

COMMON COUNCIL
 COUNCIL CHAMBERS
 CITY HALL
 MARCH 19, 2024

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

I. Meeting Called to Order

- A. Pastor John Sims with Calvary Community Church provided the invocation.
- B. Councilor Grace Kestler led the Pledge of Allegiance.
- C. Introduction of Guests and Visitors – none.
- D. Roll Call was taken: Christopher Bartels, Elaine Hilber, Jerone Wood, Frank Miller, Kent Anderson, Jay Foyst, Josh Burnett, Tom Dell, and Grace Kestler were present in person.
- E. Councilor Hilber made a motion to approve the minutes from the Common Council meeting on March 5, 2024, as presented. Councilor Foyst seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

II. Old Business Requiring Council Action

- A. Second Reading of an Ordinance entitled, “ORDINANCE NO. 5, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM RS2 (RESIDENTIAL: SINGLE-FAMILY 2) TO RTc (RESIDENTIAL: TWO-FAMILY WITH COMMITMENTS).” HMGO Real Estate Rezoning. Jeff Bergman, Planning Director, presented this ordinance. He explained HMGO Real Estate proposes to rezone an area of 15,795 square feet from RS2 (Residential: Single-Family) to RT (Residential: Two-Family). The property is Lot 7 of the Tudor Addition, 3983 North 150 West. Jeff indicated the proposed rezoning would allow duplexes, in addition to single-family homes, on the property. He stated the Columbus Plan Commission forwarded the application to City Council with a favorable recommendation by a vote of ten in favor and zero opposed. Brief discussion followed. There were no comments from the audience. Councilor Dell made a motion to pass the second reading and

adopt the ordinance as presented. Councilor Foyst seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled, "RESOLUTION NO. 1, 2024, A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE PRESIDENT OF THE COMMON COUNCIL TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Capco, LLC) Robin Hilber, Director of Community Development, presented this resolution. She introduced Dan Arnholt and Jun Hashizume both with Capco, LLC. Robin explained Capco, LLC is requesting a personal property tax abatement on an investment of \$1,361,683 for new manufacturing equipment at their current location of 1349 Arcadia Drive. The investment will result in the retention of 89 current employees and add six new positions by the end of 2024. Dan Arnholt and Jun Hashizume spoke briefly about the company and products manufactured locally. Councilor Hilber stated the Incentive Review Committee met prior to the Council meeting and found their application to be in substantial compliance. President Miller opened the meeting for public comment. Jason Hester, President of Greater Columbus Indiana Economic Development Corporation, spoke in favor of the tax abatement and Capco LLC's investment in the community. Councilor Hilber made a motion to pass the resolution. Councilor Anderson seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

- B. Reading of a Resolution entitled, "RESOLUTION NO. 2, 2024, A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE PRESIDENT OF THE COMMON COUNCIL TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Developmental Services, Inc.) Robin Hilber presented this resolution. She introduced Brandon Shumaker, Senior Director of Property / Fleet / IT at Developmental Services, Inc. Robin explained Developmental Services, Inc. is requesting a real property tax

abatement on an investment of \$800,000 to build two new supported residential living facilities on McKinley Court. The facility would house a total of four individuals with disabilities. This investment will result in the creation of six new positions at an average wage of \$15.28 per hour plus benefits. Brief discussion followed. Councilor Hilber stated the Incentive Review Committee met prior to the Council meeting and found their application to be in substantial compliance. There were no comments from the audience. Councilor Dell made a motion to pass the second reading and adopt the ordinance as presented. Councilor Hilber seconded the motion. Roll call vote as follows:

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

Motion passed by eight in favor, zero opposed, and one abstaining vote.

- C. First Reading of an Ordinance entitled, "ORDINANCE NO. _____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE PART OF THE CITY OF COLUMBUS, INDIANA." (Toyota Material Handling Annexation) Jeff Bergman presented this ordinance and the following (Item D) at the same time. He explained Toyota Material Handling, Inc., is requesting that property be annexed to the City of Columbus and rezoned to I2 (Industrial: General) zoning district for the purpose of industrial development. The property is located on the east side of I-65 / county road 225 West between Deaver Road and county road 300 South. Jeff stated the area for annexation is 70.53 acres and includes the adjacent 225 West, Deaver Road, and 300 South rights-of-way. The rezoning area is 65.03 acres. The Columbus Plan Commission reviewed the applications and forwarded both to the City Council with favorable recommendations, each by a vote of ten in favor and zero opposed. Much discussion followed. President Miller opened the meeting for public comment. Mark Brennan, 2815 W 300 S, asked if the city is allowed to create their own requirements other than what is currently in the zoning plan. Jeff responded that the City Council could change stipulations. Larry Chandler, 300 south, asked about the width of Deaver Road and spoke of concerns for school buses passing semi-trucks. Jason Hester, President of Greater Columbus Indiana Economic Development Corporation, spoke in favor of this request and expressed gratitude to Toyota Material Handling for their investment in the community. Mark Brennan questioned buffer lines on the Toyota map not matching the buffer lines recommended to the Council. Brief discussion followed. President Miller closed the meeting for public comment. Tony Miller, Senior Vice President of Operations, Engineering & Strategic Planning, spoke briefly about Deaver Road, buffers, and storm water retention. Much discussion followed. Councilor Anderson made a motion to pass the first reading and place in proper channels. Councilor Hilber seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye

Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

- D. First Reading of an Ordinance entitled “ORDINANCE NO.____, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO I2c (INDUSTRIAL: GENERAL WITH COMMITMENTS).” (Toyota Material Handling Rezoning) Jeff Bergman offered no additional information. President Miller opened the meeting for public comment. Nancy Chandler, 3100 W 300 South, asked if the pond was necessary because it will attract geese. Tony stated it would be a retention pond. President Miller closed the public portion of the meeting. Councilor Kestler made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Foyst seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

- E. First Reading of an Ordinance entitled “ORDINANCE NO.____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Columbus Right-of-Way Annexation) Jeff Bergman presented this ordinance. He explained the proposed annexation is a project of the Planning Department and involves +/-40.97 acres of public right-of way adjacent to the current city limits at 29 locations on 22 streets. The annexation is intended to address areas from the past that have resulted in uncertainty regarding street maintenance and responsibility. Jeff stated the Columbus Plan Commission reviewed the proposed annexation and forwarded it to the City Council with a favorable recommendation with a vote of nine in favor and zero opposed. Discussion followed. There were no comments from the public. Councilor Hilber made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Wood seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

- F. First Reading of an Ordinance entitled, “ORDINANCE NO.____, 2024, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE COVID FUND FOR THE

BUDGET YEAR 2024.” Bryan Burton, Director of Public Works, presented this ordinance. He explained there is \$1,600,000 in Cares Funds (COVID) currently held in a grant by the Federal Transit Administration and the city is in need of five para-transit vans and one bus. He is asking for \$1,600,000 be appropriated from the Transit-COVID Fund. There were no comments from the public. Councilor Burnett made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Foyst seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

G. First Reading of an Ordinance entitled, “ORDINANCE NO. _____, 2024, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR CURBSIDE RECYCLING DISPOSAL FOR THE BUDGET YEAR 2024.” Bryan Burton presented this ordinance. He stated the Department of Public Works is requesting an additional appropriation of \$100,000 for curbside recycling fees due to an increase in costs. Much discussion followed. There were no comments from the public. Councilor Hilber made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Dell seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

IV. Other Business

A. Standing Committee and Liaison Reports – President Miller proposed appointing Graciela Spencer for one year and Joseph Joyner for three years to the Human Rights Commission. Councilor Hilber made a motion to accept Graciela Spencer and Joseph Joyner as appointments to the Human Rights Commission. Councilor Kestler seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed.

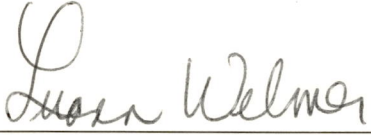
Councilor Foyst reported on behalf of Animal Care, stating the cat population is down through an initiative of sending cats to other communities requesting the animals.

Councilor Kestler stated the Columbus Redevelopment Commission approved the first agreement to purchase the Sears building plus the parking lot. She explained the Redevelopment Commission also approved funding for the Engineering Department to study improvements needed along Deaver Road in the Walsboro area.

- B. The next meeting is scheduled for **Tuesday, April 2, 2024, 6:00 p.m.**
- C. Councilor Burnett made a motion to adjourn the meeting. Councilor Hilber seconded the motion. Motion passed by a vote of nine in favor and zero opposed. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine in favor and zero opposed. The meeting adjourned at approximately 8:13 P.M.



 Clerk of the City of Columbus



 Presiding Officer