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Luann G. Welmer, City Clerk

City Council Members

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

Kent Anderson, District 5 – President	Dr. Christopher Bartels, District 1	Elaine Hilber, District 2
Jerone Wood, District 3	Frank Miller, District 4	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 November 17, 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. First Reading of an Ordinance entitled "ORDINANCE NO. ____,2026, AN ORDINANCE VACATING PUBLIC RIGHT OF WAY (BAKER-PICKETT ALLEY VACATION)." Melissa Begley

III. New Business

A. First Reading of an Ordinance entitled "ORDINANCE NO.____, 2026, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Housing Partnerships Alley Vacation) Melissa Begley

B. First 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." (Beacon Hill Annexation) Melissa Begley

C. First 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 RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Beacon Hill Rezoning) Melissa Begley

D. First 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." (TDAK Development Annexation) Melissa Begley

E. First Reading of an Ordinance entitled "ORDINANCE NO.___, 2026, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM RS1 (RESIDENTIAL: SINGLE-FAMILY 1) AND AP (AGRICULTURE: PREFERRED) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS) & FROM AP (AGRICULTURE: PREFERRED) TO RS1 (RESIDENTIAL: SINGLE-FAMILY 1)." (TDAK Development Rezoning) Melissa Begley

F. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AMENEDING SECTION 2.80.050 OF THE COLUMBUS MUNICIPAL CODE TO AUTHORIZE DEFERRED COMPENSATION PLAN OPTIONS AND ROTH CONTRIBUTIONS." Regina McIntyre

G. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE GENERAL FUND FOR THE BUDGET YEAR 2026." Bryan Burton

H. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE TRANSIT NON-REVERTING FUND FOR THE BUDGET YEAR 2026." Matt Dudukovich

I. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE INSURANCE NON-REVERTING FUND FOR THE BUDGET YEAR 2026." Regina McIntyre

J. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE PUBLIC SAFETY LIT FUND FOR THE BUDGET YEAR 2026." Regina McIntyre

K. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE GENERAL FUND FOR THE BUDGET YEAR 2026." Andrew Beckort

L. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE READI FUND FOR THE BUDGET YEAR 2026." Nikki Murphy and Andrew Beckort

M. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE FEDERAL GRANTS FUND FOR THE BUDGET YEAR 2026." Andrew Beckort and Mike Richardson

N. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE THOROUGHFARE FUND FOR THE BUDGET YEAR 2026." Andrew Beckort

O. Reading of Resolution entitled "RESOLUTION NO. ____, 2026, A RESOLUTION TRANSFERRING BUDGETED APPROPRIATIONS FROM AVIATION GENERAL OPERATING – GRANT EXPENDITURES TO AVIATION GENERAL OPERATING – SALARIES AND BENEFITS." Brian Payne

P. Reading of Resolution entitled "RESOLUTION NO. ____, 2026, A RESOLUTION TRANSFERRING BUDGETED APPROPRIATIONS FROM GENERAL FUND – FIRE SALARIES AND BENEFITS TO GENERAL FUND – FIRE BUILDING REPAIR SERVICES." Andy Lay

IV. Other Business

A. Standing Committee and Liaison Reports

B. The next meeting is scheduled for **Tuesday, December 1, 2026, at 6:00 p.m.**

C. Adjournment

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

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

A Public Comment session for non-agenda items is provided at the end of the Council meeting as an opportunity for residents to address the City Council Members about matters pertaining to the City. Participation is encouraged, however, to respect others who wish to speak, public comment is not intended to be a public conversation. Before speaking, a person must provide their name and address for public record. Each speaker is given a reasonable amount of time to speak (determined by the City Council President). Any speaker that engages in personal attacks and/or acts in an uncivil manner will be stopped and may be prohibited from future opportunities to publicly address the Council.

ORDINANCE NO.: _____, 2026

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

To be known as the: Baker-Pickett Alley Vacation
(by Jeff Baker and John Pickett)
Plan Commission Case No.: VAC-26-6

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

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

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

SECTION 1: Right-of-way Vacated

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

> *All of the alley right-of-way between Lots 83 & 84 and Lot 85 in Irwin, Jones, and Mounts's Addition to the Town (now City) of Columbus recorded in Plat Book "A", Page 16 in the Office of the Recorder of Bartholomew County, Indiana; being that portion of the north-south alley north of the east-west alley in the block bounded by Lafayette Avenue and Pearl, 4th, and 5th Streets in the City of Columbus.*

SECTION 2: Execution of Deeds

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

SECTION 3: Effective Date

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

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 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.

Prepared by the City of the 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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman

DATE: October 19, 2026

RE: Baker-Pickett Alley Vacation Request
(Plan Commission Case #VAC-26-06)

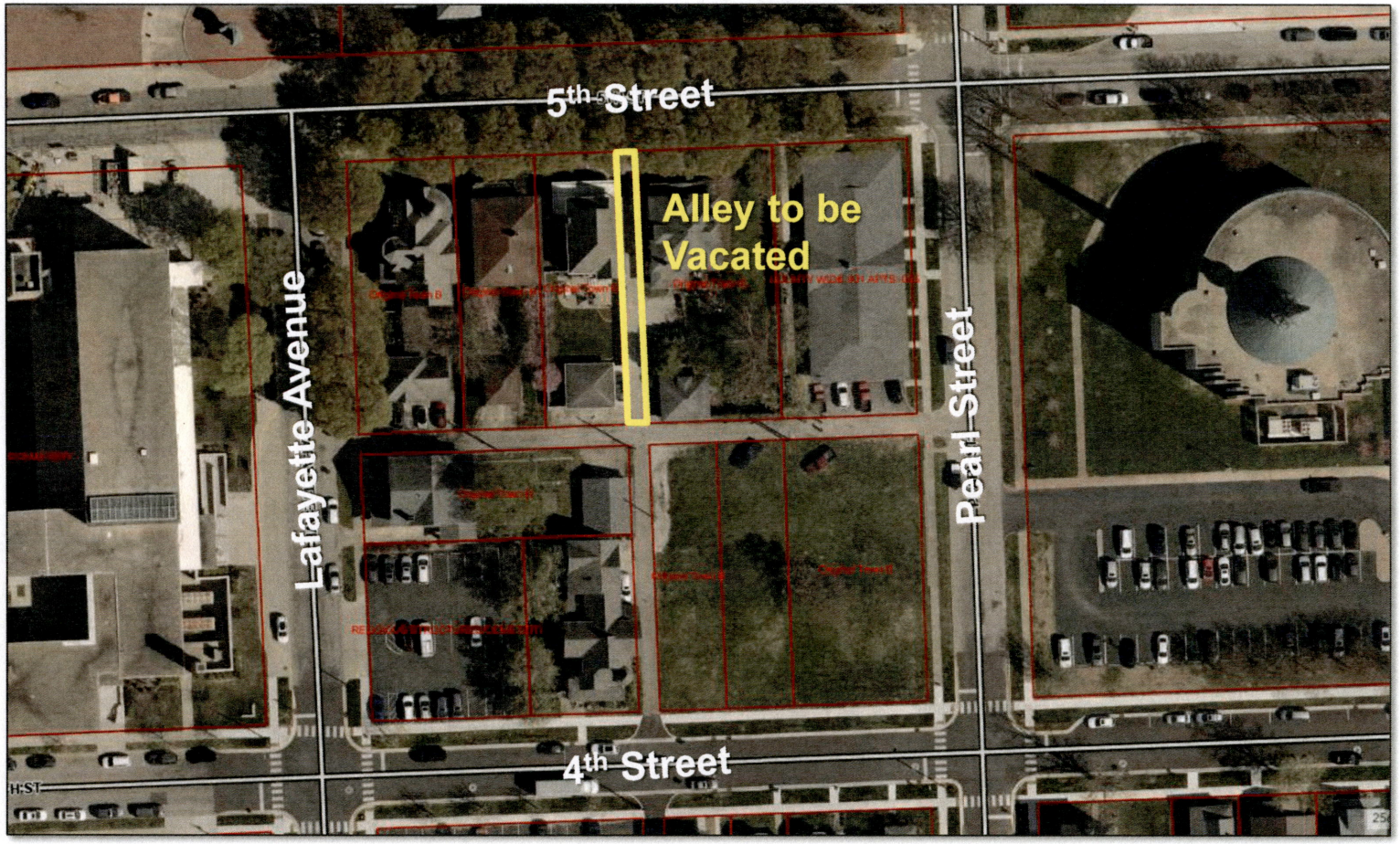
Attached is a proposed ordinance approving a request from Jeff Baker and John Pickett to vacate an alley between two homes owned by Mr. Baker at 619 and 621 5th Street. The vacation request includes just the alley between those homes – the north half of the north-south alley in that block. No other property owners adjoin the portion of the alley proposed to be vacated. The applicants have indicated their intent to physically close the alley where it meets the east-west alley in the block and use it as driveway access for these homes from 5th Street.

The proposed vacation has been reviewed by the Planning and Engineering Departments, as well local utility providers and other members of the City's Subdivision Review Committee. No objections to the vacation were noted.

A location map is also attached.

Please feel free to contact the Planning Department with any questions you may have.

VAC-26-6 (Baker- Pickett Alley Vacation)



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City of Columbus – Bartholomew County Planning Department

City of Columbus Bartholomew County Edinburgh/Bartholomew/Columbus Joint District

ORDINANCE NO.: _____, 2026

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

To be known as the: Housing Partnerships, Inc. Alley Vacation
Plan Commission Case No.: VAC-26-7

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

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

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

SECTION 1: Right-of-way Vacated

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

> *All of the alley right-of-way between Lots 53 & 54 and between Lots 55 & 56 in William M. Graves 2nd Addition to the City of Columbus recorded in Plat Book "B", Page 160 in the Office of the Recorder of Bartholomew County, Indiana; being that portion of the east-west alleys east of the north-south alley in the block bounded by Cottage Avenue and Cherry, 21st, and 22nd Streets in the City of Columbus.*

SECTION 2: Execution of Deeds

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

SECTION 3: Effective Date

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

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 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.

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

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman

DATE: November 4, 2026

RE: Housing Partnerships, Inc. Alley Vacation Request
(Plan Commission Case #VAC-26-07)

Attached is a proposed ordinance approving a request from Housing Partnerships, Inc. to vacate two east-west alleys between lots they own along the west side of Cottage Avenue, between 21st and 22nd Streets. The vacation request includes just the east half of those alleys – between the north-south alley in the block and Cottage Avenue. No other property owners adjoin the portion of the alleys proposed to be vacated. The alleys themselves are each only 6 feet in width. They are not part of a continuing east-west alley system that extends beyond this block.

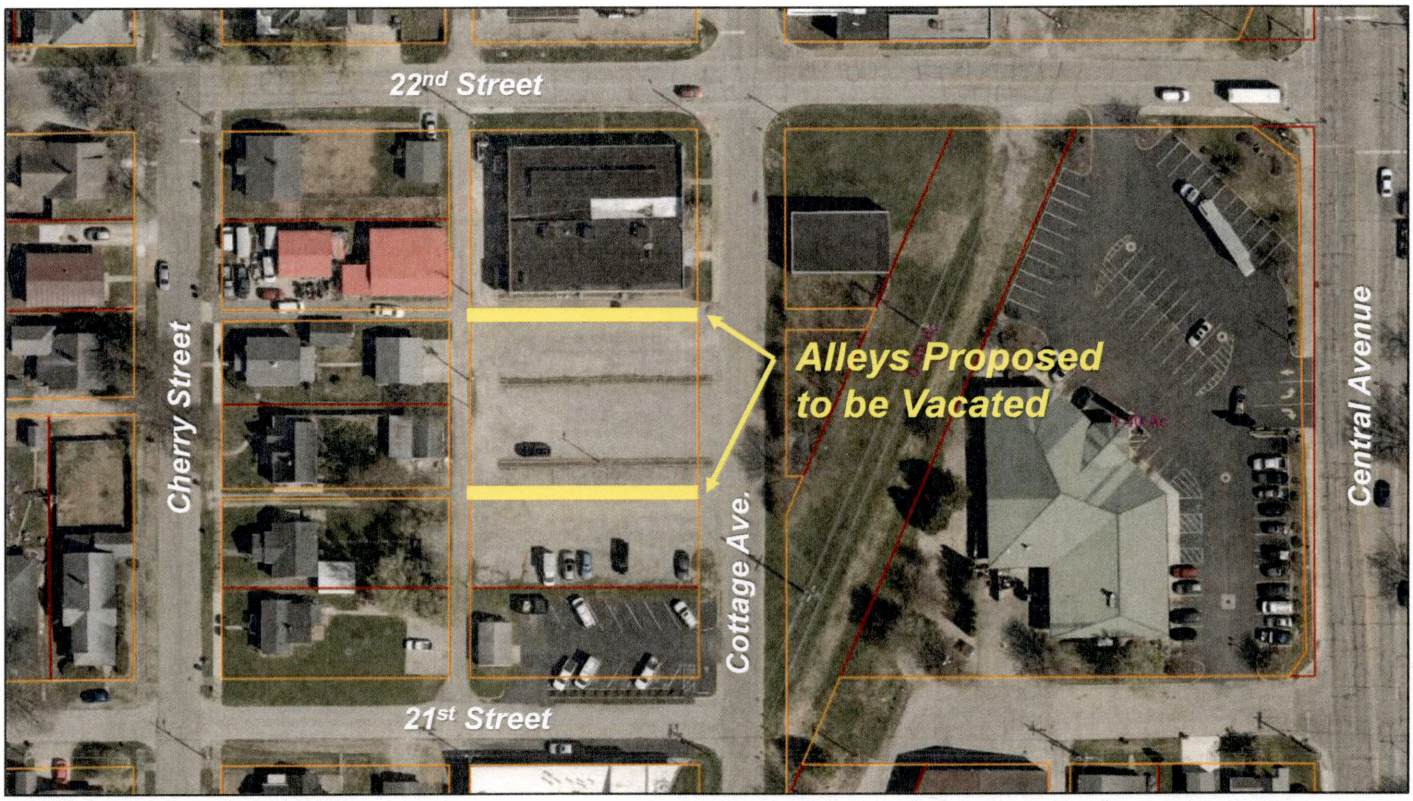
HPI owns almost all of the property on this west side of Cottage Avenue (except for the lot at the corner of Cottage Avenue and 21st Street). These alleys are physically integrated into existing HPI-owned parking lots. The applicants have indicated that they intend further development of this property, the construction of a storage building in the short term, which will be aided by the alley vacation.

The proposed vacation has been reviewed by the Planning and Engineering Departments, as well local utility providers and other members of the City's Subdivision Review Committee. No objections to the vacation were noted.

A location map is also attached.

Please feel free to contact the Planning Department with any questions you may have.

VAC-26-7 (Housing Partnerships, Inc. Alley Vacation)



City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

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

DATE: November 4, 2026

RE: Beacon Hill Annexation & Rezoning
(Plan Commission Case #PC-26-12 & PC-26-16)

The above referenced annexation and rezoning applications have been forwarded to the City Council by the Plan Commission. The annexation request was forwarded from the Commission's August 12, 2026 meeting with a favorable recommendation by a vote of 10 in favor and 0 opposed. The rezoning request was forwarded from the Commission's October 14, 2026 meeting, also with a favorable recommendation, by a vote of 7 in favor and 0 opposed. Together the requests would annex an area of +/-11.9 acres to the City of Columbus and rezone that property from AP (Agriculture: Preferred) to RMc (Residential: Multi-Family with commitments).

The property is located on the north side of Carlos Folger Road near its western intersection with State Road 46 (to the west of the Westhill Shopping Center). The applicant, Beacon Hill, LLC (Evan Kleinhenz), has indicated that the annexation and rezoning will better position the property for sale to a developer and that subsequent development. No specific development plan for the property is currently proposed.

Several neighboring property owners along Carlos Folger Road spoke in opposition to the rezoning request at the Plan Commission's public hearing. They expressed concerns regarding increased traffic, the condition and safety of Carlos Folger Road, and the change to the current rural character of the area.

The Plan Commission's favorable recommendation on the rezoning includes commitments that limit the development density of the property, require improvements to Carlos Folger Road at the time of development, and provide buffering for adjacent homes.

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 Plan Commission's annexation recommendation,
3. The proposed ordinance approving the rezoning,
4. The resolution certifying the Plan Commission's rezoning recommendation,
5. A copy of the staff report prepared for the Plan Commission, and
6. A location map.

Please feel free to contact the Planning Department 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 Beacon Hill Annexation
Plan Commission Case No. PC-26-12

WHEREAS, a petition has been filed by Beacon Hill, LLC 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 August 12, 2026, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; 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.

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 +/- 11.9 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

The West Part of the Southwest Quarter of the Southeast Quarter of Section Twenty-one (21), Township Nine (9) North of Range Five (5) East situated in Columbus Township and described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 21, thence running North 80 poles to the Northwest corner of said Quarter Quarter Section; thence East 32 poles to a Lot or Parcel conveyed to A. J. and Mary Folger by Abel Shields, May 6, 1880; thence South to the center of the Bloomington Branch of Driftwood Valley Turnpike Road; thence Southwesterly along the center of said road to the place of beginning, and containing Thirteen (13) acres, more or less, except the following described parcel: Commencing at the Southwest corner of the Southeast Quarter of said Section Twenty-one (21); thence running North 180 feet; thence East to the center of the Bloomington Branch of Driftwood Valley Turnpike Road; thence Southwesterly with the center of said road to the place of beginning, and conveyed heretofore by Cyrus W. Folger, unmarried to Chas. E. Folger in 1894.

Note: The proposed annexation area excludes any area of conflicting and/or overlapping ownership with the parcel to the south (the exception indicated in the above legal description) as of August 12, 2026; with that conflict/overlap being approximately 15 feet by parallel lines off the south line of the above-described property.

The annexation area includes the parcel(s) numbered as follows: 03-95-21-000-001.300-004

SECTION 2: Common Council District

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

SECTION 3: Repealer

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

SECTION 4: Severability

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

SECTION 5: Effective Date

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

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____ 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. 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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

RESOLUTION: PC-26-12

of the City of Columbus, Indiana Plan Commission

regarding
Case number PC-26-12 (Beacon Hill),
a proposal to annex +/-11.9 acres to the City of Columbus

WHEREAS, the Plan Commission has received the petition referenced above from Beacon Hill, LLC, with the permission of Evan Kleinhenz; 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 August 12, 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 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:

The annexation of the property subject to the application (approximately 11.9 acres located at 4840 Carlos Folger Road, on the north side of Carlos Folger Road east of its western intersection with State Road 46) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12th DAY OF AUGUST, 2026 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

Michael Kinder, President

ATTEST:

Laura Garrett, Secretary

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

ORDINANCE NO.: _____, 2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)

To be known as the: Beacon Hill Rezoning
Plan Commission Case No.: PC-26-16

WHEREAS, this rezoning was requested by Beacon Hill, LLC and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on October 14, 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 RMc (Residential: Multi-Family with commitments):

The West Part of the Southwest Quarter of the Southeast Quarter of Section Twenty-one (21), Township Nine (9) North of Range Five (5) East situated in Columbus Township and described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 21, thence running North 80 poles to the Northwest corner of said Quarter Quarter Section; thence East 32 poles to a Lot or Parcel conveyed to A. J. and Mary Folger by Abel Shields, May 6, 1880; thence South to the center of the Bloomington Branch of Driftwood Valley Turnpike Road; thence Southwesterly along the center of said road to the place of beginning, and containing Thirteen (13) acres, more or less, except the following described parcel: Commencing at the Southwest corner of the Southeast Quarter of said Section Twenty-one (21); thence running North 180 feet; thence East to the center of the Bloomington Branch of Driftwood Valley Turnpike Road; thence Southwesterly with the center of said road to the place of beginning, and conveyed heretofore by Cyrus W. Folger, unmarried to Chas. E. Folger in 1894.

Note: The proposed annexation area excludes any area of conflicting and/or overlapping ownership with the parcel to the south (the exception indicated in the above legal description) as of August 12, 2026; with that conflict/overlap being approximately 15 feet by parallel lines off the south line of the above-described property.

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

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

1. The development density of the property shall be limited to a maximum of 17 dwelling units per acre.

2. Prior to the development of the property, right-of-way as recommended by the Thoroughfare Plan for a local, residential, suburban street shall be dedicated along its Carlos Folger Road frontage.
3. The development of the property shall include a Type B Buffer, as specified by the zoning ordinance, along the entire south property line and the southernmost 400 feet of the east and west property lines. The buffers shall be complete prior to occupancy of any development.
4. The development of the property shall include the clearing of vegetation in the right-of-way at the intersection of Carlos Folger Road with 325 West to provide adequate sight distance at that intersection (subject to approval and determination by the Bartholomew County Highway Department). The clearing shall be complete prior to occupancy of any development.
5. The development of the property shall include the closure of Carlos Folger Road's intersection with State Road 46, with the final authorization for that closure and its design subject to the review and approval of the City Engineer and Indiana Department of Transportation (INDOT). A determination by INDOT that the closure may not occur voids this commitment.
6. The development of the property shall include the construction of a sidewalk to be located in existing right-of-way along the south side of Carlos Folger Road from a suitable point opposite the subject property (as determined by the Planning Director and City Engineer at the time of development) to 325 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

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

RESOLUTION: PC-26-16

of the City of Columbus, Indiana Plan Commission

regarding
Case number PC-26-16
(Beacon Hill Rezoning),
a proposal to rezone +/-11.9 acres
from AP (Agriculture: Preferred) to RM (Residential: Multi-Family)

WHEREAS, the Plan Commission has received the application referenced above from Beacon Hill, 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 October 14, 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 11.9 acres located at 4840 Carlos Folger Road, on the north side of Carlos Folger Road, 250 feet from its western intersection with State Road 46) is forwarded to the Common Council with a favorable recommendation. That favorable recommendation includes the following commitments:
   a) The development density of the property shall be limited to a maximum of 17 dwelling units per acre.
   b) Prior to the development of the property, right-of-way as recommended by the Thoroughfare Plan for a local, residential, suburban street shall be dedicated along its Carlos Folger Road frontage.
   c) The development of the property shall include a Type B Buffer, as specified by the zoning ordinance, along the entire south property line and the southernmost 400 feet of the east and west property lines. The buffers shall be complete prior to occupancy of any development.
   d) The development of the property shall include the clearing of vegetation in the right-of-way at the intersection of Carlos Folger Road with 325 West to provide adequate sight distance at that intersection (subject to approval and determination by the Bartholomew County Highway Department). The clearing shall be complete prior to occupancy of any development.
   e) The development of the property shall include the closure of Carlos Folger Road's intersection with State Road 46, with the final authorization for that closure and its design subject to the review and approval of the City Engineer and Indiana Department of Transportation (INDOT). A determination by INDOT that the closure may not occur voids this commitment.
   f) The development of the property shall include the construction of a sidewalk to be located in existing right-of-way along the south side of Carlos Folger Road from a

suitable point opposite the subject property (as determined by the Planning Director and City Engineer at the time of development) to 325 West.

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 14th DAY OF OCTOBER, 2026 BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED.

Michael Kinder, President

ATTEST:

Keerthi Alapati, Acting Secretary

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

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
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CITY OF COLUMBUS PLAN COMMISSION
(October 14, 2026 Meeting)

ZONING MAP AMENDMENT
STAFF REPORT

Docket No.:	PC-26-16
Staff:	Desiree Aldrich
Applicant:	Beacon Hill, LLC
Property Size:	11.9 Acres
Current Zoning:	AP (Agriculture: Preferred)
Proposed Zoning:	RM (Residential: Multi-Family)
Location:	On the north side of Carlos Folger Road, 250 feet from its western intersection with State Road 46, in Columbus Township.

Key Issue Summary:

The following key issue(s) should be considered with this application: Carlos Folger Road is an unimproved county road without curbs or sidewalks. While the property is in close proximity of goods, services, and transit, future residents likely will not be able to walk to those amenities for the foreseeable future..

Preliminary Staff Recommendation:

Unfavorable recommendation to the City Council. As indicated by the City Engineer, the property will lack sufficient infrastructure necessary to support dense residential development, specifically sidewalks, for the foreseeable future. The rezoning, therefore, does not represent responsible growth and development.

Any favorable recommendation should include the following commitments:

1. The development density of the property shall be limited to a maximum of 17 units per acre.
2. Prior to the development of the property, right-of-way as recommended by the Thoroughfare Plan for a local, residential, suburban street shall be dedicated along its Carlos Folger Road frontage.
3. The development of the property shall include a Type B Buffer, as specified by the zoning ordinance along the east, south, and west property lines. The buffers shall be complete prior to occupancy of any development.
4. The development of the property shall include the clearing of vegetation in the right-of-way at the intersections of Carlos Folger Road with 325 West and State Road 46 to provide adequate sight distance at those intersections (subject to approval by the Bartholomew County Highway Department and INDOT, as appropriate). The clearing shall be complete prior to occupancy of any 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 and/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 Westhill Shopping Center, a Papa Johns, a bank, a hotel, an independent senior living facility, and CVS Pharmacy along with many other businesses in the general area. 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: The area includes large lot single-family residences directly surrounding the subject site. There are agriculture uses to the north and northeast. The property is a very short distance to a variety of commercial goods and services as well as State Road 46.

The most desirable use for which the land in each district is adapted.
Preliminary Staff Comments: Although the Comprehensive Plan identifies the future land use to this area as agriculture, it also encourages development adjacent to already developed areas. The subject site is well suited for future residential development due to its proximity to existing commercial goods and services. The Plan also encourages a diversity of housing types, prices, and sizes. The subject property is in good proximity to several large employers, Columbus City Utilities water and sewer service are available, and the site is located near high-volume roads.

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. Further, while RM (Residential: Multi-Family) development would increase traffic volumes in this area, the subject site is in close proximity to Jonathan Moore Pike / State Road 46 which is intended to carry larger volumes of traffic as a Principle Arterial street.

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 and commercial developments in the area, as well as the new elementary school being built in the area. However, the condition of Carlos Folger Road effectively prevents the integration of this property with nearby development. No sidewalks or other bicycle or pedestrian infrastructure is present and sight-distance concerns exist at the road's intersections with both State Road 46 and 325 West.

Current Property Information:	
Land Use:	Single-family residential
Site Features:	Single-family house, barn, woods, pond
Flood Hazards:	The southeast portion of the site contains the 500-year floodway fringe.
Special Circumstances: **(Airport Hazard Area, Wellfield Protection Area, etc.)**	None
Vehicle Access:	Carlos Folger Road (Local, Residential, Rural)

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	AP (Agriculture: Preferred)	Agriculture, woods
South:	CN (Commercial: Neighborhood) AP (Agriculture: Preferred)	Single-family residential, woods
East:	AP (Agriculture: Preferred) CO (Commercial: Office)	Single-family residential, Southwestern Bartholomew Water Corporation business office
West:	AP (Agriculture: Preferred)	Single-family residential, agriculture

Interdepartmental Review	
City of Columbus Engineering Department:	The Engineering Department does not support the requested rezoning to Residential Multifamily. The infrastructure on Carlos Folger is inadequate to support a residential multifamily development, even at the restricted density of 17 units an acre. The intersection of 325 W and Carlos Folger has insufficient site distance for an increase in traffic. The close spacing between the Carlos Folger Drive and CR 350 W intersections on SR 46 creates overlapping turning movements without dedicated left-turn lanes, increasing conflict points and elevating crash risk. There are no pedestrian facilities in the vicinity of the property. There is limited right of way along Carlos Folger making the installation of future pedestrian facilities challenging.
Columbus City Utilities:	There is a sanitary sewer on the opposite side of Carlos Folger Drive that has capacity to serve the proposed development. The developer is responsible for extending sewer into the site to serve the development. A water main extension is required for CCU to serve the site.
City Fire Department:	No new comments provided. **Comments from PC-26-12 / PC-26-13:** The Columbus Fire Department will be able to provide fire protection for 4840 W Carlos Folgers Road (the nearest fire stations provide acceptable response times). Any new subdivisions built in the Columbus City limits will need to have fire hydrants and piping that can be hooked to directly by a fire apparatus and provide enough water to meet the fire flow requirements for the size houses being built. Please reach out with any additional questions or concerns.
Bartholomew County Highway Department:	The Highway Department sees no issues as submitted, this section of roadway is maintained by the City of Columbus so they will be the one we would defer all requests and questions on the driveway/entry locations to.

INDOT – District Engineer	The intersections of CR 350 W and Carlos Folger Rd are offset from each other that prohibits the ability for left turn lanes to be constructed on SR 46 for both of these intersections in the future. Either one or both of these roads would need realigned to be directly across from each other for them to be properly improved with traditional intersection measures. An alternative to realigning one or both of the roads is to have a cul-de-sac near SR 46 and direct traffic through the traffic signal of SR 46 and CR 325 W. INDOT could easily add left turn phasing with additional traffic. This would be the safest option utilizing the existing intersections of Carlos Folger Rd and CR 325 W and then the traffic signal. Signalizing the aligned intersections of CR 350 W and Carlos Folger Rd would not be recommended by INDOT due to proximity to the other traffic signal.

Zoning District Summary:		
	Existing Zoning: AP	**Proposed Zoning: RM**
Zoning District Intent:	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. 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. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.	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.
Permitted Uses:	**Agriculture Uses** • Farm **Residential Uses** • Dwelling, single-family **Park Uses** • Nature preserve/conservation area	**Residential Uses** • dwellings, multi-family • dwellings, two-family • nursing home / assisted living facility • retirement facility **Park Uses** • nature preserve / conservation area • park / playground

History of this Location:

The relevant history of this location includes the following: On August 12, 2026, the City of Columbus Plan Commission heard PC-26-12 / PC-26-13, requests to annex and rezone the subject site from AP (Agriculture: Preferred) to RM (Residential: Multi-Family). The City of Columbus Plan Commission forwarded a favorable recommendation to the City Council for the annexation request and an unfavorable recommendation to the City Council for the rezoning request. The applicant subsequently withdrew that rezoning request (PC-26-13), filed the current rezoning request, and asked that the annexation be withheld from City Council consideration pending the recommendation on the new rezoning application.

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-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-2-13**: Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
   Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.
4. **POLICY A-4-3**: Prevent urban sprawl.
   Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.
5. **POLICY A-4-7**: Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.
   Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.
6. **POLICY 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.
7. **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 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 development 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 350 West and a future Rural Bicycle Route along 325 West.

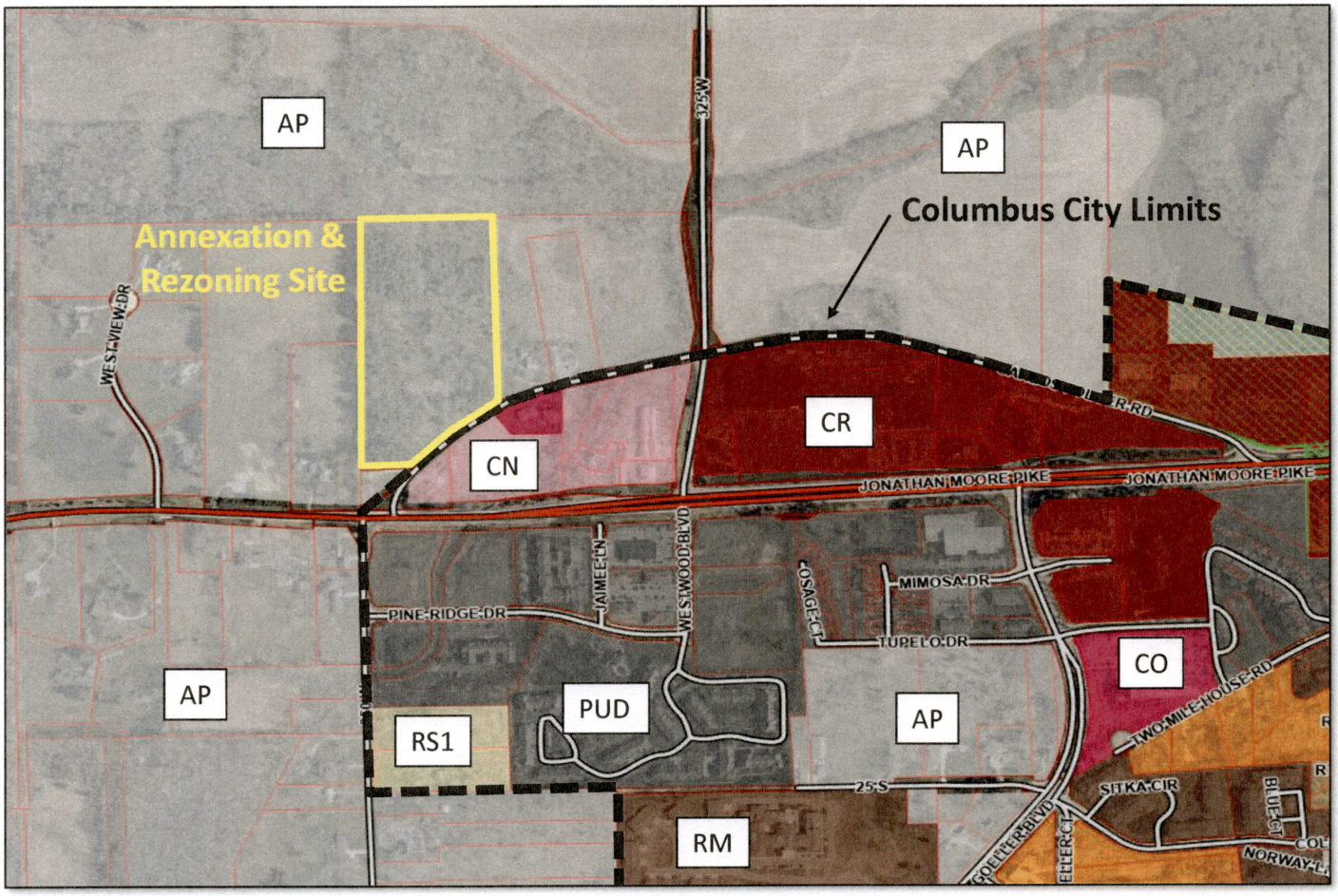
Planning Consideration(s):

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 AP (Agriculture: Preferred) to RM (Residential: Multi-Family) for the purposes of providing flexibility to accommodate a future housing development.
2. The applicant has proposed a maximum gross density of 17 Dwelling Units per acre. The proposed rezoning area contains 11.9 acres; therefore, the site could be developed at a maximum of 202 total dwelling units. The RM (Residential: Multi-family) zoning district allows for a density up to 25 units per acre; therefore, without the proposed cap of 17 Dwelling Units per acre, the site could be developed at a maximum of 297 total dwelling units.
3. A small portion of the property at the southeast corner is located within the Flood Zone X (500-year floodway fringe). Any future development will be required to meet the standards for development in a special flood hazard area, as described in Section 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 flood protection grade.
4. There are no buffer requirements in the Zoning Ordinance between AP (Agriculture: Preferred) zoning district and RM (Residential: Multi-Family) zoning district. As compared to if the adjacent homes were zoned RS1 in which case the buffer requirements would consist of a buffer yard type B.
5. The subject site appears to have a surveying discrepancy between the applicant's property and that to the immediate south. The Bartholomew County GIS is showing these two properties as overlapping by about 15 feet. The applicant has indicated the overlapping 15 feet of property will be administratively subdivided into the neighbor's property to the south.
6. The intent of the zoning district states that properties zoned RM should have direct connections to convenience goods. The Westhill Shopping Center is located approximately .4 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. It should be noted, however, that no sidewalk or other pedestrian route connects the subject property with Westhill.
7. Harrison Ridge Park is the nearest park to the subject property, located at the corner of Tipton Lakes Boulevard and Coles Drive, and is approximately located 1.1 miles away from the subject property. It is not likely that the residents of the subject property would be able to walk to this park. It is a 4-acre park with a basketball court, a playground, tennis courts, green space, and picnic tables.
8. The ColumBus transit nearest service area is at Westhill Shopping Center, which is approximately .4 miles from the subject property.
9. The subject property is currently within the water service area of Southwest Bartholomew Water Corporation. Southwest is a rural water provider that supplies drinking water to rural homes. Southwest does not provide water for fire protection. Columbus City Utilities can provide service to the site, but it would require a water main extension to get to the subject site.
10. Carlos Folger Road is approximately 20 feet in width and does not have any curbs or sidewalks. Its right-of-way varies between 40 and 50 feet. As a local, residential, rural road, the Thoroughfare Plan recommends 55 feet of right-of-way an 18-foot pavement width with a 4-foot stone shoulder on each side. If development occurs, Carlos Folger Road would be considered a local, residential, suburban

street with a recommended width of 21 feet, including curbs, and sidewalks. The current width of Carlos Folger Road, therefore is consistent with the recommendations of the Thoroughfare Plan but it lacks the improvements, primarily curbs and sidewalks, associated with development. While there appears to be adequate right-of-way to construct sidewalks, that space is currently overgrown with vegetation in places and otherwise required for the roadside swales that provide stormwater drainage.

Location & Zoning Context (Case #PC-26-12 & 16: Beacon Hill)



City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

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

DATE: November 4, 2026

RE: TDAK Development Annexation & Rezoning
(Plan Commission Case #PC-26-17 & PC-26-14)

At its October 14, 2026 meeting, the Plan Commission forwarded the above referenced applications to the City Council, each with a favorable recommendation (the annexation by a vote of 8 in favor and 0 opposed and the rezoning by a vote of 6 in favor and 2 opposed).

The applicant, TDAK Development, Inc., requests that an area of +/-12.65 acres be annexed to the City of Columbus and rezoned. The property is located on the north side of Goeller Boulevard east of its intersection with Tipton Lakes Boulevard. The property is currently zoned RS1 (Residential: Single-Family 1) (10.66 acres) and AP (Agriculture: Preferred) (1.99 acres). The proposed rezoning would result in 11.41 acres zoned RMc (Residential: Multi-Family with commitments) and 1.24 acres zoned RS1. The proposed new RS1 area currently contains a home, which the applicants have indicated would remain. The proposed RMc area would be developed. The applicants have shared a concept plan that shows 20 duplex units (40 total new dwelling units).

Two neighbors spoke at the Plan Commission's public hearing on the rezoning. They expressed concerns about traffic speed on Goeller Boulevard and asked questions about how development of the property would accommodate stormwater drainage.

The Plan Commission's favorable recommendation on the rezoning includes the conditions that right-of-way be dedicated along Goeller Boulevard and replating occur for property lines to match the resulting new zoning districts. The recommendation also includes commitments for sidewalk improvements in the area and an added turn lane on Goeller Boulevard at the time of any development.

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 Plan Commission's annexation recommendation,
3. The proposed ordinance approving the rezoning,
4. The resolution certifying the Plan Commission's rezoning recommendation,
5. A copy of the staff report prepared for the Plan Commission, and
6. A location map.

Please feel free to contact the Planning Department 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 TDAK Development Annexation
Plan Commission Case No. PC-26-17

WHEREAS, a petition has been filed by TDAK Development, 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 October 14, 2026, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; 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.

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 +/- 12.65 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

> *Beginning in the center of the Driftwood Turnpike Thirteen Hundred Forty-four (1344) feet South and Seventeen Hundred and Seventy-four (1774) feet West of the Southeast corner of the North Half of the Northeast Quarter of Section Twenty-eight (28) in Township Nine (9) North of Range Five (5) East; thence North Eight Hundred Nineteen (819) feet; thence East Seven Hundred Fifty (750) feet; thence South Five Hundred Forty-seven and One-Half (547 1/2) feet to the center of said Driftwood Turnpike; thence Westerly along the center of said turnpike to the place of beginning, containing Twelve acres, more or less, being a part of the South Half of the Northeast Quarter of Section Twenty-eight (28) in Township Nine (9) North of Range Five (5) East. Situated in Bartholomew County, Indiana.*

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

1. 03-95-28-000-001.000-004
2. 03-95-28-000-000.900-004

SECTION 2: Common Council District

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

SECTION 3: Repealer

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

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the

remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

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

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____ 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. Jeff Bergman

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

RESOLUTION: PC-26-17

of the City of Columbus, Indiana Plan Commission

regarding
Case number PC-26-17 (TDAK Development),
a proposal to annex +/-12.65 acres to the City of Columbus

WHEREAS, the Plan Commission has received the petition referenced above from TDAK Development, 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 October 14, 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 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:

The annexation of the property subject to the application (approximately 12.65 acres located at 4450 & 4570 West Goeller Boulevard, on the north side of Goeller Boulevard east of its intersection with Tipton Lakes Boulevard) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF OCTOBER, 2026 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.

Michael Kinder, President

ATTEST:

Keerthi Alapati, Acting Secretary

ORDINANCE NO.: _____, 2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM RS1 (RESIDENTIAL: SINGLE-FAMILY 1) AND AP (AGRICULTURE: PREFERRED) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS) & FROM AP (AGRICULTURE: PREFERRED) TO RS1 (RESIDENTIAL: SINGLE-FAMILY 1)

To be known as the: TDAK Development Rezoning
Plan Commission Case No.: PC-26-14

WHEREAS, this rezoning was requested by TDAK Development, Inc. and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on October 14, 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 real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed as described below.

A. The following described real estate shall be changed from RS1 (Residential: Single-Family 1) to RMc (Residential: Multi-Family with commitments):

A PART OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 5 EAST; PREPARED FROM A SURVEY TITLED "TDAK DEVELOPMENTS - RETRACEMENT SURVEY", PERFORMED BY INDEPENDENT LAND SURVEYING, INC. (JOB #24123), CERTIFIED BY JONATHAN M. ISAACS, PLS (LS-20200015) ON MAY 4, 2026; INTENDED TO BE A PART OF THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2024003998 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE NORTH 88°28'22" EAST (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 947.82 FEET; THENCE NORTH 00°23'30" WEST A DISTANCE OF 18.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°23'30" EAST A DISTANCE OF 819.57 FEET; THENCE NORTH 88°49'21" EAST A DISTANCE OF 744.80 FEET; THENCE SOUTH 01°06'35" EAST A DISTANCE OF 235.45 FEET; THENCE SOUTH 88°51'53" WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 01°08'55" EAST A DISTANCE OF 458.38 FEET; THENCE SOUTH 56°09'54" WEST A DISTANCE OF 107.53 FEET; THENCE SOUTH 75°49'23" WEST A DISTANCE OF 220.25 FEET; THENCE SOUTH 79°41'53" WEST A DISTANCE OF 127.01 FEET; THENCE SOUTH 89°54'01" WEST A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING, CONTAINING 10.66 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

B. The following described real estate shall be changed from AP (Agriculture: Preferred) to RMc (Residential: Multi-Family with commitments):

A PART OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 5 EAST; PREPARED FROM A SURVEY TITLED "TDAK DEVELOPMENTS - RETRACEMENT SURVEY", PERFORMED BY INDEPENDENT LAND SURVEYING, INC. (JOB #24123), CERTIFIED BY JONATHAN M. ISAACS, PLS (LS-20200015) ON MAY 4, 2026; INTENDED TO BE A PART OF THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2024003998 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE NORTH 88°28'22" EAST (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 947.82 FEET; THENCE NORTH 00°23'30" WEST A DISTANCE OF 18.34 FEET; THENCE NORTH 89°54'01" EAST A DISTANCE OF 100.01 FEET; THENCE NORTH 79°41'53" EAST A DISTANCE OF 127.01 FEET; THENCE NORTH 75°49'23" EAST A DISTANCE OF 220.25 FEET; THENCE NORTH 56°09'54" EAST A DISTANCE OF 107.53 FEET; THENCE NORTH 01°08'55" WEST A DISTANCE OF 237.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°08'55" WEST A DISTANCE OF 220.91 FEET; THENCE NORTH 88°51'53" EAST A DISTANCE OF 225.00 FEET; THENCE SOUTH 01°06'35" EAST A DISTANCE OF 67.17 FEET; THENCE SOUTH 54°30'37" WEST A DISTANCE OF 272.44 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

C. The following described real estate shall be changed from AP (Agriculture: Preferred) to RS1 (Residential: Single-Family 1):

A PART OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 5 EAST; PREPARED FROM A SURVEY TITLED "TDAK DEVELOPMENTS - RETRACEMENT SURVEY", PERFORMED BY INDEPENDENT LAND SURVEYING, INC. (JOB #24123), CERTIFIED BY JONATHAN M. ISAACS, PLS (LS-20200015) ON MAY 4, 2026; INTENDED TO BE A PART OF THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2024003998 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE NORTH 88°28'22" EAST (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 947.82 FEET; THENCE NORTH 00°23'30" WEST A DISTANCE OF 18.34 FEET; THENCE NORTH 89°54'01" EAST A DISTANCE OF 100.01 FEET; THENCE NORTH 79°41'53" EAST A DISTANCE OF 127.01 FEET; THENCE NORTH 75°49'23" EAST A DISTANCE OF 220.25 FEET; THENCE NORTH 56°09'54" EAST A DISTANCE OF 107.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 56°09'54" EAST A DISTANCE OF 135.83 FEET; THENCE NORTH 54°30'37" EAST A DISTANCE OF 133.79 FEET; THENCE NORTH 01°06'35" WEST A DISTANCE OF 302.62 FEET; THENCE SOUTH 54°30'37" WEST A DISTANCE OF 272.44 FEET; THENCE SOUTH 01°08'55" EAST A DISTANCE OF 237.47 FEET TO THE POINT OF BEGINNING, CONTAINING 1.24 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

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 conditions:
   1. Right-of-way consistent with that existing to the east along Goeller Boulevard (approximately 55 feet from the Goeller Boulevard center line) shall be dedicated along the frontage of the entire rezoning area (both 4450 and 4570 West Goeller Boulevard).
   2. A subdivision plat shall be completed adjusting lot lines to be consistent with the resulting RM (Residential: Multi-Family) and RS1 (Residential: Single-Family 1) zoning districts.

B. The following commitments shall apply to the use and development of the resulting RMc-zoned subject property:
   1. Any development of the subject property shall include the construction of pedestrian crossing of Goeller Boulevard at Tipton Lakes Boulevard suitable for use by subject property residents, including any needed sidewalk extension, curb ramps, and crosswalk

markings. The design and construction of these improvements shall be subject to the review and approval of the City Engineer. The pedestrian crossing shall be complete prior to any occupancy of development on the subject property.

2. Any development of the subject property shall include the construction of a sidewalk across the Goeller Boulevard frontage of the property at 4450 Goeller Boulevard and connecting to the existing sidewalk to the east. The design and construction of the sidewalk shall be subject to the review and approval of the City Engineer. The sidewalk shall be complete prior to any occupancy of development on the subject property.
3. Any development of the subject property shall include the improvement of that development's driveway intersection on Goeller Boulevard to the specifications of the City Engineer and include, but not be limited to, a left turn lane for eastbound traffic on Goeller Boulevard.

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

RESOLUTION: PC-26-14

of the City of Columbus, Indiana Plan Commission

regarding
Case number PC-26-14
(TDAK Development Rezoning),
a proposal to rezone +/-10.66 acres from RS1 (Residential: Single-Family 1) to RM (Residential: Multi-Family), +/-0.75 acres from AP (Agriculture Preferred) to RM (Residential: Multi-Family) & +/-1.24 acres from AP (Agriculture Preferred) to RS1 (Residential: Single Family 1)

WHEREAS, the Plan Commission has received the application referenced above from TDAK Development, Inc.; 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 October 14, 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 12.65 acres located at 4450 & 4570 West Goeller Boulevard, on the north side of Goeller Boulevard east of its intersection with Tipton Lakes Boulevard) is forwarded to the Common Council with a favorable recommendation.

   That favorable recommendation includes the following conditions:
   a) Right-of-way consistent with that existing to the east along Goeller Boulevard (approximately 55 feet from the Goeller Boulevard center line) shall be dedicated along the frontage of the entire rezoning area (both 4450 and 4570 West Goeller Boulevard).
   b) A subdivision plat shall be completed adjusting lot lines to be consistent with the resulting RM (Residential: Multi-Family) and RS1 (Residential: Single-Family 1) zoning districts.

   That favorable recommendation also includes the following commitments:
   a) Any development of the subject property shall include the construction of pedestrian crossing of Goeller Boulevard at Tipton Lakes Boulevard suitable for use by subject property residents, including any needed sidewalk extension, curb ramps, and crosswalk markings. The design and construction of these improvements shall be subject to the review and approval of the City Engineer. The pedestrian crossing shall be complete prior to any occupancy of development on the subject property.
   b) Any development of the subject property shall include the construction of a sidewalk across the Goeller Boulevard frontage of the property at 4450 Goeller Boulevard and connecting to the existing sidewalk to the east. The design and construction of the sidewalk shall be subject to the review and approval of the City Engineer. The sidewalk shall be complete prior to any occupancy of development on the subject property.

c) Any development of the subject property shall include the improvement of that development's driveway intersection on Goeller Boulevard to the specifications of the City Engineer and include, but not be limited to, a left turn lane for eastbound traffic on Goeller Boulevard.

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 14th DAY OF OCTOBER, 2026 BY A VOTE OF 6 IN FAVOR AND 2 OPPOSED.

Michael Kinder, President

ATTEST:

Keerthi Alapati, Acting Secretary

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

CITY OF COLUMBUS PLAN COMMISSION
(October 14, 2026 Meeting)

ZONING MAP AMENDMENT
STAFF REPORT

Annexation Docket No.:	PC-26-17 (Annexation)
Rezoning Docket No.:	PC-26-14 (Rezoning)
Staff:	Melissa Begley
Applicant:	TDAK Development, Inc.
Annexation Area Size:	12.65 Acres
Rezoning Area Size:	12.65 Acres
Current Zoning:	RS1 (Residential: Single-Family 1) – 10.66 acres & AP (Agriculture: Preferred) – 1.99 acres
Proposed Zoning:	10.66 acres from RS1 (Residential: Single-Family 1) to RM (Residential: Multi-Family), 0.75 acres from AP (Agriculture Preferred) to RM (Residential: Multi-Family) & 1.24 acres from AP (Agriculture Preferred) to RS1 (Residential: Single Family 1)
Location:	4450 & 4570 West Goeller Boulevard, in Columbus Township

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council.

Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council.

The favorable recommendation should include the following conditions:

1. Right-of-way consistent with that existing to the east along Goeller Boulevard (approximately 55 feet from the Goeller Boulevard center line) shall be dedicated along the frontage of the entire rezoning area (both 4450 and 4570 West Goeller Boulevard).
2. A subdivision plat shall be completed adjusting lot lines to be consistent with the resulting RM (Residential: Multi-Family) and RS1 (Residential: Single-Family 1) zoning districts.

The favorable recommendation should include the following commitments:

1. Any development of the subject property shall include the construction of pedestrian crossing of Goeller Boulevard at Tipton Lakes Boulevard suitable for use by subject property residents, including any needed sidewalk extension, curb ramps, and crosswalk markings. The design and construction of these improvements shall be subject to the review and approval of the City Engineer. The pedestrian crossing shall be complete prior to any occupancy of development on the subject property.
2. Any development of the subject property shall include the construction of a sidewalk across the Goeller Boulevard frontage of the property at 4450 Goeller Boulevard and connecting to the existing sidewalk to the east. The design and construction of the sidewalk shall be subject to the review and

approval of the City Engineer. The sidewalk shall be complete prior to any occupancy of development on the subject property.

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 and/or commitments be attached to the rezoning request. The City Council makes all final decisions regarding *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 90% 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:

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 encourages development where the City's infrastructure and services have the capacity to accommodate the growth, a mix of housing types, and development adjacent to existing development. In addition, the Plan designates this location as residential.

The current conditions and the character of current structures and uses in each district.
Preliminary Staff Comments: The subject property is located in an area where both single-family and multi-family residential development is already established. The site is within the Tipton Lakes area that

has a mix of different residential housing types. The proposed rezoning is consistent with the surrounding character of the area.

The most desirable use for which the land in each district is adapted.
Preliminary Staff Comments: The site is well suited for multi-family residential use. Utilities are able to be extended to serve the property and it is in close proximity to a variety of service and retail uses, including shopping centers, gas stations, and restaurants.

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 rezoning request were approved. The proposed rezoning is in character with the surrounding properties and is within an area that is already primarily developed with a mixture of residential densities.

Responsible growth and development.
Preliminary Staff Comments: The subject property is immediately adjacent to already developed single and multi-family residential properties. There is direct access to a minor arterial street, Goeller Boulevard. The site is located in close proximity to existing goods and services that are ideal for multi-family development. In addition, the site is located in a mixed density residential area.

Current Property Information:	
Land Use:	Single Family residential
Site Features:	2 single family dwellings, accessory buildings, woods
Flood Hazards:	None
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None
Vehicle Access:	Goeller Boulevard: Minor Arterial, Residential, Suburban

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	RM (Residential: Multi-Family)	Traditions of Columbus – Assisted Living
South:	RS2 (Residential: Single Family 2) PUD (Planned Unit Development)	Harrison Hills Subdivision Harrison Ridge Subdivision
East:	RM (Residential: Multi-Family)	Traditions of Columbus – Assisted Living
West:	RS1 (Residential: Single Family 1) AP (Agriculture: Preferred)	Large lot single family residential Large lot single family residential

Interdepartmental Review	
City Engineering:	The Engineering Department has no concerns with the proposed annexation. However, consideration should be given to adding a commitment to the rezoning to include a pedestrian crossing at Goeller Blvd and Tipton Lakes Blvd.
City Utilities:	There is an existing water main at the southwest corner of the property. The developer is responsible for extending the water main along the frontage of the property and within the property to serve the proposed development. There are no concerns with water capacity in this area. There is an existing 8" sewer main on the south side of Goeller Rd adjacent to the property. Depending on the number of units in the development, an additional sewer main extension may be required to access a larger sewer. There is a 12" sewer approximately 800 feet northeast of the property along Goeller (near Terrace Lake Road intersection). The developer is responsible for extending the sewer main to the property, if needed, and within the property to serve the proposed development. Once number and type of units are provided, we can provide more specific comments on connection points. We do not have any concerns with the proposed annexation or rezoning.
City Fire Department:	Fire Code requires two approved access roads if a multi-family development is going to be more than 200 dwelling units.
City Parks Department	No comments.
City Public Works	No comments.
City Police:	No concerns at this time.
City Animal Care:	No comments.
City Human Rights:	No comments.
City Administration:	No comments.
Bartholomew Consolidated School Corporation:	No comments.

Zoning District Summary:			
	AP	**RM**	**RS1**
Zoning District Intent:	This district is 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. 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. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.	This district is intended 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. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences. In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.	This district is intended to provide areas for low density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.
Permitted Uses:	**Agricultural Uses** • Farm **Residential Uses** • Single-Family Dwelling **Park Uses** • Nature Preserve / Conservation Area	**Residential Uses** • Multi-Family Dwellings • Two-Family Dwellings • Nursing Home / Assisted Living Facility • Retirement Facility **Park Uses** • Nature Preserve / Conservation Area • Park / playground	**Residential Uses** • Single-Family Dwellings **Park Uses** • Nature Preserve / Conservation Area • Park / playground

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-2-6:** 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.*
3. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. *Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
4. **POLICY A-2-15:** Encourage sidewalks in all areas of the community, requiring them or a pedestrian system in new developments. Sidewalks should be designed with a landscape strip between the sidewalk and the street or curb. Landscape strips are preferred, and all sidewalks should meet accessibility standards. *Use of sidewalks and trails has increased dramatically in recent years. These sidewalks and paths should be installed as land is subdivided and developed, eventually leading to a continuous pedestrian system throughout the city. Sidewalks separated from the curb by a landscape strip not only are more attractive, they are safer, because pedestrians are separated from vehicular traffic.*
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. **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 capability 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*
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.
13. **GOAL F-2**: Ensure safe, convenient, pedestrian-friendly neighborhood environments, which are accessible to all citizens. These pedestrian facilities should be provided in a cost-effective manner.

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

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

Planning Consideration(s):

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

1. The properties, as they currently exist, include a 10.66 acre parcel (4570 W. Goeller Blvd.) and a 1.99 acre parcel (4450 W. Goeller Blvd.). As part of the development of this property, the applicants intend to replat the two parcels to make the 1.99 acre parcel smaller (1.24 acres) and the 10.66 acre parcel larger (11.4 acres).
2. The applicants are requesting to annex both properties into the Columbus Corporate limits. They are proposing to rezone the larger resulting parcel (11.4 acres) to RM (Residential: Multi-Family) and the smaller resulting parcel (1.24 acres) to RS1 (Residential: Single Family 1). The smaller parcel will continue to be used as a single family residence and the larger parcel will be developed.
3. The two properties subject to the annexation request are located in a pocket of unincorporated land that is primarily surrounded by the City. Currently, this property abuts the city limits along the north, east, south and a portion of the west property lines.
4. The RM (Residential: Multi-Family) zoning district allows for a maximum density of 25 units per acre. The property that is proposed from RM zoning contains approximately 11.4 acres; therefore there could be a maximum of 285 total dwelling units on this property. The applicants have provided a concept plan that shows 20 duplex units (40 total dwelling units).
5. In 2018, the adjacent property to the north and east (the Traditions of Columbus) was annexed and rezoned. One of the commitments included as part of the rezoning was to "*consent to the establishment of a cross-access easement allowing vehicle, pedestrian, and/or emergency travel between the subject property and the adjacent property at 4570 Goeller Boulevard, if such an easement is required by the City of Columbus as a component of the future development of that adjacent land. All costs associated with the establishment of the easement and the construction of any cross-access within the easement shall be borne by the developer of 4570 Goeller Boulevard and specifically not by the owner of the property subject to this rezoning request. The intent of this commitment is to include the owner of the subject property in any future discussion of the development of the adjacent property and for this owner to be allowed input on the most appropriate, if any cross-access, given the type of development proposed to occur at 4570 Goeller Boulevard and the compatibility of its expected access needs with the land use, traffic patterns, and other aspects of the subject property*". The purpose of this commitment was to allow for coordinated access onto Goeller Boulevard. The concept plan provided by the applicant shows a connection to the drive on the adjoining Traditions property. This will allow for 2 access points for the future development of this site.
6. The subject property is located off of Goeller Boulevard, which is identified by the Thoroughfare Plan as a Minor Arterial street. Minor Arterial streets provide a moderate degree of mobility, carry more traffic, and generally connect major destinations and developments within the community.
7. The Westhill Shopping Center is located approximately 3/4 of a mile away from the subject property. This shopping center provides a wide range of goods and services nearby. This property is 1.3 miles away from the I-65 interstate interchange where there are several other commercial businesses.
8. ColumBUS Transit's Purple Loop serves the west side of Columbus. This route has designated stops at Spruce Ridge Apartments near the intersection of Goeller Boulevard and Colorado Street and also a stop at the Tipton Lakes Athletic Club to the north.
9. When either of the rezoning area's parcels is developed, public sidewalks will be required along that parcel's frontage of Goeller Boulevard, per Zoning Ordinance Section 7.3(Part 2)(A). However, if the planned 1.24 acre parcel remains single-family residential and is not redeveloped, the zoning ordinance would not require a sidewalk to be installed along its frontage.
10. There is an existing side path along the south side of Goeller Boulevard, which provides a connection to two nearby public parks, Oakbrook and Harrison Parks. The side path also connects to the People Trail at the intersection of Goeller Boulevard and Jonathan Moore Pike. The People Trail provides bicycle and pedestrian connections to the Westhill Shopping Center, the I-65 interchange retail and restaurant services, and a further connection to Downtown, Mill Race Park and other destinations further to the east. Any sidewalk required by the zoning ordinance to be installed at the time the subject property develops will not result in a direct link to the side path on the south side of Goeller.

Additionally, a future sidewalk extension will be necessary for the north-side sidewalk to reach an intersection where crossing to the south-side sidepath is safe.

11. As a result of the proposed rezoning, a Type B Buffer will be required by the Zoning Ordinance along the western property line of 4570 Goeller Blvd. (which would be zoned RM) adjacent to the property at 4710 Goeller Boulevard (which is zoned RS1). A buffer, however, is not required by the Zoning Ordinance along the other properties along the site's western property line as they are zoned AP (Agriculture: Preferred). A Type B Buffer includes a minimum width of 15 feet in addition to any required setback and also landscaping.

Location & Zoning Context (Case #PC-26-17 & PC-26-14: TDAK Development)



ORDINANCE NO. _____, 2026

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AMENDING SECTION 2.80.050 OF THE COLUMBUS MUNICIPAL CODE TO AUTHORIZE DEFERRED COMPENSATION PLAN OPTIONS AND ROTH CONTRIBUTIONS

WHEREAS, Indiana Code § 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government; and

WHEREAS, Indiana Code § 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, Indiana Code 5-10-1.1-7 authorizes the City to establish a deferred compensation plan by ordinance, designate a department to administer the plan and choose funding products, and offer the State employees' deferred compensation plan or both plans; and

WHEREAS, Columbus Municipal Code Section 2.80.050 establishes a voluntary deferred compensation program, but subsection (B) requires use of the State's plan document, investment options, and an exclusive servicing provider; and

WHEREAS, the City currently maintains an independent deferred compensation plan known as the City of Columbus, Indiana Deferred Compensation Plan, serviced through John Hancock, with FuturePlan as third-party administrator; and

WHEREAS, the Common Council desires to authorize independent and State deferred compensation plan options, provide flexibility in plan services and investments, and authorize designated Roth contributions and lawful catch-up contributions.

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

Section 1. Columbus Municipal Code Section 2.80.050(B) is amended to read as follows:

B. Plan options and administration.

1. The city is authorized to offer the City of Columbus, Indiana Deferred Compensation Plan as an independent eligible governmental deferred compensation plan under Section 457(b) of the Internal Revenue Code, the state employees' deferred compensation plan, or both, as permitted by IC 5-10-1.1-7. Participation in the state plan shall be subject to that plan's terms and conditions.

2. The City Department of Finance, acting through the City Controller, is designated under IC 5-10-1.1-7(b)(1) to establish and administer the city's independent plan and select its funding products, which may include more than one funding product. Subject to applicable law and city purchasing and contracting requirements, the City Controller is authorized to select, retain, or replace one or more investment providers, recordkeepers, third-party administrators, enrollment providers, and other plan service providers, and may determine whether to implement the state plan as an additional or alternative option. The city is not required to use a particular private provider on an exclusive basis.

3. Subject to subsection C, the City Controller is authorized to approve and execute plan documents, amendments, restatements, participation agreements, and related instruments necessary to implement the plans authorized under this subsection, provide designated Roth contributions under Section 402A of the Internal Revenue Code and catch-up contributions permitted by applicable federal law, and maintain compliance with applicable law. Contributions shall be administered under the applicable written plan documents, including any mandatory Roth treatment and contribution limits.

4. Participation shall be voluntary and shall be pursuant to a written agreement between each participant and the City, executed on the City's behalf by the Controller, providing for the deferral of compensation and administration of the deferred funds. The City Controller shall coordinate payroll deductions and remittances among all providers and plans offered by the city to comply with applicable contribution limits.

5. All amounts held under a plan authorized by this section shall be held for the exclusive benefit of participants and their beneficiaries as required by IC 5-10-1.1-9 and Section 457(g) of the Internal Revenue Code.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of _____, 2026 at _____ o'clock ___.M. by a vote of ____ ayes and ____ nays.

_____
Kent Anderson, President
City of Columbus Common Council

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 ____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the ____ day of _____ 2026, is presented by me this ____ day of _____ 2026, at _____ o'clock _____.M, to the Mayor of the City of Columbus, Indiana.

_____
Luann Welmer
Clerk of the Common Council

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

_____
Mary K. Ferdon, Mayor
City of Columbus

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. _____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE 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, fuel costs have been unusually high for the past year; and

WHEREAS, the city's Department of Public Works has experienced these higher than expected fuel costs within their budget

WHEREAS, the city respectfully requests to appropriate $90,000 to General Fund 101 for the these additional costs; and

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

Fund	Fund Number	Category	Account Number	Account Description	Amount
General Fund	1101	Supplies	10131700-522200	Diesel Fuel	$70,000.00
General Fund	1101	Supplies	10131700-522100	Unleaded Fuel	$20,000.00
Fund Total					**$90,000.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. _____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE TRANSIT NON-REVERTING 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 Transit Non-Reverting fund provides transportation services for the city; and

WHEREAS, the Transportation department has experienced unusually high fuel costs ; and

WHEREAS, the city respectfully requests to appropriate $20,000 to Transit Non-Reverting Fund 6607; and

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

Fund	Fund Number	Category	Account Number	Account Description	Amount
Transit Non-Reverting	6607	Supplies	47111600-522200	Diesel Fuel	$20,000.00
Fund Total					**$20,000.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. _____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE INSURANCE NON-REVERTING 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 city participates in a self-funded health insurance benefit for all employees of the city. The Insurance Non-Reverting Fund 7704 serves as the account in which those funds are held and medical expenses are paid to the Third Party Administrator (TPA – SIHO) for medical claims; and

WHEREAS, the city has experienced an extraordinary level of medical claims expenditures during 2026 year to date; and

WHEREAS, the city respectfully requests to appropriate $2,500,000 to Insurance Non-Reverting Fund 7704 for the city's obligation for the medical expenses of its employees; and

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

Fund	Fund Number	Category	Account Number	Account Description	Amount
Insurance Non-Reverting	7704	Other Services and Charges	70490000-530400	Health Insurance Payments	$2,500,000.00
Fund Total					**$2,500,000.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
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		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. ____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE PUBLIC SAFETY LIT 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 city's portion of 911 Operations expenditures is 55% per the interlocal agreement and is budgeted annually in the Public Safety LIT fund 2240; and

WHEREAS, the county bills the city for its portion quarterly and is typically a quarter in arrears, but only three total quarters were billed in 2025. The county did catch up billings in 2026 thereby causing the current year expenditures to cover five total quarters of operational billings; and

WHEREAS, the city respectfully requests to appropriate $23,000 to Public Safety LIT Fund 2240 for the city's obligation for the additional quarter of billing in 2026; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that for the 911 operational expenses previously-described herein, the additional sums of money set forth below are hereby appropriated as follows:

Fund	Fund Number	Category	Account Number	Account Description	Amount
Public Safety LIT	2240	Other Services and Charges	20700000-539900	Misc Services	$23,000.00
Fund Total					**$23,000.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. _____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE 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 city covers building maintenance needs within the General Fund under the department of Facility Maintenance; and

WHEREAS, the city had to use budgeted funds to address fire station mold remediation expenses during the year originally intended for fire station #3 roof repairs; and

WHEREAS, the city respectfully requests to appropriate $200,000 to General Fund 1101 to complete the roof repair; and

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

Fund	Fund Number	Category	Account Number	Account Description	Amount
General Fund	1101	Other Services and Charges	10110600-537060	Building Repair Services	$200,000.00
Fund Total					**$200,000.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. _____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE READI 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 READI fund is a restricted fund used exclusively for READI Grant award receipts and expenditures; and

WHEREAS, the city has been awarded READI funds for two distinct initiatives. These initiatives includes the completion of the Hamilton Center Locker Room renovations and the Engineering 14th Street Corridor Project; and

WHEREAS, the city respectfully requests to appropriate $646,601 to READI Fund 2408 for monies awarded; and

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

Fund	Fund Number	Category	Account Number	Account Description	Amount
READI Fund	2408	Other Services and Charges	24080001-539400	Grant Expenditures (Hamilton Center Lockers)	$271,163.00
READI Fund	2408	Other Services and Charges	24080001-539400	Grant Expenditures (14th Street Corridor)	$375,438.00
Fund Total					**$646,601.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. _____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE FEDERAL GRANTS 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 Federal Grants fund is a restricted fund used exclusively for separately tracking various Federal Grant award receipts and expenditures Indiana as prescribed by the Indiana State Board of Accounts Uniform Compliance Guidelines; and

WHEREAS, the city has been awarded a federal grant from the Department of Energy to cover EV vehicles for the Engineering and Maintenance departments of the city; and

WHEREAS, the city has also been awarded a federal grant from the IDHS Department of Homeland Security to cover two video trailers as well as additional Meridian Barriers; and

WHEREAS, the city respectfully requests to appropriate $259,371 to Federal Grants Fund 2410 for monies awarded; and

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

Fund	Fund Number	Category	Account Number	Account Description	Amount
Federal Grants Fund	2410	Other Services and Charges	24101003-539400	Grant Expenditures (Engineering EV Vehicles)	$117,430.00
Federal Grants Fund	2410	Other Services and Charges	24101002-539400	Grant Expenditures (Video Trailers & Meridian Barriers)	$141,941.00
Fund Total					**$259,371.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
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5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

ORDINANCE NO. _____, 2026

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE THOROUGHFARE 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 Thoroughfare fund covers certain thoroughfare related projects and expenditures for the city; and

WHEREAS, the city has been awarded grants monies from Indiana Department of Transportation for railroad crossing grades ; and

WHEREAS, the city respectfully requests to appropriate $41,150 to Thoroughfare Fund 2210; and

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

Fund	Fund Number	Category	Account Number	Account Description	Amount
Thoroughfare	2210	Capital	40431100-544200	Capital Expenditures	$41,150.00
Fund Total					**$41,150.00**

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 _____ day of _____ 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 17th day of November 2026, is presented by me this 18th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

RESOLUTION NO. ___, 2026

A RESOLUTION TRANSFERRING BUDGETED APPROPRIATIONS FROM AVIATION GENERAL OPERATING – GRANT EXPENDITURES TO AVIATION GENERAL OPERATING – SALARIES AND BENEFITS

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

WHEREAS, the City of Columbus Aviation Department has identified the need to transfer funds from the Grant Expenditures line (539400) to Part Time Salaries (511400) and Seasonal Salaries (511500) for the remainder of 2026 to labor needs related to overtime for snow removal and other events throughout the year; and

WHEREAS, the City of Columbus Aviation Department respectfully requests to transfer $6,000.00 from the Grant Expenditures line (539400) to Part Time Salaries line (511400) and $19,000 from the Grant Expenditures line (539400) to Seasonal Salaries (511500) for the purpose of covering additional labor costs during the calendar year 2026; and

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that for the expenses previously described herein, the appropriated funds are hereby transferred as follows:

FROM:	Aviation Operating Fund – Grant Expenditures	62260000-539400
TO:	Aviation Operating Fund – Part Time Salaries	62260000-511400
AMOUNT:		$6,000.00

FROM:	Aviation Operating Fund – Grant Expenditures	62260000-539400
TO:	Aviation Operating Fund – Seasonal Salaries	62260000-511500
AMOUNT:		$19,000.00

BE IT FURTHER RESOLVED that the above transfer of funds shall be effective as of the date of adoption of this Resolution and 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 transfer of funds.

ADOPTED, by the Common Council of the City of Columbus, Indiana on this request this ___ day of _____ 2026 at _____o'clock ___.M. and this Resolution was ____ approved _____ denied by vote of ____ ayes and _____ nays.

_____

Presiding Officer of the Common Council

ATTEST:

_____

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana this _____day of _____, 2026 at _____o'clock ____.M.

_____

Luann Welmer
Clerk of the city of Columbus, Indiana

Approved and signed by me 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 Resolution 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:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 4th day of November 2026, is presented by me this 5th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
6	READI	Parks - Hamilton Center Locker Room	$ 271,163	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Nikki Murphy
		Engineering - 14th Street Corridor Project	$ 375,438	2408	24080001-539400	Grant Expenditures	READI 2 Grant approved	Andrew Beckort
7	Federal Grants	Dept of Energy Grant Awarded - EV Vehicles for Engineering and Maintenance	$ 117,430	2410	24101003-539400	Grant Expenditures	DOE grant approved	Andrew Beckort
		Two video trailers and additional Meridian Barriers - IDHS Homeland Security Grant	$ 141,941	2410	24101002-539400	Grant Expenditures	IDHS current approved grant amount of $128,629.64. Difference of $13,311 will be sent in for Grant Adjustment Request, outcome unknown. Requesting full appropriation in case grant increase is awarded.	Mike Richardson
8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

RESOLUTION NO. ___, 2026

A RESOLUTION TRANSFERRING BUDGETED APPROPRIATIONS FROM GENERAL FUND – FIRE SALARIES AND BENEFITS TO GENERAL FUND – FIRE BUILDING REPAIR SERVICES

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

WHEREAS, the City of Columbus Fire Department has identified the need to transfer funds from the Salaries line (511200) and from the Uniformed PERF line (512100) to Building Repair Services (537000) for the remainder of 2026 to cover fire station concrete work; and

WHEREAS, the City of Columbus Fire Department respectfully requests to transfer $100,000.00 from the Salaries line (511200) and $100,000 from the Uniformed PERF line (512100) to Building Repair Services (537000) for the purpose of covering concrete work during the calendar year 2026; and

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that for the expenses previously described herein, the appropriated funds are hereby transferred as follows:

FROM:	General Fund – Fire Salaries	10121200-511200
TO:	General Fund – Fire Building Repair Services	10121200-537000
AMOUNT:		$100,000.00
FROM:	General Fund – Fire Uniformed PERF	10121200-512100
TO:	General Fund – Fire Building Repair Services	10121200-537000
AMOUNT:		$100,000.00

BE IT FURTHER RESOLVED that the above transfer of funds shall be effective as of the date of adoption of this Resolution and 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 transfer of funds.

ADOPTED, by the Common Council of the City of Columbus, Indiana on this request this ___ day of _____ 2026 at _____o'clock ___.M. and this Resolution was ____ approved _____ denied by vote of ____ ayes and _____ nays.

_____

Presiding Officer of the Common Council

ATTEST:

_____

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana this _____day of _____, 2026 at _____o'clock ____.M.

_____

Luann Welmer
Clerk of the city of Columbus, Indiana

Approved and signed by me 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 Resolution 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:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 4th day of November 2026, is presented by me this 5th day of November 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 _____ day of _____ 2026, is approved by me this _____ day of _____ 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

November - December 2026 Additional Appropriations - Ordinance (require 2 readings)

	Department/Fund	Use	Amount	Fund #	Org - Object	Object Description	Notes	Presenter
1	General - DPW	Diesel Fuel	$ 70,000	1101	10131700-522200	Diesel Fuel	Diesel prices running extremely high	Bryan Burton
		Unleaded Fuel	$ 20,000	1101	10131700-522100	Unleaded Fuel	Fuel prices running higher than usual	Bryan Burton
2	Transit Non-Reverting	Diesel Fuel	$ 20,000	6607	47111600-522200	Diesel Fuel	Diesel prices running extremely high	Matt Dudukovich
3	Insurance Non-Reverting	Medical Claims Expenses	$ 2,500,000	7704	70490000-530400	Health Insurance Payments	Currently projected to be very close to current total budgeted expenses. This request is to cover if remaining months run extremely high.	Regina McIntyre
4	Public Safety LIT	Emergency 911 Operations	$ 23,000	2240	20700000-539900	Miscellaneous Services	Q2 and Q3 invoices much higher than others - short by $23k	Regina McIntyre
5	General - City Maintenance	Fire Station 3 Roof	$ 200,000	1101	10110600-537060	Building Repair Services	Much of the original $800k was used for fire station mold remediation, will need additional to finish out Station 3 Roof.	Andrew Beckort
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8	Thoroughfare	INDOT Railroad Grade Crossing Grant	$ 41,150	2210	40431100-544200	Capital	INDOT grant approved	Andrew Beckort
			$ 3,780,121					

Category Transfers - Resolution (require a single reading)

	Department/Fund	Category From	Category To	Fund #	Org - Object From	Description	Org - Object To	Description	Amount	Notes	Presenter
1	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511400	Part Time Salaries	$ 6,000	To cover additional OT needs related to snow removal and other events	Brian Payne
	Aviation Operations	3s - Other Services and Charges	1s - Salary and Benefits	6603	62260000-539400	Grant Expenditures	62260000-511500	Seasonal Salaries	$ 19,000	To cover additional OT needs related to snow removal and other events	Brian Payne
2	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-511200	Salaries	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay
	General Fire	1s - Salaries and Benefits	3s - Other Services and Charges	1101	10121200-512100	Uniformed PERF	10121200-537000	Building Repair Services	$ 100,000	To cover concrete costs	Andy Lay

COLUMBUS FIRE DEPARTMENT

1101 JACKSON STREET
COLUMBUS, INDIANA 47201
(812) 376-2679
(812)-376-2568- FAX

HOME OF THE FIRST DIESEL
FIRE ENGINE
IN 1939

MARY K. FERDON, MAYOR

ANDY LAY, FIRE CHIEF

City Council Members,

I wanted to provide some background and an update regarding the Columbus Fire Department's budget transfer resolution.

We are requesting a transfer within the General Fund from O1 – Salaries and Benefits to O3 – Other Services and Charges, specifically the Building Repair Services line. The requested transfer is $200,000. This is not a request for additional funding, but rather a transfer of funds from O1 where we have realized savings to cover several unexpected expenses.

I wanted to provide a breakdown of the expenses that have contributed to this request:

Fire Station 1 Generator – $10,000: During the installation of our new generator, we encountered an unexpected expense to replace the electrical head, which Duke Energy required as part of the project.

Fire Station 5 Furnishings – $28,000: We had to replace furnishings at Station 5 because of the remediation efforts.

Reserve Apparatus Pump Repairs – $80,000: During our annual pump testing, two of our aging reserve apparatus, Reserve 2 and Reserve 6, failed testing and require pump replacements. Each replacement is estimated at $40,000. This is an example of why it is important that we move toward a 15-year apparatus replacement rotation. That schedule will help ensure our frontline apparatus remain reliable while allowing us to maintain dependable reserve apparatus for at least 10 years without having to continually invest significant funds in aging equipment to keep it compliant with required pump testing.

Robertson Paving – $45,000: We incurred $45,000 in concrete and paving expenses.

Underground Fuel Tank Removal – $100,000: Following an IDEM complaint, we needed to address two underground fuel tanks, one at Station 1 and one at Station 5. To eliminate the potential for leaks and avoid potentially significant future environmental and remediation costs, we elected to remove both tanks. The cost was approximately $50,000 per station, totaling $100,000. We have applied for reimbursement and anticipate receiving $50,000 back. We are unsure of the reimbursement timeline, but once received, those funds will be returned directly to the General Fund.

These unexpected expenses have created the need to move funding into the Building Repair Services line. The requested $200,000 transfer will provide the necessary funding to address these costs without increasing the department's overall budget or requesting additional taxpayer dollars.

I wanted to provide this information, so you have a clear understanding of the circumstances behind the transfer request. I appreciate your continued support of the Columbus Fire Department and our efforts to maintain our facilities, equipment, and operational readiness.

Please feel free to reach out with any questions. I would be happy to provide additional information or discuss any of these expenses.

Thank you,

Andy Lay
Fire Chief
Columbus Fire Department