

COMMON COUNCIL
CAL BRAND MEETING ROOM
CITY HALL and WEBEX
DECEMBER 5, 2023

Mayor James Lienhoop appeared in person and called a regular meeting of the City Common Council to order at approximately 6:00 p.m. in the Cal Brand Meeting room.

I. Meeting Called to Order

- A. George Denholm with St. Peter's Lutheran Church provided the opening prayer.
- B. Mayor Lienhoop led the Pledge of Allegiance.
- C. Roll Call was taken: Elaine Hilber, David Bush, Frank Miller, Tim Shuffett, Tom Dell, and Grace Kestler were present in person. Jerone Wood was present via cellular connection during roll call. However, since we were not able to physically see him, City Attorney Whitted stated he was not eligible to vote. Councilor Wood arrived in person at approximately 6:20 p.m.
- D. Councilor Bush made a motion to approve the amended minutes from the Common Council meeting on October 17, 2023, as presented. Councilor Hilber seconded the motion. Motion passed by a vote of six (6) in favor and zero (0) opposed.

Councilor Miller made a motion to approve the minutes from the Common Council meeting on November 21, 2023, as presented. Councilor Hilber seconded the motion. Motion passed by a vote of six (6) in favor and zero (0) opposed.

II. Old Business Requiring Council Action

- A. Reading of a Resolution entitled, "RESOLUTION NO. 16, 2023, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS, INDIANA." (Columbus Regional Health (CRH)/City View District Annexation) Jeff Bergman, Planning Director, presented this resolution and the follow annexation at the same time. He explained the fiscal plan and annexation requests come from Columbus Regional Health (CRH)/City View District Annexation. Jeff stated the applicant requests an area of 688.41 acres be annexed to the City of Columbus. Jeff displayed a city view district map of the area and discussed the criteria to be considered. He reported the Columbus Plan Commission forwarded this application to City Council with a favorable recommendation by a vote of seven (7) in favor and zero (0) opposed. Jeff indicated Dave Lenart with CRH was available for any questions. Discussion followed. Mayor Lienhoop opened the meeting for public comment. Jason Tracy, 2800 Braeburn, spoke in favor of the annexation plan and asked Council to consider annexing the neighborhood east of I65 as well. Councilor Miller made a motion to pass the resolution as

presented. Councilor Hilber seconded the motion. Motion passed by a vote of six (6) in favor and zero (0) opposed.

- B. Second Reading of an Ordinance entitled, "Ordinance No. 30, 2023, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE PART OF THE CITY OF COLUMBUS, INDIANA." (City View Annexation) Jeff Bergman offered no additional information. There were no comments from the audience. Councilor Miller made a motion to pass the second reading and adopt the ordinance for annexation. Councilor Kestler seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.
- C. Second Reading of an Ordinance entitled, "ORDINANCE NO. 31, 2023, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO CCc (COMMERCIAL: COMMUNITY WITH COMMITMENTS)." (McIntyre Rezoning) Jeff Bergman presented this ordinance. He explained the property is located at the southeast corner of Goeller Road and County Road 525 West and the applicants propose to rezone the AP (Agriculture: Preferred) lots to CC (Commercial: Community) to match zoning on two additional lots on the property. Jeff displayed maps and photographs of the area. He stated the Columbus Plan Commission forwarded the application to City Council with a favorable recommendation by a vote of nine (9) in favor and zero (0) opposed. Jeff mentioned Mark Daughtery, representing the applicants, was in audience for any questions. There were no comments from the audience. Councilor Miller made a motion to pass the second reading and adopt the ordinance. Councilor Bush seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.
- D. Second Reading of an Ordinance entitled, "ORDINANCE NO. 32, 2023, AN ORDINANCE AMENDING THE CITY OF COLUMBUS, INDIANA MUNICIPAL CODE WITH REGARD TO AGRICULTURAL PROPERTIES." Jeff Bergman presented this ordinance. He explained this ordinance deals with an examination of current requirements in the City's municipal code and how they potentially treat larger agricultural properties that are annexed with the city. Jeff stated the proposed changes are intended as a long-term policy solution to any annexation barriers, thereby better positioning additional properties for future development. Brief discussion followed. There were no comments from the audience. Councilor Miller made a motion to pass the second reading and adopt the ordinance. Councilor Kestler seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.
- E. Second Reading of an Ordinance entitled, "ORDINANCE NO. 33, 2023, AN ORDINANCE TO EFFECTUATE CHANGES FROM A CLASS 3 CITY TO A CLASS 2 CITY." Regina McIntyre, Finance Director, presented this ordinance. She explained the ordinance changes language within the City code with regard to changing from a Class 3 City to a Class 2 City. City Attorney, Alan Whitted, discussed several of the changes listed in the ordinance. There were no comments from the audience. Councilor Kestler made a motion to pass the second reading and adopt the ordinance as presented. Councilor Miller seconded the motion. Motion passed unanimously.

- F. Second Reading of an Ordinance entitled, "ORDINANCE NO. 34, 2023, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION FOR THE GENERAL FUND AND THE INSURANCE NON-REVERTING FUND AND AVIATION NON-REVERTING FUND AND THE PUBLIC SAFETY LOCAL INCOME TAX FUND FOR THE BUDGET YEAR 2023." Regina McIntyre presented this ordinance. She stated the request is as follows: \$7,500 from the General Fund, \$3,000,000 from the Insurance Non-Reverting Fund, \$400 from Aviation Non-Reverting, \$153,972 from the General Fund, and \$34,860 from Public Safety LIT. Brief discussion followed. There were no comments from the audience. Councilor Miller made a motion to pass the second reading and adopt the ordinance. Councilor Dell seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled, "RESOLUTION NO. 17, 2023, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING CERTAIN MATTERS IN CONNECTION WITH THE CENTRAL ECONOMIC DEVELOPMENT AREA." (6th and Washington Allocation Area)." Heather Pope, Redevelopment Director, presented this resolution and the following resolution and ordinance (Items B and C) at the same time. She explained the Redevelopment Commission is requesting an amendment to the Central Economic Development Area and creating a 6th and Washington Street allocation area. The property is currently located in the Central allocation area and they are requesting the property be amended as its own allocation area. Heather stated they are also requesting a 6th and Washington Street project agreement for a downtown mixed-use development project. The third request pertains to forgivable loan documents for the project. Heather introduced Jim Schacht, VP at Cummins Inc. and who is responsible for community relations and corporate giving, spoke in support of the requests from the Columbus Redevelopment Commission seeking Council approval for the use of TIF funds for the mixed-use development proposed on Washington Street adjacent to the Cummins parking garage. He believes this project is another important step that will benefit downtown merchants, encourage additional development, and attract and maintain younger professional talent. Heather introduced Deron Kintner with Flaherty & Collins. Deron explained Cummins reached out to Flaherty & Collins for development of this property that offers both commercial and residential opportunities. Al Roszczyk, President of the Redevelopment Commission, explained the property taxes currently generated on the property is less than \$2,000. Once the project is built, it will generate in excess of \$125,000 - \$150,000 a year and that money will flow back into the TIF. Kyle Hendricks, VP of the Redevelopment Commission, indicated this project follows the City's Comprehensive Strategic Plan. Brad Bingham, legal counsel with Barnes & Thornburg, discussed legal aspects of the project including the scope of TIF, creation of a separate TIF allocation area, and loan ordinance. Much discussion followed. Mayor Lienhoop opened the meeting for public comments. Payton Emerton, 552 22nd Street, spoke against the project. Chris Rutan, 325 McClure Road, stated Cummins should pay for this project, not the City. Brayson Poga does not support the luxury housing

development. Chelsie Adams lives in Columbus, she would like to see more affordable housing. Lawrence Dale spoke against the proposal. Mike Kirsh, 9805 Raintree Drive, is opposed to subsidizing private businesses. Rachael of 2345 Applegate Drive has a delivery job and believes roads and abandoned buildings need addressed prior to this project. Beth Stroh, 628 Lafayette Avenue, who owns View Point Bookstore on Washington Street, feels if the potential construction project were to close the street next to her business, she will not be able to offer free programming to the community. Mary Koen, 583 Hickory Hills Drive, is totally against the project. She would like the property kept as a green space, stating many people are currently using it for music, reading, and more. Jackson Warren, 10900 W Baker Hollow Road, is a member of the Nomad Committee, which is an arts and culture festival bringing musicians into Columbus to play music. The group use that green space to host events. Stephanie Zang, 2069 Pawnee Court E, is the Bartholomew County Community Organizer with Hoosier Action, a non-partisan group, stated everyday families deserve to be at the center of decision making in their town. Stephanie reported a recent survey 92% of respondents do not support the subsidy. Terese Nabaldi a downtown resident asked Council to maintain what we currently have. She stated this project is too expensive for the community. Jennifer Wells, 10035 W 50 N, stated she is a caseworker helping the disabled in our community. She reported she sees homelessness and the threat of homelessness every day. She suggested Council review the housing study before giving money to out of state developers to build luxury apartments downtown. Stephanie Carmer spoke against the project. Kim, 445 5th Street, stated she does not support this project or the subsidy to Flaherty & Collins. She indicated there are many other projects and developments that could improve downtown Columbus and benefit all Columbus residents. Jordon Bagwell, 2069 Pawnee Court, is an engineer in town and can easily afford housing, but feels there are not enough places for people to live a comfortable life that are less fortunate. Sara, 1466 Grand Avenue, asked Council not to pass the proposal to use city TIF funds to subsidize the unaffordable apartments. She stated Columbus has the second highest rent costs in the state and suggested Council use public money where it is needed the most – to ensure that all of our neighbors have access to safe, affordable, and quality housing. April Barnhorst, 5140 Montpelier Court, asked Council to pause any decisions until the housing study is complete. Jay Wilson, 1155 Saylor Road, does not support this project and stated affordable housing is an issue in Columbus. Nettia, a resident of Columbus, wants to see the community thrive and be a welcoming place for everyone and feels it's best to oppose this project. Clint stated he does not support this project. Ed Curtin, 193 E 925 N, works around the state on projects very similar to this and from his perspective wanted to understand the impacts of the project. He provided Council a handout showing the potential impact to the city over a 25 year period of time and the value of doing the project. Zach Patchett, 4721 Clairmont Drive, is an advocate for more affordable housing. Carl Schultz stated he doesn't live in the city because he can't afford the rent. Ike DeClue, 1629 Franklin Street, is Director of the Office of Downtown Development and a former business owner downtown, stated he feels this project is the best use of the property and it will add needed retail for the downtown area. Scott Patchett, 3133 Red Fox Circle, urged Council to wait for the housing study to come out before making a decision. Keegan Hill, Valley Drive, stated a subsidy is a

terrible idea. Mayor Lienhoop closed the meeting for public comment. Councilor Dell made a motion to pass the resolution as presented. Councilor Shuffett seconded the motion. Roll call vote as follows:

Jerone Wood	Nay
Elaine Hilber	Abstain
David Bush	Aye
Frank Miller	Aye
Tim Shuffett	Aye
Tom Dell	Aye
Grace Kestler	Nay

Motion passed by a vote of four (4) in favor, two (2) opposed, and one (1) abstaining.

- B. Reading of a Resolution entitled, "RESOLUTION NO. 18, 2023, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING A PROJECT AGREEMENT FOR A DOWNTOWN MIXED-USE DEVELOPMENT PROJECT AND AUTHORIZING THE USE OF CERTAIN TAX INCREMENT REVENUES RELATED THERETO." Heather Pope offered no additional information. Councilor Dell made a motion to pass the resolution. Councilor Shuffett seconded the motion. Roll call vote as follows:

Jerone Wood	Nay
Elaine Hilber	Abstain
David Bush	Aye
Frank Miller	Aye
Tim Shuffett	Aye
Tom Dell	Aye
Grace Kestler	Nay

Motion passed by a vote of four (4) in favor, two (2) opposed, and one (1) abstaining.

- C. First Reading of an Ordinance entitled, "ORDINANCE NO. _____, 2023, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AUTHORIZING A DIRECT LOAN TO THE DEVELOPER OF AN ECONOMIC DEVELOPMENT FACILITY (6TH & WASHINGTON PROJECT) AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH." Heather Pope presented nothing further. Councilor Shuffett 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:

Jerone Wood	Nay
Elaine Hilber	Abstain
David Bush	Aye
Frank Miller	Aye
Tim Shuffett	Aye
Tom Dell	Aye
Grace Kestler	Nay

Motion passed by a vote of four (4) in favor, two (2) opposed, and one (1) abstaining.

- D. Reading of a Resolution entitled, "RESOLUTION NO. 19, 2023, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER \$500,000 FOR THE OUR RIVER...OUR RIVERFRONT PROJECT LOCATED IN THE CENTRAL ALLOCATION AREA." Heather Pope presented this resolution. She explained that in 2016 Columbus Redevelopment Commission engaged the services of Core Planning Strategies (now JS Held) to see if the community would be interested in improving the riverfront. Heather stated a committee came up with a final design that includes the removal of the existing failing low head dam, repairing the eroding river banks, stabilizing the scouring that is currently happening next to the former landfill on the west bank, removing invasive vegetation along the banks and replacing it with native species and much more. Jason Larrison with JSL spoke briefly about the project team working on the Riverfront project. Randy Royer with Hitchcock Design exhibited a presentation, including current pictures of the riverfront, design concepts, and economic benefits to the community. Much discussion followed. Riley Adams with S20 Design / Calibre discussed the design concept. David Doup with Taylor Brothers Construction explained the construction methods and bank stabilization elements. Mayor Lienhoop opened the meeting for public comments. Larry Thomas, 5028 Imperial Drive, expressed concerns on how you can build in the river and not have it collect debris. He questioned who would clean up the debris. He asked Council to reconsider the recreation part of the plan design. Grace Patchett, 4721 Clairmont Drive, is a concerned citizen and water quality specialist. She agrees that there is a huge safety concern with the low head dam, but struggles to see how this project fully meets goals of improving the quality of life and protecting the environment. She stated the water levels are going to drop drastically with the removals. Jordon Bagwell, 2069 Pawnee Court, spoke in favor of the project. He thinks this is something special that will bring many people into the community. Mike Kirsch, 9805 Raintree Drive, loves the project. Kyle Hendricks, VP Redevelopment Commission, stated the fact that the city is considering a project like this really supports and enhances the most critical national resources and is a huge step forward for the community. Jason Tracy, 2800 Breburn, is very excited to see the low head going away, but is concerned about construction going into the river due to the possibility of flooding. Zach Patchett, 4721 Clairmont Drive, is concerned about the water features being considered. Ed Curtin, 193 E 125 N, stated this project, as designed, solves many problems, including the old city dump on the west side of the river, the low head dam, and connection to the trail system. Discussion followed. Al Roszczyk, President Redevelopment Commission, explained financial consultant James Lima estimates a minimum of \$2 million financial impact to the city annually. Councilor Hilber made a motion to pass the resolution as presented. Councilor Kestler seconded the motion. Motion passed by a vote of six (6) in favor and one (1) opposed. Councilor Miller voted nay.
- E. Reading of a Resolution entitled, "RESOLUTION NO. 20, 2023, A RESOLUTION PROVIDING FOR THE TRANSFER OF FUNDS BETWEEN CATEGORIES IN TRANSIT NON-REVERTING FUND


FOR THE BUDGET YEAR 2023.” Regina McIntyre presented this resolution. She explained the request is to transfer funds within the Transit Non-Reverting Fund for a Transit Depot renovation. Bryan Burton, Director of Department of Public Works, explained the renovation would accommodate two individual offices. There were no comments from the audience. Councilor Miller made a motion to pass the resolution. Councilor Shuffett seconded the motion. Motion passed by a unanimous vote.

IV. Other Business

- A. Standing Committee and Liaison Reports – none
- B. The next meeting is scheduled for **Monday, Monday 18, 2023, 6:00 p.m.**
- C. Councilor Hilber made a motion to adjourn the meeting. Councilor Miller seconded the motion. Motion passed by a unanimous vote. The meeting adjourned at approximately 10:07 P.M.



Clerk Treasurer of City of Columbus



Presiding Officer