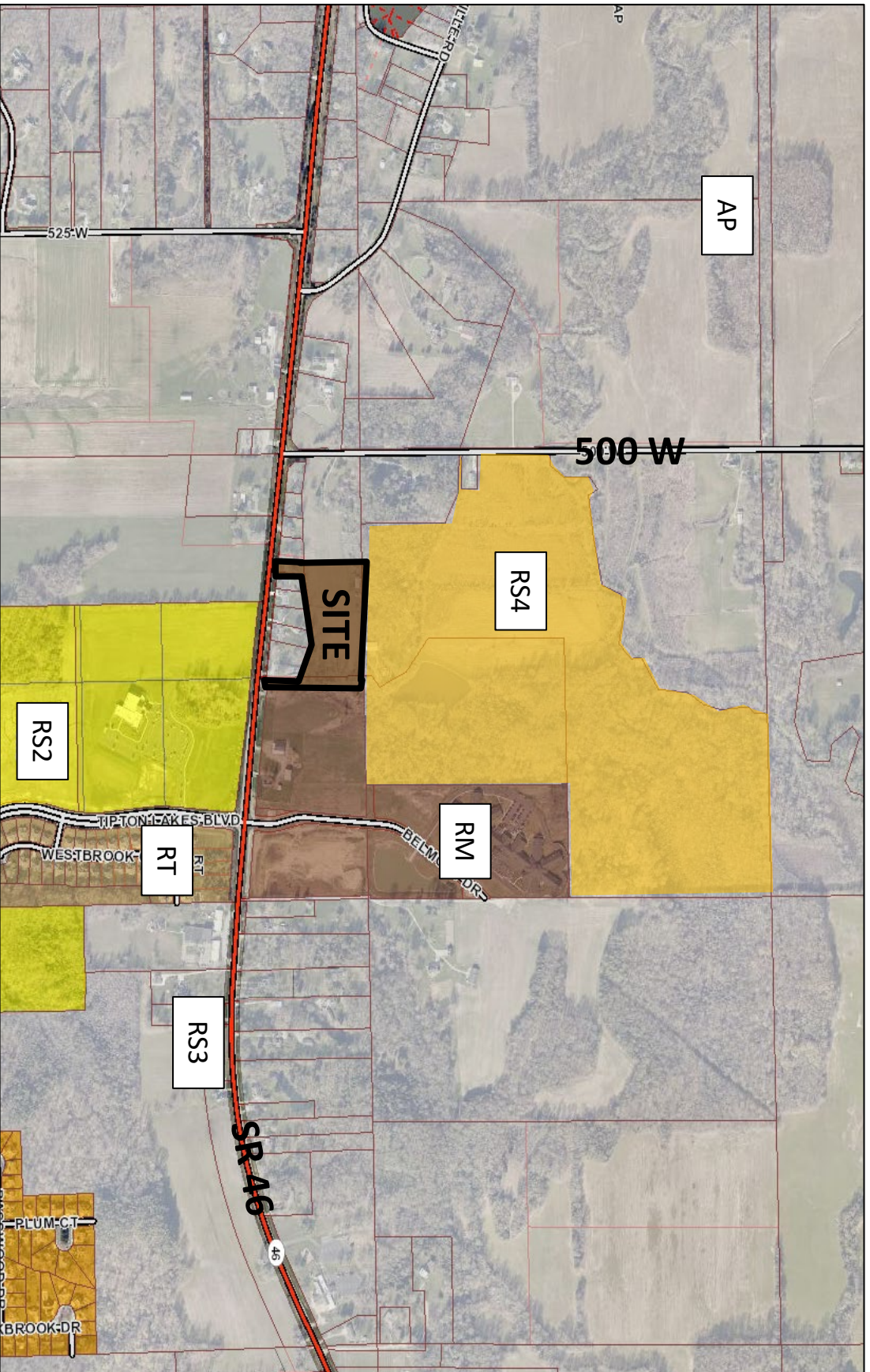
The Bicycle & Pedestrian Plan Comprehensive Plan Element recommends a future shared use path along State Road 46 and on Tipton Lakes Boulevard, south of the Tipton Lakes Boulevard / Belmont Drive / State Road 46 intersection.

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 proposes to rezone approximately 8.75 acres from RMc (Residential: Multi-Family with commitments) to RS4 (Residential: Single-Family 4). The subject site is located approximately 500 feet east of 500 West and has 107.5 feet and 67 feet of frontage on State Road 46 that is separated by approximately 730 feet.
2. The subject site adjoins a group of approximately 11 homes along State Road 46 and 500 West that are in an AP (Agriculture: Preferred) zoning district. If the subject site were rezoned to RS4 (Residential: Single-Family 4) no landscape buffering would be required between them.
3. The RS4 zoning proposed is the densest single-family residential district provided by the zoning ordinance, with a minimum lot size of 5,500 square feet.
4. The subject site has frontage on State Road 46 and is intended to be a part of the housing development to the north. Therefore, this subject site can also be accessed through a future street extending to the west from nearby Belmont Drive, which intersects with State Road 46.
5. State Road 46 is a Principle Arterial Road and is under the jurisdiction of the Indiana Department of Transportation (INDOT). Principle arterial roads are intended to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within the community. The subject property's limited frontage on State Road 46 in combination with the numerous driveways in this same area result in new street intersections and/or driveways being largely unable to meet the applicable minimum separation distances specified by the zoning and subdivision control ordinances (400 feet between driveways and 600 feet between street intersections). Access from this subject property to State Road 46 will, therefore, most likely be via 500 West and Belmont Drive.
6. The applicant has indicated that the proposed RS4 zoning will provide needed flexibility to develop the property in consideration of its topography and other natural features as well as provide a diversity of lot sizes.
7. The intent of the zoning districts states that properties zoned RS4 and RM should have direct connections to convenience goods. The Westhill Shopping Center is located approximately 1.6 miles east of the subject property. This shopping center provides a range of goods and services. According to the Planning Department's Neighborhood Commercial Access to Design Study, residents living within up to a half-mile distance of a commercial good were determined to have convenient access to those goods, which is generally considered within walking distance. Beyond that distance most individuals will instead choose to drive.
8. ColumBus transit does not service this area. 350 West is the farthest west the ColumBus travels, which is approximately 1.6 miles from the subject property.

Location & Zoning Context (Case #: PC-26-5: Chase Point Rezoning)





MEMORANDUM

TO: Columbus City Council Members

FROM: Melissa Begley, AICP
on behalf of the Columbus Plan Commission

DATE: April 23, 2026

RE: *PC-26-4 (10th & Lafayette Rezoning)*

At its April 8, 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 11 in favor and 0 opposed.

This rezoning was initiated by the Planning Department to address a mis-match between the commercial zoning on the properties and their long-term residential use. This rezoning involves 11 lots near the intersection of 11th Street and Lafayette Avenue and the area of 10th Street & Pearl Street. The Planning Department's observation is that these lots do not have future commercial development potential and that this current commercial zoning both misidentifies their true potential future uses and unnecessarily burdens the existing homes. With the current zoning, homeowners likely face confusion and/or regulatory barriers when seeking to improve or expand these residences.

The owners of property included in the rezoning received two letters from the Planning Department: the first asking for their input on the proposed change and the second providing formal notice of the April 8th Plan Commission meeting.

Other lots currently zoned CN in this area that were excluded from the rezoning include 2 vacant lots at the corner of Lafayette Avenue and 10th 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 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 CN (COMMERCIAL: NEIGHBORHOOD)
TO RE (RESIDENTIAL: ESTABLISHED)**

**To be known as the: 10th & Lafayette Rezoning
Plan Commission Case No.: PC-26-04**

WHEREAS, this rezoning was initiated by the City of Columbus - Bartholomew County Planning Department, on behalf of the City of Columbus Plan Commission, consistent with Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on April 8, 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 CN (Commercial: Neighborhood) to RE (Residential: Established):

Lots numbered 3 and 4 in F.M. Banfil's Subdivision of Block "A" in Thomas Hays Addition to the City of Columbus, recorded in Plat Book "B", Page 102, in the Office of the Recorder of Bartholomew County, Indiana, and the North 6 feet of a vacated alley lying south of and adjacent to said lots 3 and 4.

And,

The North half of Lots numbered 1 and 2 in F.M. Banfil's Subdivision of Block "A" in Thomas Hays Addition to the City of Columbus, recorded in Plat Book "B", Page 102, in the Office of the Recorder of Bartholomew County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Lot 1; thence South along the West line of said Lot 1, 74½ feet; thence East parallel with the North line of said Lots 1 and 2, 120 feet to the East line of said Lot 2; thence North 74½ feet along the East line of said Lot 2; thence West along the North line of said Lots 1 and 2, 120 feet to the Place of Beginning.

And,

Lot numbered 210 in Irwin's Third Addition to the Town, now City of Columbus, as recorded in Plat Book "B", page 2, in the Office of the Recorder of Bartholomew County, Indiana.

And,

Lot numbered 209 in Irwin's Third Addition to the Town, now City of Columbus, as recorded in Plat Book "B", page 2, in the Office of the Recorder of Bartholomew County, Indiana, and an area commencing at the Southwest corner of said Lot 209; thence South continuing the West line of said Lot 209, 10 feet; thence East parallel with the North line of said Lot 209, 44 feet; thence North parallel to the West line of said Lot 209 extended, 10 feet; thence West along the South line of said Lot 209, 44 feet to the Place of Beginning.

And,

Lots numbered 136 and 137 in Irwin's First Addition to the Town, now City of Columbus, as recorded in Plat Book "A", page 71, in the Office of the Recorder of Bartholomew County, Indiana, and all of the ground lying North of the alley on the North side of Lot 135 and South of said Lot 136 as originally platted in said Addition.

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

No conditions or commitments are attached to this rezoning.

SECTION 3: Repealer

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

SECTION 4: Severability

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

SECTION 5: Effective Date

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 19th day of May 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 19th day of May 2026, is presented by me this 20th day of May 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 Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 19th day of May 2026, is approved by me this 20th day of May 2026, at o'clock _____.M.

Mary K. Ferdon, Mayor

RESOLUTION: PC-26-04

of the City of Columbus, Indiana Plan Commission

regarding
Case number PC-26-04
(10th and Lafayette Rezoning),
a proposal to rezone +/-1.16 acres
from CN (Commercial: Neighborhood) to RE (Residential: Established)

WHEREAS, the City of Columbus - Bartholomew County Planning Department, on behalf of the Plan Commission, has initiated the rezoning consistent with Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on April 8, 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 1.16 acres generally located on the east side of Lafayette Avenue, between 10th and 11th Streets; on the south side of 10th Street, between Lafayette and Pearl Streets; and on the west side of Pearl Street, south of 10th Street) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 8th DAY OF APRIL, 2026 BY A VOTE OF 11 IN FAVOR AND 0 OPPOSED.



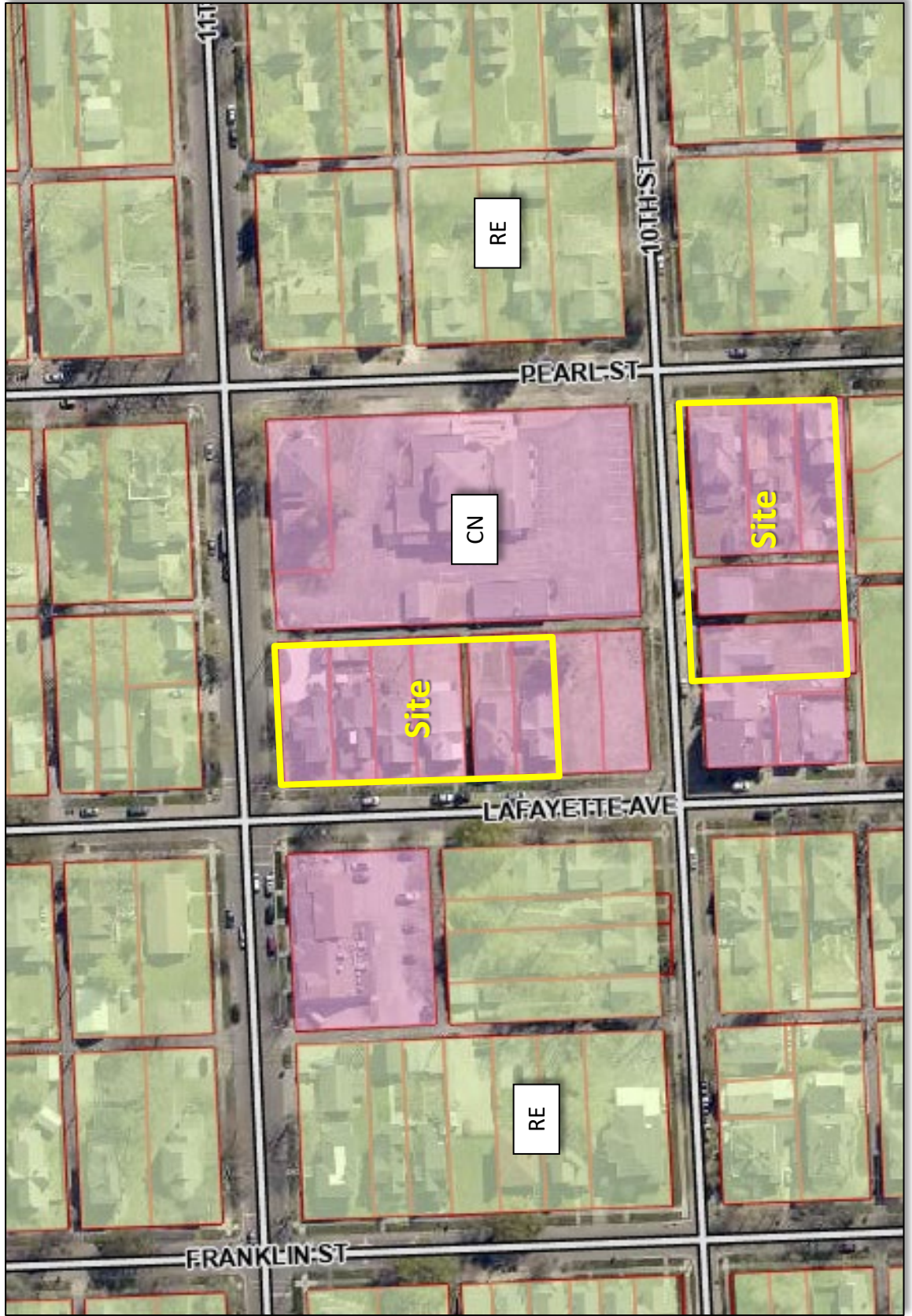
Michael Kinder, President

ATTEST:



Laura Garrett, Secretary

Location & Zoning Context (Case #: PC-26-4: 10th & Lafayette)



ORDINANCE NO. _____ -2026

**AN ORDINANCE ESTABLISHING AN ADJUSTED
SCHEDULE FOR WATER RATES AND CHARGES
BY THE CITY OF COLUMBUS UTILITIES WATER SYSTEM
AS DIRECTED BY THE INDIANA UTILITY REGULATORY SYSEM**

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

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

WHEREAS, in all action regarding water rates, fees, services and costs the Utilities must study and determine an appropriate and reasonable rate, then it submits same to the Common Council of the City of Columbus, who then approves said rate; and

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

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

WHEREAS, the last water rate change made by the Common Council of the City of Columbus was on October 21, 2025 by way or Ordinance Number 31-2025; and

WHEREAS, Ordinance Number 31-2025 adopted the January 2025 rate schedule as order by the IURC under Cause No. 46173 on July 30, 2025 wherein the IURC approved new water rates, fees and cost of services for Columbus City Utilities, said rates, fees and cost of services are to be effective when approved by the Commons Council or at a date as directed by the Common Council; and

WHEREAS, the Common Council did initially recommend rates for years 2025, 2027 and 2029, however, the Utility was in the process of bidding projects for new construction, modifications, and maintenance and at the time financial submissions were made to the IURC supporting rates not all bid responses had been received; and

WHEREAS, the IURC opted to release a 2025 rate schedule only and to further modify the 2025 rate upon receipt of all bid responses; and

WHEREAS, bid responses were submitted to the IURC as requested, the IURC did issue an amended rate schedule on January 16, 2025 attached as **Exhibit A** under Cause Number 46173, effective January 16, 2026; and

WHEREAS, the IURC has directed the Utility to make the revised rate schedule effective June 1, 2026 and to expect a 2027 schedule of rates, fees and charges later this year; as part of the 2027 rate schedule the IURC will direct the Utility on a "normalization" method to adjust the rates effective 2026 to ensure the rate payors benefit from the adjusted rates set forth in **Exhibit A**;

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

1. The Council has previously heard from its Utility Service Board and the staff of the Columbus Utilities of the need to modify water rates, fees and cost of services consistent with the IURC order dated July 30, 2025 and as amended January 16, 2026.

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

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

Passed and adopted by the Common Council of the City of Columbus, Indiana with ___ Yea Votes and ___ Nay Votes on ___ day of _____, 2026.

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

ATTEST:

LuAnn Welmer
Clerk of the City
Of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, in the City of Columbus, Indiana on this ___ day of _____, 2026 at _____ o'clock __.m.

LuAnn Welmer,
Clerk of the City of Columbus

The foregoing, within and attached Ordinance _____-2026, pass by the
Common Council of the City of Columbus, Indiana on the _____ day of
_____, 2026 s approved by me on this _____ day of _____ 2026 at
____.m.

Mary Ferdon, Mayor
City of Columbus, Indiana.

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 19th day of May 2026, by the following vote:

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

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 19th day of May 2026, is presented by me this 20th day of May 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 Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 19th day of May 2026, is approved by me this 20th day of May 2026, at o'clock _____.M.

Mary K. Ferdon, Mayor

Exhibit A

Issued Pursuant to
Cause No. 46173
July 30, 2025
Indiana Utility Regulatory Commission
Water/Wastewater Division

EFFECTIVE
January 16, 2026
Indiana Utility Regulatory
Commission

COLUMBUS MUNICIPAL WATER UTILITY Columbus, Indiana

SCHEDULE OF RATES AND CHARGES

(Rates Approved in Cause No. 46173, Order dated July 30, 2025.)

Phase I
(True-Up)

(a) Metered Rates Per Month

For use of and service rendered in the service area by the waterworks system of the Columbus Municipal Water Utility based on the use of water supplied by said waterworks system:

Consumption Per month (Rate Per 1,000 Gallons)

First	15,000	gallons	\$3.57
Next	285,000	gallons	3.13
Over	300,000	gallons	2.19

(b) Meter Charge Per Month

Meter Size

5/8 – 3/4	inch meter	\$4.17
1	inch meter	8.67
1 1/2	inch meter	16.16
2	inch meter	25.17
3	inch meter	46.17
4	inch meter	76.17
6	inch meter	151.18
8	inch meter	241.19
10	inch meter	346.22
12	inch meter	646.24

Exhibit A

Issued Pursuant to
Cause No. 46173
July 30, 2025
Indiana Utility Regulatory Commission
Water/Wastewater Division

EFFECTIVE
January 16, 2026
Indiana Utility Regulatory
Commission

COLUMBUS MUNICIPAL WATER UTILITY Columbus, Indiana

SCHEDULE OF RATES AND CHARGES

(Rates Approved in Cause No. 46173, Order dated July 30, 2025.)

Phase I
(True-Up)

(c) Fire Protection Service

Hydrant Rental Charge Per Annum - Private	\$195.75
Public Fire Protection Charges Per Month Per Customer Connection	

Meter Size

5/8 – 3/4	inch connection	\$2.97
1	inch connection	7.42
1 1/2	inch connection	14.85
2	inch connection	23.75
3	inch connection	44.54
4	inch connection	74.23
6	inch connection	148.45
8	inch connection	237.53
10	inch connection	341.43
12	inch connection	638.34

(d) Sprinkler Connection (per annum)

Meter Size

2	inch connection	\$10.88
3	inch connection	31.62
4	inch connection	67.38
6	inch connection	195.75
8	inch connection	417.15
10	inch connection	750.17
12	inch connection	1,211.73

(e) Southwestern Bartholomew Water District
Rate Per 1,000 Gallons \$2.23

(f) Eastern Bartholomew Water Corp.
Rate Per 1,000 Gallons \$2.66

(g) Bulk Water Purchases (per 200 gallons) \$0.50

(h) Temporary Users

Water furnished to temporary users, such as contractors, shall be charged on the basis of the above gallonage rates as estimated by the Waterworks Superintendent.

Resolution 10-2026

A RESOLUTION OF THE UTILITY SERVICE BOARD OF
COLUMBUS CITY UTILITIES
RECOMMENDING TO THE COMMON COUNCIL OF THE CITY OF COLUMBUS
THAT IT ADOPT THIS RESOLUTION
MODIFYING THE 2025 WATER RATE SCHEDULE PER ORDERS FROM THE
INDIANA UTILITY REGULATORY COMMISSION.

WHEREAS, in 2024 the Columbus Utility Service Board, the Commission overseeing Columbus City Utilities, did recommend to the Common Council of the City of Columbus a new rate and fee schedule for 2025, 2027 and 2029 water rates; and

WHEREAS, once the recommendation was approved by Council it was forwarded to the Indiana Utility Regulator Commission to review and ultimately determine the new water rates and fees for the Utility, and

WHEREAS, the Indiana Utility Regulatory Commission (IURC) does have ultimate authority to review and set rates for all member water utilities in the State; and

WHEREAS, the IURC did issue an order under Cause Number 46173 on July 30, 2025 that established new water rates and fees for Columbus City Utilities; and

WHEREAS, the Utility was in the process of issuing bid requests for various construction, maintenance and modification projects for water services thought the utility system; and

WHEREAS, it had been previously recommended to the IURC that CCU desired to raise rates over a six (6) year period, the IURC stated a preference to raise rates for January 2025 only and after bids were completed for projects that the would adjust the rates to reflect bid pricing; and

WHEREAS, on January 16, 2026 the IURC issued an adjusted rate schedule; and

WHEREAS, the adjusted rate schedule is attached hereto as **Exhibit A**; and

WHEREAS, said adjusted rate schedule was received by the Utility on or about April 1st of 2026 and thus could not be

implemented effective January 16, 2026 as directed by the IURC;
and

WHEREAS, in consultation with the IRUC they recommended that their new rate was late in arriving to the Utility due to internal issues and as such they deemed it, both reasonable and acceptable, to implement the new rates effect June 1, 2026, and


WHEREAS, the Utility will be receiving a new rate schedule for January of 2027 and the IURC will direct the Utility on necessary matters and methodology to "normalize" the 2027 rate by taking into account the January 16, 2026 effective rate as part of that rate schedule so that the rate payors are properly protected.

THE UTILITY SERVICE BOARD OF THE CITY OF COLUMBUS DOES THEREFORE RECOMMEND:


1. That **Exhibit A**, attached hereto, being a new water rate schedule as adopted by the IURC should be approved by the Common Council of the City of Columbus with the effective date being June 1, 2026.

2. The Common Council of the City of Columbus should expect an additional rate schedule later in 2026 effective for the 2027 calendar year once same is reviewed and approved by the IURC.

Recommended this 16 of April 2026.


Cheryl McAvoy, Secretary

~~Patrick Andrew, Chairman~~


Nicholas Browning
Vice Chairman