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Luann G. Welmer, City Clerk

**CITY COUNCIL MEETING
CITY HALL & VIA WEBEX
TUESDAY, AUGUST 6, 2024
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

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

II. Old Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO._____, 2024, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Jeremy & Cynthia Thompson Annexation) Jeff Bergman
- B. Second 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." (Jeremy & Cynthia Thompson Annexation) Jeff Bergman
- C. Second 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 I3c (INDUSTRIAL: HEAVY WITH COMMITMENTS)." (Jeremy & Cynthia Thompson Rezoning) Jeff Bergman

III. New Business Requiring Council Action

- A. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2024, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF

COLUMBUS, INDIANA AMENDING ORDINANCE 24, 2023 SALARY ORDINANCE FOR CIVILIAN EMPLOYEES.” Luann Welmer

- B. First Reading of an Ordinance entitled “ORDINANCE NO. _____, 2024, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE GENERAL FUND FOR THE BUDGET YEAR 2024.” Luann Welmer

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, August 20, 2024, 6:00 p.m.**
- C. Adjournment



MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: July 26, 2024
RE: Jeremy & Cynthia Thompson Annexation
(*Plan Commission Case #ANX-2024-006*)

Attached is the fiscal plan resolution for the Jeremy & Cynthia Thompson Annexation. Please recall that Indiana law requires that the City Council adopt a fiscal plan by resolution in association with, and prior to, any annexation. This resolution will appear on the agenda for the August 6, 2024 Council meeting for adoption prior to the corresponding annexation ordinance.

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

RESOLUTION NO.: _____, 2024

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

**To be known as the Jeremy & Cynthia Thompson Annexation
Plan Commission Case No. ANX-2024-006**

WHEREAS, a petition has been filed by Jeremy & Cynthia Thompson for the annexation of certain property to the City of Columbus; and

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

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

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

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

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that the fiscal plan for the annexation attached to and made a part of this resolution is approved and adopted.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024, 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, this _____ day of _____, 2024, 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 _____, 2024,
at _____ o'clock _____.m.

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

However, CITY OF COLUMBUS, INDIANA
ANNEXATION FISCAL PLAN

**For the Jeremy & Cynthia Thompson Annexation
(City of Columbus Plan Commission Case No.: ANX-2024-006)**

Prepared by the City of Columbus – Bartholomew County Planning Department
June 27, 2024

Introduction:

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

Parcel Information:

The annexation area includes two parcels, described as follows:

Parcel #1

Parcel Number: 03-85-16-000-000.201-020

Parcel Owner: Jeremy L. & Cynthia R. Thompson

Assessed Value: \$283,100.00

Assessment Date: April 5, 2024

Annexation Remonstrance Waived: No

Parcel #2

Parcel Number: 03-85-16-000-000.200-020

Parcel Owner: Jeremy L. & Cynthia R. Thompson

Assessed Value: \$11,200.00

Assessment Date: April 5, 2024

Annexation Remonstrance Waived: No

General Information:

The annexation area is further described as follows:

Location: 6520 South 300 West (on the west side of 300 West between its intersections with State Road 58 / 450 South and Tuttle Drive in Wayne Township, Bartholomew County, Indiana).

Size: +/-18.79 Acres (0.03 square miles)

Current Zoning District: AP (Agriculture: Preferred)

Current Land Use: Large-Lot / Rural Single-Family Residential (the two parcels are used in combination as a single home site)

Contiguity, Property Owner Participation, & Columbus Annexation Policy:

Indiana Code Section 36-4-3-1.5 requires that, to be eligible for annexation, the external boundary of the area must be at least 1/8 (12.5%) contiguous with the boundary of the City. This annexation is 65.2% contiguous with the boundary of the City.

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

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

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

Municipal Services for the Annexation Area:

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

The description of services below is based on the current use of the property. Should the property be redeveloped and changed from agricultural use, the developer will provide all needed public improvements and subsequently dedicate those improvements to the City of Columbus. Any capital and/or noncapital costs resulting from that future redevelopment shall be addressed separately from this annexation fiscal plan.

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

The specific services to be provided are as follows:

Police Protection: Provided as of the annexation effective date.

Fire Protection: Provided as of the annexation effective date.

Sanitary Sewer Service: Available as of the annexation effective date.

Water Service: Available as of the annexation effective date.

Trash, Recycling, and Yard Waste Collection: Provided as of the annexation effective date.

Street Maintenance & Snow Removal: Not Applicable (the annexation area includes no streets).

Animal Care and Control: Provided as of the annexation effective date.

Human Rights Protection & Advocacy: Provided as of the annexation effective date.

Transit: Available as of the annexation effective date.

Parks & Recreation Programing: Available as of the annexation effective date.

Capital Services: Columbus City Utilities has identified a needed sewer main extension if sewer service is requested for the property. However, that extension would be the responsibility of the homeowner seeking the service. No other capital improvements, which would include street construction, street lighting, water facilities, and storm drainage facilities, have been identified as required to be made by the City of Columbus for the annexation area.

Financial and Taxpayer Impacts:

The following describes the anticipated financial and taxpayer impacts of the annexation:

Annexation Property Owner Impact: Upon annexation the included parcels would be subject to the additional City of Columbus tax rate (\$1.0995 / \$100 of Assessed Value in 2024). Based on the \$294,300 total gross assessed value of the properties, the annual property taxes due could increase by up to \$3,235.82, with the applicable Indiana property tax caps likely reducing that amount.

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

4-Year Columbus Tax Revenues: The annexation would have no expected impact on Columbus tax revenues given the minimal additional property tax receipts expected.

4-Year Impacts on Other Units of Local Government and their Taxpayers: The annexation would have no expected impact on other units of local government and/or their taxpayers. Property taxes payable to Bartholomew County, Wayne Township, the Bartholomew Consolidated School Corporation, and the Bartholomew County Public Library may experience deminimis decreases following annexation if the added City of Columbus tax rate results in the new application of Indiana property tax caps in the annexation area.

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

Future Development:

Subsequent to the annexation, the area is anticipated to be developed with industrial businesses. Those businesses would be expected to result in additional assessed value and a broadened property tax base for all applicable units of local government, with property tax receipts variable based on the number and assessed value of the businesses and applicable property tax caps and maximum levies.

With regard to servicing future development, City of Columbus departments offered the comments below. These comments are included in this annexation fiscal plan for information purposes and the benefit of the City of Columbus is anticipating future budget needs.

Columbus City Utilities: *There is water service available adjacent to the site. There is sewer nearby, but a sewer main extension would be required when the site redevelops.*

Public Works Department: *The requested annexation would be low impact on the Department of Public Works at this time. Long term the impact from a potential future industrial park would be on the street and traffic departments as roads and signage would need to be maintained for any future new streets and snow removal completed. We currently provide these services to the surrounding area.*



MEMORANDUM

TO: Columbus City Council Members

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

DATE: June 27, 2024

RE: Jeremy & Cynthia Thompson Annexation & Rezoning
(*Plan Commission Case #ANX-2024-006 and #RZ-2024-007*)

At its June 12, 2024 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded each to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

The applicants request that an area of +/-18.79 acres be annexed to the City of Columbus and rezoned from AP (Agriculture: Preferred) to I3 (Industrial: Heavy) for future industrial development. The property is located on the west side of 300 West, generally between its intersections with State Road 58 and Tuttle Drive (at 6520 South 300 West). These requests include 2 of the 8 parcels in this area along 300 West that are currently in agricultural zoning and residential use and are outside of the city limits. This group of 8 properties is adjoined on all sides by property that has previously been annexed and rezoned to industrial.

No neighbors spoke at the Plan Commission's public hearing on the rezoning. However, the residential neighbor to the south provided a letter stating his opposition.

The Plan Commission's favorable recommendation on the rezoning includes commitments that require buffering and prohibit the most intense industrial uses, consistent with other recent rezonings in the area, for the benefit of the remaining residents. Additional commitments are included that require right-of-way dedication along 300 West at the time of development and restrict the use of 300 West until needed improvements to the road have been made.

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

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

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

ORDINANCE NO.: _____, 2024

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

**To be known as the Jeremy & Cynthia Thompson Annexation
Plan Commission Case No. ANX-2024-006**

WHEREAS, a petition has been filed by Jeremy & Cynthia Thompson for the annexation of the property described by Section 1 below; and

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

WHEREAS, the Columbus Plan Commission has, on June 12, 2024, 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 +/- 18.79 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

Lot Numbered Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

And

Thirty (30) acres by parallel lines off the North end of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East, situated in Wayne Township, Bartholomew County, State of Indiana.

EXCEPT: A part of the NE¼ NE¼ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the northeast corner of the northeast quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter, to an iron pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660 feet, along the North line of the Northeast quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of the tract.

ALSO: A part of the NE ¼ NE ¼ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the Northeast corner of the Northeast Quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe; thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter to an iron pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660

feet, along the North line of the Northeast Quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of tract

ALSO: A part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East lying in Wayne Township, Bartholomew County, Indiana and described as follows: Commencing at the Northeast corner of said quarter and in County Road 300 West; thence South 00°07'45" West (assumed bearing) along the East line of said quarter and road a distance of 961.02 feet to the point of beginning; thence continuing along said East line and road a distance of 44.09 feet; thence North 89°40'36" West a distance of 1357.83 feet to a point on the West line of the East half of said quarter; thence North 00°01'01" East along said West line a distance of 47.97 feet; thence South 89°30'47" East a distance of 1357.94 feet to the point of beginning containing 1.43 acres more or less and subject to all legal rights of way and easements.

EXCEPTING THEREFROM: Lots Numbered One (1), Two (2) and Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

CONTAINING IN ALL, AFTER SAID EXCEPTIONS, 11.42 acres, more or less, as the AG REMAINDER.

The annexation area includes the parcel(s) numbered as follows: 03-85-16-000-000.201-020 and 03-85-16-000-000.200-020

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 _____ 2024, 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, this _____ day of _____,
2024 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 _____, 2024 at
_____ o'clock _____.m.

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

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.

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

RESOLUTION: ANX-2024-006

of the City of Columbus, Indiana Plan Commission

regarding
**case number ANX-2024-006 (Jeremy & Cynthia Thompson),
a proposal to annex +/-18.79 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from Jeremy & Cynthia Thompson; 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 June 12, 2024, review the annexation request; and

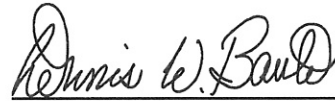
WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, 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 18.79 acres located on the west side of 300 West, 560 feet south of its intersection with Tuttle Drive (at 6520 South 300 West)) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12th DAY OF JUNE, 2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.



Dennis W. Baute, Presiding Officer

ATTEST:


Laura Garrett, Secretary

ORDINANCE NO.: _____, 2024

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM AP (AGRICULTURE: PREFERRED)
TO I3c (INDUSTRIAL: HEAVY WITH COMMITMENTS)**

**To be known as the: Jeremy & Cynthia Thompson Rezoning
Plan Commission Case No.: RZ-2024-007**

WHEREAS, this rezoning was requested by Jeremy & Cynthia Thompson and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on June 12, 2024, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County 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 I3c (Industrial: Heavy with commitments):

Lot Numbered Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

And

Thirty (30) acres by parallel lines off the North end of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East, situated in Wayne Township, Bartholomew County, State of Indiana.

EXCEPT: A part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the northeast corner of the northeast quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter, to an iron pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660 feet, along the North line of the Northeast quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of the tract.

ALSO: A part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the Northeast corner of the Northeast Quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe; thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter to an iron

pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660 feet, along the North line of the Northeast Quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of tract

ALSO: A part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East lying in Wayne Township, Bartholomew County, Indiana and described as follows: Commencing at the Northeast corner of said quarter and in County Road 300 West; thence South 00°07'45" West (assumed bearing) along the East line of said quarter and road a distance of 961.02 feet to the point of beginning; thence continuing along said East line and road a distance of 44.09 feet; thence North 89°40'36" West a distance of 1357.83 feet to a point on the West line of the East half of said quarter; thence North 00°01'01" East along said West line a distance of 47.97 feet; thence South 89°30'47" East a distance of 1357.94 feet to the point of beginning containing 1.43 acres more or less and subject to all legal rights of way and easements.

EXCEPTING THEREFROM: Lots Numbered One (1), Two (2) and Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

CONTAINING IN ALL, AFTER SAID EXCEPTIONS, 11.42 acres, more or less, as the AG REMAINDER.

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

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

1. The allowed uses of the subject property (permitted and conditional) shall be listed in the I3 (Industrial: Heavy) Zoning District by the Zoning Ordinance effective on June 12, 2024, with the exception of the following uses, which shall be prohibited:
 - a. Sewage Treatment Facility
 - b. Truck Stop / Travel Center
 - c. Agricultural Products Terminal
 - d. Agricultural Products Processing
 - e. Agri-Industrial Facility
 - f. Concrete / Asphalt Production Facility
 - g. Hazardous Material Production
 - h. Power Generation Facility
 - i. Truck Freight Terminal
 - j. Waste Disposal Facility
 - k. Agriculture Supply Facility
2. A buffer shall be installed and maintained on the subject property along the northern property line of the adjoining property at 6700 South 300 West, where it abuts the subject property, so long as 6700 South 300 West is used as a residential property. The buffer shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center on top of the berm; and a total setback of 150 feet from the property line. The berm shall be located in that portion of the buffer area that is closest to the residential property. Other than the required evergreen trees, the buffer area shall be maintained as a mowed lawn or allowed to become a natural area. As an alternative to the buffer with berm described above and where existing woods are present on the property, those woods may be maintained in their current natural state for a minimum depth of 150 feet from the property line. No lighting, fencing, or other aspects of development shall encroach into the required buffer area. The buffer shall be installed as part of the development of the property and be complete prior to its occupancy.
3. No use other than agriculture or single-family residential shall occur on the subject property until adequate industrial access can be provided. That appropriate access is most likely created through one of the following options.

- a. The improvement of the entire length of 300 West on both sides of the road, between Deaver Road and State Road 58 consistent with the recommendations of the Columbus Thoroughfare Plan. This includes improvements appropriate for industrial traffic at the intersection of Deaver Road and 300 West.
- b. Primary access to the subject property is provided from State Road 58 via a new access created through the adjacent property (currently addressed as 4650 West 450 South).

The adequacy of industrial access meeting this commitment shall be determined by the Planning Director, but shall be appealable to the Plan Commission.

- 4. As part of any redevelopment of the subject property, right-of-way consistent with the recommendations of the Columbus Thoroughfare Plan shall be dedicated along its 300 West frontage. The right-of-way dedication shall be complete prior to the issuance of any Zoning Compliance Certificate for the proposed redevelopment.

SECTION 3: Repealer

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

SECTION 4: Severability

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

SECTION 5: Effective Date

After its adoption, this ordinance shall be effective upon and after the date and time that companion Ordinance _____, 2024 annexing the subject property to the City of Columbus is filed and recorded, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024 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, this _____ day of _____, 2024 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 _____, 2024 at
_____ o'clock _____.m.

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

RESOLUTION: RZ-2024-007

of the City of Columbus, Indiana Plan Commission

regarding
case number RZ-2024-007
(Jeremy & Cynthia Thompson Rezoning),
a proposal to rezone +/-18.79 acres
from AP (Agriculture: Preferred) to I3 (Industrial: Heavy)

WHEREAS, the Plan Commission has received the application referenced above from Jeremy & Cynthia Thompson; 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 June 12, 2024, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County 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 Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, 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 18.79 acres located on the west side of 300 West, 560 feet south of its intersection with Tuttle Drive (at 6520 South 300 West)) is forwarded to the Common Council with a favorable recommendation. The favorable recommendation includes the following commitments:
 - a) The allowed uses of the subject property (permitted and conditional) shall be listed in the I3 (Industrial: Heavy) Zoning District by the Zoning Ordinance effective on June 12, 2024, with the exception of the following uses, which shall be prohibited:
 - i. Sewage Treatment Facility
 - ii. Truck Stop / Travel Center
 - iii. Agricultural Products Terminal
 - iv. Agricultural Products Processing
 - v. Agri-Industrial Facility
 - vi. Concrete / Asphalt Production Facility
 - vii. Hazardous Material Production
 - viii. Power Generation Facility
 - ix. Truck Freight Terminal
 - x. Waste Disposal Facility
 - xi. Agriculture Supply Facility
 - b) A buffer shall be installed and maintained on the subject property along the northern property line of the adjoining property at 6700 South 300 West, where it abuts the subject property, so long as 6700 South 300 West is used as a residential property. The buffer shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center on top of the berm; and a total setback of 150 feet from the property line. The berm shall be located in that portion of the buffer area that is closest to the

residential property. Other than the required evergreen trees, the buffer area shall be maintained as a mowed lawn or allowed to become a natural area. As an alternative to the buffer with berm described above and where existing woods are present on the property, those woods may be maintained in their current natural state for a minimum depth of 150 feet from the property line. No lighting, fencing, or other aspects of development shall encroach into the required buffer area. The buffer shall be installed as part of the development of the property and be complete prior to its occupancy.

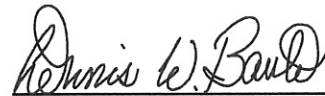
- c) No use other than agriculture or single-family residential shall occur on the subject property until adequate industrial access can be provided. That appropriate access is most likely created through one of the following options.
 - i. The improvement of the entire length of 300 West on both sides of the road, between Deaver Road and State Road 58 consistent with the recommendations of the Columbus Thoroughfare Plan. This includes improvements appropriate for industrial traffic at the intersection of Deaver Road and 300 West.
 - ii. Primary access to the subject property is provided from State Road 58 via a new access created through the adjacent property (currently addressed as 4650 West 450 South).

The adequacy of industrial access meeting this commitment shall be determined by the Planning Director, but shall be appealable to the Plan Commission.

- d) As part of any redevelopment of the subject property, right-of-way consistent with the recommendations of the Columbus Thoroughfare Plan shall be dedicated along its 300 West frontage. The right-of-way dedication shall be complete prior to the issuance of any Zoning Compliance Certificate for the proposed redevelopment.

- 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 12th DAY OF JUNE, 2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.



Dennis W. Baute, Presiding Officer

ATTEST:


Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (June 12, 2024 Meeting)

Docket No. / Project Title: ANX-2024-006 / RZ-2024-007 (Jeremy & Cynthia Thompson)

Staff: Noah Pappas

Applicant: Jeremy & Cynthia Thompson

Property Size: Annexation: 18.79 Acres
Rezoning: 18.79 Acres

Current Zoning: AP (Agriculture: Preferred)

Proposed Zoning: I3 (Industrial: Heavy)

Location: On the west side of 300 West, 560 feet south of its intersection with Tuttle Drive, in Wayne Township.

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of preparing the parcels for future industrial development.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:

1. To what extent are buffering and/or use restrictions needed to protect adjacent residences from industrial development at this location?
2. Is 300 West, in its current condition, suitable as the route for industrial traffic to these properties? If not, what steps should be taken to limit industrial traffic on 300 West and/or ensure the necessary improvements?

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council.

Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council with the following commitments:

1. The allowed uses of the subject property (permitted and conditional) shall be listed in the I3 (Industrial: Heavy) Zoning District by the Zoning Ordinance effective on June 12, 2024, with the exception of the following uses, which shall be prohibited:
 - a. Sewage Treatment Facility
 - b. Truck Stop / Travel Center
 - c. Agricultural Products Terminal
 - d. Agricultural Products Processing
 - e. Agri-Industrial Facility
 - f. Concrete / Asphalt Production Facility
 - g. Hazardous Material Production
 - h. Power Generation Facility
 - i. Truck Freight Terminal
 - j. Waste Disposal Facility
 - k. Agriculture Supply Facility

2. A buffer shall be installed and maintained on the subject property along the northern property line of the adjoining property at 6700 South 300 West, where it abuts the subject property, so long as 6700 South 300 West is used as a residential property. The buffer shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center on top of the berm; and a total setback of 150 feet from the property line. The berm shall be located in that portion of the buffer area that is closest to the residential property. Other than the required evergreen trees, the buffer area shall be maintained as a mowed lawn or allowed to become a natural area. As an alternative to the buffer with berm described above and where existing woods are present on the property, those woods may be maintained in their current natural state for a minimum depth of 150 feet from the property line. No lighting, fencing, or other aspects of development shall encroach into the required buffer area. The buffer shall be installed as part of the development of the property and be complete prior to its occupancy.
3. No use other than agriculture or single-family residential shall occur on the subject property until adequate industrial access can be provided. That appropriate access is most likely created through one of the following options.
 - a. The improvement of the entire length of 300 West on both sides of the road, between Deaver Road and State Road 58 consistent with the recommendations of the Columbus Thoroughfare Plan. This includes improvements appropriate for industrial traffic at the intersection of Deaver Road and 300 West.
 - b. Primary access to the subject property is provided from State Road 58 via a new access created through the adjacent property (currently addressed as 4650 West 450 South).
The adequacy of industrial access meeting this commitment shall be determined by the Planning Director, but shall be appealable to the Plan Commission.
4. As part of any redevelopment of the subject property, right-of-way consistent with the recommendations of the Columbus Thoroughfare Plan shall be dedicated along its 300 West frontage. The right-of-way dedication shall be complete prior to the issuance of any Zoning Compliance Certificate for the proposed redevelopment.

Plan Commission Options:

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

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 65.2% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.

7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Rezoning):

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

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan has identified the future land use of this location as industrial. Further, the Plan encourages new development to be contiguous or in close proximity to existing development in order to facilitate the provision of infrastructure and services. The subject property is located near the existing Woodside Northwest Industrial Park and adjacent to property previously annexed and rezoned to I3 (Industrial: Heavy).

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

Preliminary Staff Comments: The current condition of and character of the area is agricultural, residential, and industrial. There are both developed and undeveloped parcels with industrial zoning to the east, west, and north and agriculture zoning and single family use to the south. All city services are either available to the site or can be made available. If sufficient buffering can be provided to the adjacent home and the land uses are limited to exclude the uses most likely to create a nuisance to the neighboring home this consideration can be satisfied.

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

Preliminary Staff Comments: The Comprehensive Plan identifies this area as industrial. The Comprehensive Plan desires to promote continued industrial development in the Woodside/Walesboro area. Being adjacent to the Woodside Northwest Industrial park, nearby the Woodside South Industrial Park, and the close proximity to I-65 at 1 mile makes this a desirable use for the subject property, provided that suitable access to the property can be achieved that does not damage the neighboring residential properties and/or create unsafe conditions on 300 West.

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

Preliminary Staff Comments: If an appropriate buffer is in place to provide separation between the subject property and the adjacent residential property and access can be provided without damaging the residential properties nearby, rezoning the subject property will have little to no effect on City-wide property values.

Responsible growth and development.

Preliminary Staff Comments: Rezoning the subject property to I3 (Industrial: Heavy) represents responsible growth and development provided that adequate access to the property can be provided and adequate buffering is afforded to the adjacent home. The property is contiguous with an existing industrial area and is clustered with other industrial development. The property is close to the I-65 interchange, which is appropriate for industrial development.

| Current Property Information: | |
|---|--|
| Existing Land Use: | Single-Family Residential |
| Existing Site Features: | Woods |
| Flood Hazards: | None |
| Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.) | None |
| Vehicle Access: | 300 West (Collector, Industrial, Suburban) |

| Surrounding Zoning and Land Use: | | |
|---|---|--|
| | Zoning: | Land Use: |
| North: | I3c (Industrial: Heavy with commitments) AP (Agriculture Preferred) | Large Lot Single-Family Residential Agriculture |
| South: | AP (Agriculture: Preferred) I3c (Industrial: Heavy with commitments) | Single-Family Residential Agriculture |
| East: | I3c (Industrial: Heavy with commitments) | Industrial |
| West: | I3c (Industrial: Heavy) with commitments | Agriculture |

| Zoning District Summary (Existing / Proposed): | | |
|---|--|--|
| | Existing Zoning: AP | Proposed Zoning: I3 |
| Zoning District Intent: | 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. | To provide locations for industrial manufacturing production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure. |

| | | |
|--|---|---|
| <p>Permitted Uses:</p> | <ul style="list-style-type: none"> • Farm • Single-Family Home • Nature Preserve / Conservation Area | <p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm <p>Communications / Utilities Uses</p> <ul style="list-style-type: none"> • Communication • Sewage Treatment Plant • Utility Substation • Water Tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Parking Lot / Garage (as a primary use) • Police, Fire, or Rescue Station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature Preserve / Conservation Area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Conference Center <p>Industrial Uses</p> <ul style="list-style-type: none"> • Agricultural Products Processing • Agri-Industrial Facility • Concrete / Asphalt Production Facility • Contractors Office / Workshop • Dry Cleaners (commercial) • Food & Beverage Production • General Industrial Production • Light Industrial Assembly & Distribution • Research & Development Facility • Truck Freight Terminal • Warehouse & Distribution Facility |
| <p>Water and Sewer Service:</p> | <p>Not Required</p> | <p>Required.</p> |
| <p>Lot and/or Density Requirements:</p> | <p>1 acre or as needed to provide 2 viable septic sites, whichever is greater.</p> | <p>1 acre</p> |

| | | |
|---------------------------------|---|---|
| Setbacks Required: | Side Yard Setback: 30 feet Rear Yard Setback: 30 feet Front Yard Setback: Collector Street: 25 Feet | Side Yard Setback: 20 feet Rear Yard Setback: 20 feet Front Yard Setback: Collector Street: 35 feet |
| Height Restrictions: | Primary Structure: 40 feet Accessory Structure: 35 feet | Primary Structure: 60 feet Accessory Structure: 40 feet |
| Floor Area Requirements: | 1,000 square feet | Not applicable. |
| Primary Permanent Signs: | Signs are only permitted for Conditional Uses | Wall Signs: 2 per frontage, 15% of all front walls or 350 square feet, whichever is less. Freestanding Sign: 1 per frontage Maximum Height: 10 feet. Maximum Area 75 feet. |

| | |
|----------------------------------|--|
| Interdepartmental Review: | |
| City Engineering: | (Upon development) right-of-way consistent with the Columbus Thoroughfare Plan shall be dedicated and widening to a 12-foot travel lane with 2-foot curb and gutter shall be provided along the 300 West frontage. |
| City Utilities: | No issue with the proposed annexation and rezoning. There is water service available adjacent to the site. There is sewer nearby, but a sewer main extension would be required when the site develops. Sewer could be provided upon annexation to the house, but it would require a sewer main extension. There is currently no sewer main adjacent to the property for them to connect to. |
| Parks Department: | No response. |
| Police Department: | No response. |
| Fire Department: | The Columbus Fire Department will be able to provide fire protection to this proposed annexation. |

| | |
|---------------------------------|---|
| Public Works Department: | <p>The requested annexation on 300W would be low impact on DPW at this time. Long term the impact from a potential future industrial park would be on the street and traffic departments as roads and signage would need to be maintained and snow removal completed. We currently provide these services to the surrounding area.</p> <p>We could serve the home but it would be an inconvenience to sanitation routes. There are two existing homes north of the annexation site which could be served by Public Works but have not yet requested service. The nearest home that we would serve is located in the Brookside Housing Addition. Servicing this home would require multiple trucks (Trash, Recycle, Yard Waste, Brush, and Bulky Collections) to provide collections. It would not require any additional manpower or equipment just time, and wear and tear on equipment.</p> |
| Animal Care Services: | No response. |
| Human Rights Department: | No response. |
| City Administration: | No response. |

Comprehensive Plan Consideration(s):

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

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

1. 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.
2. Policy A-2-11: Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
New development should be designed in a manner that is sensitive to the surroundings.
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 pickup, and it would strain facilities such as schools and parks.
4. Policy A-4-6: Encourage wise use of infrastructure dollars.
There are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development, and costs should be considered in conjunction with development proposals.
5. Policy A-4-7: Require new development to take place in an orderly fashion to facilitate efficient provision of service at reasonable cost.
Public services, such as police and fire protection, school busing, trash pickup, road maintenance, and snow removal all cost more when development is scattered rather than compact.
6. Policy D-1-3: Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses.
Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.

7. Policy J-2-3: Encourage development adjacent to already developed areas.
Columbus' economic success has been tied to successful local industry. In years past, industries located in the downtown and other neighborhood areas, close to the work force and to public facilities and services. Different types of industries are appropriate in different types of surroundings. The city should take steps to ensure that industries are good neighbors and that appropriate measures are employed to ensure compatibility of adjacent uses.
8. Goal J-3: Provide for continued industrial growth while protecting the agricultural sector of the economy by retaining expanses of productive agricultural land.
9. Policy J-3-1: Limit the growth of industrial activity to the areas most suited for this use, minimizing the impact of this type of development on agricultural businesses.
The city needs to continue its industrial growth for long-term economic health. Much of this growth will take place on land that now is used for farming. While it is recognized that some farmland will be lost to this growth, the city should minimize the impacts on farm operations.
10. Goal J-4 (Woodside / Walesboro Area): Promote continued economic development in this area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
11. Policy J-4-1: Encourage new industrial development to be similar to that experienced in this area in the past.
This area has been the location of significant industrial growth in recent years. These industrial parks are attractive and accessible. New development of a similar nature will enhance the strength of the existing businesses and continue to provide economic and job growth.
12. Policy J-4-2: Encourage the growth in this area to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate the provision of infrastructure and services.
Infrastructure and services can be provided most efficiently to development contiguous to existing development of a similar nature.
13. Policy J-4-3: Designate the land bounded by CR 350 South, 400 West, 700 South and State Road 11 as an economic growth area.
While it will be many years before this entire area is occupied by industrial development, it is important to set aside an area to accommodate the growth and to discourage incompatible land uses, which in turn will discourage desired industrial growth.
14. Goal J-9: Ensure that new development has appropriate infrastructure and services are available or can be provided at reasonable cost.
15. Policy J-9-1: Encourage economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at reasonable cost.
Healthy industrial development needs appropriate infrastructure and services. Adequate sewer and water service, police and fire protection, and convenient transportation networks are all important. These facilities and services are costly to provide and locational decisions should be made in a manner which conserves resources.

This property is located in the Woodside / Walesboro Character Area. The following Planning Principle(s) apply to this application:

1. All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
2. New nonresidential development should be in industrial parks or commercial centers to complement the existing development.
3. Require new development to be served by public sewer and water to be annexed to the city wherever possible.

Planning Consideration(s):

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

1. The applicants are requesting to annex and rezone the subject property from AP (Agriculture: Preferred) to I3 (Industrial: Heavy). The applicants have indicated there is not a proposed development for the properties at this time.
2. One of the subject parcels is occupied by a single-family residential dwelling. Both parcels include areas of agriculture and dense woods.

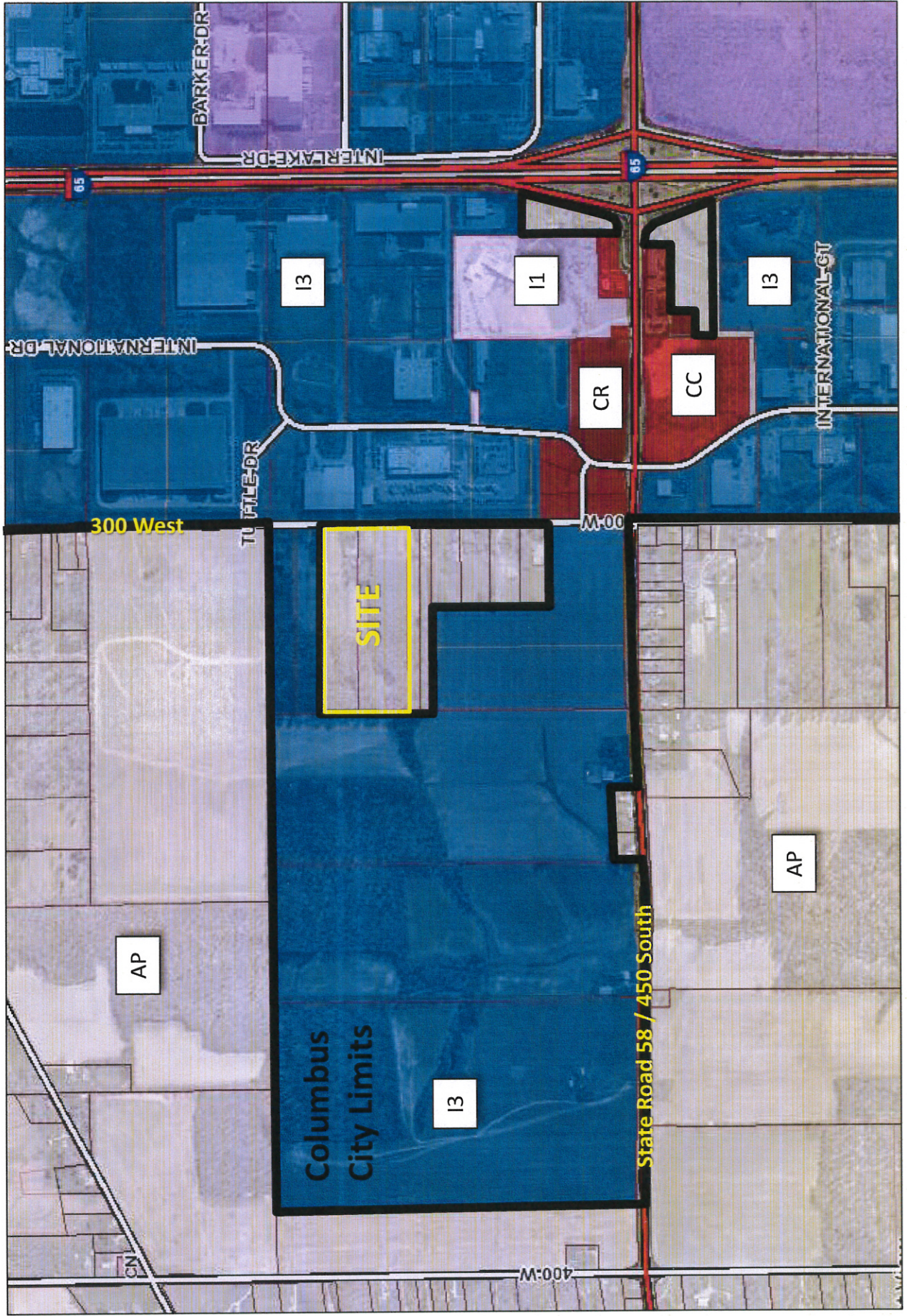
3. The annexation and rezoning area is directly west of the Woodside Northwest Industrial Park and east of the Deckard Family Trust property which was annexed and rezoned to I3 (Industrial: Heavy) in 2020 (Plan Commission Cases ANX-19-06 and RZ-19-09). It is also directly south of the Blanton – Sailor properties which were annexed and rezoned to I3 (Industrial: Heavy) in 2021 (Plan Commission Cases ANX-2021-002 and RZ-2021-002).
4. The subject properties are a part of a group of 10 large-lot residential properties that are mostly surrounded by industrial zoning. If the current annexation and rezoning request is approved, 6 of the original 10 parcels will remain outside of the City limits and in agricultural zoning. The neighboring property to the south of the subject property is one of those zoned agriculture and has a home approximately 31 feet from the south property line of the subject property.
5. Buffers to mitigate impacts on adjoining residences, specifically the group of homes that includes the current subject properties, were required on the adjacent industrial properties at the time of their rezoning. The buffers addressed two types of residential areas which would be impacted differently by the anticipated industrial development. On properties without natural buffering, a landscape buffer was required on the subject property. That buffer was required to include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center planted on top of the berm; and a total setback of 150 feet from the property lines. The berm was also required to be located in that portion of the buffer area closest to the residential properties. Other than the required evergreen trees the buffer area was required to be maintained as a mowed lawn or allowed to become a natural area without lighting, fencing or other development. On properties with a natural buffer provided by existing woods, the additional buffer was required to include a berm that is a minimum of 8 feet in height with a 3 to 1 slope and a total setback of 50 feet from the property line. This buffered area was likewise required to remain free of lighting, fencing, or other development.
6. County Road 300 West is constructed as a county road with insufficient right-of-way and lacking the improvements that would be sufficient and typical for industrial traffic. The current and recommended conditions on 300 West at the frontage of the subject properties are described by the table below:

| | Existing Conditions Along Subject Property | Current Thoroughfare Plan Recommendation | Required of Development on east side of 300 West |
|--------------------------|--|--|--|
| Traffic Lanes | 9 foot | 12 foot | 12 foot |
| Bicycle Lanes | None | 4 feet | None |
| Curb and Gutter | None | 2 foot Curb and Gutter | 2 foot Curb and Gutter |
| Tree Lawn | None | 5 feet | None |
| Street Trees | None | Permitted | None |
| Sidewalk | None | 5 feet | None |
| Half Right-of-Way | 15 to 25 feet | 30 feet | 25 to 30 feet |

Generally the east side of 300 West has been improved as part of development that has occurred on that side of the road. For most, but not all, of its length between Deaver Road and SR 58, 300 West has been upgraded with sufficient right-of-way and pavement width. Those improvements do not extend to critical areas near the intersections with each of those roads. On the west side of 300 West, however, some additional right-of-way has been dedicated over time, but no road pavement widening or other improvements have occurred. Incremental improvements along the west side of the road, similar to what has occurred on the east side, are less likely do to the large number of property owners and number of residential properties unlikely to redevelop. It is impossible for a future developer of the current subject properties to make complete improvements along 300 West because there is insufficient right-of-way to make such improvements. All previous properties that have been developed for industrial use along 300 West also have access to SR 58 which enabled the industrial use. The current subject properties have no other readily available options for obtaining safe and adequate access for industrial development.

7. The Columbus Strategic Growth Study, completed by the Planning Department in 2017, looked to provide analysis and recommendations regarding the city's growth. The primary constraints to industrial development at this location were sewer availability and road conditions on 300 West. Key recommendations from the Strategic Growth Study are to consider an upgrade to the Woodside Sanitary Sewer Lift Station to support industrial development and improve 300 West.

Location & Zoning Context (Case #ANX-2024-006 & #RZ-2024-007: Thompson)



**ORDINANCE NO. _____ 2024
2024 SALARY ORDINANCE**

AN ORDINANCE SETTING SALARIES AND WAGES OF EMPLOYEES OF THE CITY
OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2024.

Departments may double-fill positions at the discretion of the Department Head, with the written approval of the Human Resources Director and Controller, if an employee has specified in writing that the employee is retiring with a specified date or has been or will be called up to **active military service** with an expected active duty of six months or more. If funds exist in the budget of the agency or at the discretion of the administration or Council there is an additional appropriation, a position may be double-filled up to three months in advance of retirement or leave. Any use of this policy shall be implemented consistent with USERRA, federal, state statutes, and local ordinances.

That, and from after the first day of January 2024, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "SALARY MAXIMUM." The "SALARY MINIMUM" column is entered as a guideline for suggested beginning salary. No employee's set salary shall move in this range from below "SALARY MIDPOINT" to above "SALARY MIDPOINT" without the approval of both the Department Head and the Director of Human Resources or appointed designee, and increases above "SALARY MIDPOINT" for civilian non-sworn public safety officers shall be merit-based as reflected by written annual performance evaluations.

SECTION I - SALARIED

| | | SALARY MINIMUM | SALARY MIDPOINT | SALARY MAXIMUM |
|------------------------------------|--|-------------------|--------------------|-------------------|
| ADMINISTRATION | | | | |
| | Executive Director of Administration | \$ 82,132 | \$ 102,665 | \$ 123,198 |
| | Director of Security & Risk | \$ 82,132 | \$ 102,665 | \$ 123,198 |
| ANIMAL CARE SERVICES CENTER | | | | |
| | Director of Animal Care Services | \$ 56,113 | \$ 70,141 | \$ 84,169 |
| | Animal Care Services Operations Manager | \$ 50,910 | \$ 63,638 | \$ 76,365 |
| | Animal Care Services Officer (4) | \$ 36,952 | \$ 46,191 | \$ 55,429 |
| | Center Supervisor | \$ 35,751 | \$ 44,688 | \$ 53,626 |
| | Shelter Veterinary Technician / Operations Assistant | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| AVIATION | | | | |
| | Airport Director | \$ 68,133 | \$ 85,166 | \$ 102,199 |
| | Assistant Manager | \$ 52,719 | \$ 65,899 | \$ 79,079 |
| | Maintenance Manager | \$ 55,378 | \$ 69,222 | \$ 83,066 |
| | Office Manager | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| | Operations and Compliance Specialist | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| BOARD OF WORKS | | | | |
| | Citizen Member (4) | \$ 2,107 | \$ 2,634 | \$ 3,161 |
| CITY HALL/FACILITIES | | | | |
| | Building Supervisor | \$ 56,061 | \$ 70,076 | \$ 84,091 |
| COMMUNITY DEVELOPMENT | | | | |
| | Director of Community Development | \$ 71,811 | \$ 89,764 | \$ 107,717 |
| | Assistant Director | \$ 56,442 | \$ 70,553 | \$ 84,664 |
| | Code Enforcement Coordinator (2) | \$ 44,273 | \$ 55,341 | \$ 66,409 |
| | Communications and Events Coordinator | \$ 41,217 | \$ 51,521 | \$ 61,825 |
| | Office Administrator | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| ENGINEERING | | | | |
| | City Engineer | \$ 91,454 | \$ 114,317 | \$ 137,180 |
| | Assistant City Engineer | \$ 72,667 | \$ 90,833 | \$ 108,999 |
| | Senior Engineering Technician | \$ 57,715 | \$ 72,144 | \$ 86,572 |
| | Engineering Technician (4) | \$ 49,671 | \$ 62,088 | \$ 74,506 |

| | SALARY MINIMUM | SALARY MIDPOINT | SALARY MAXIMUM |
|--|-------------------|--------------------|-------------------|
| FINANCE | | | |
| Controller | \$ 112,832 | \$ 141,040 | \$ 169,248 |
| Senior Accounting Specialist / Accounting Specialist (2) | \$ 40,018 | \$ 62,216 | \$ 84,413 |
| Payroll Specialist | \$ 45,270 | \$ 56,587 | \$ 67,904 |
| Administrator - Accounts Payable | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| Administrator - Accounts Receivable /Accounts Payable | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| Payroll Assistant | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| Grant Writer / Administrator | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| FIRE DEPARTMENT | | | |
| Data Analyst | \$ 45,560 | \$ 56,950 | \$ 68,340 |
| Administrative Assistant | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| HUMAN RESOURCES | | | |
| Director of Human Resources | \$ 76,144 | \$ 95,180 | \$ 114,216 |
| Assistant Director | \$ 63,718 | \$ 79,647 | \$ 95,577 |
| Human Resources Specialist / Benefits Specialist (2) | \$ 40,982 | \$ 51,228 | \$ 61,473 |
| HUMAN RIGHTS | | | |
| Human Rights Director | \$ 82,321 | \$ 102,902 | \$ 123,482 |
| Deputy Director | \$ 43,388 | \$ 54,235 | \$ 65,082 |
| Office Manager | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| INFORMATION SERVICES | | | |
| Manager of Information Services | \$ 77,156 | \$ 96,445 | \$ 115,735 |
| Assistant Manager of Information Services | \$ 56,992 | \$ 71,240 | \$ 85,489 |
| Network Analyst / Senior Network Analyst | \$ 53,518 | \$ 66,897 | \$ 80,276 |
| Information Services Technician (2) | \$ 40,982 | \$ 51,228 | \$ 61,473 |
| MAYOR'S OFFICE | | | |
| Executive Administrative Assistant | \$ 47,445 | \$ 59,307 | \$ 71,168 |
| METROPOLITAN PLANNING OFFICE | | | |
| MPO Director / Transportation Planner | \$ 57,455 | \$ 71,819 | \$ 86,182 |
| PARKS AND RECREATION | | | |
| Accounts Payable Specialist | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| Administrative Assistant | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| Administrative Assistant - Park Operations | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| Aquatics Manager | \$ 46,126 | \$ 57,658 | \$ 69,189 |
| Assistant Recreation/CGC Program Manager | \$ 39,660 | \$ 49,575 | \$ 59,490 |
| Associate Director of Business Services | \$ 63,845 | \$ 79,807 | \$ 95,768 |
| Associate Director of Park Operations | \$ 63,845 | \$ 79,807 | \$ 95,768 |
| Associate Director of Recreation | \$ 63,845 | \$ 79,807 | \$ 95,768 |
| Associate Director of Sports | \$ 63,845 | \$ 79,807 | \$ 95,768 |
| Athletic Facilities Supervisor | \$ 52,286 | \$ 65,357 | \$ 78,428 |
| Commons Administrative Assistant | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| Commons Manager | \$ 51,400 | \$ 64,250 | \$ 77,100 |
| Customer Service Specialist | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| Director of Parks and Recreation | \$ 77,006 | \$ 96,258 | \$ 115,509 |
| Fitness, Health & Wellness Manager | \$ 56,852 | \$ 71,065 | \$ 85,277 |
| Golf Greens Superintendent | \$ 41,515 | \$ 51,894 | \$ 62,273 |
| Golf Pro/Manager | \$ 47,667 | \$ 59,584 | \$ 71,501 |
| HCCIA Customer Service Specialist | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| HCCIA Manager | \$ 49,794 | \$ 62,243 | \$ 74,691 |
| Maintenance Supervisor | \$ 56,531 | \$ 70,664 | \$ 84,797 |
| Marketing Coordinator | \$ 43,875 | \$ 54,844 | \$ 65,813 |
| NexusPark Fieldhouse Sports Manager | \$ 56,852 | \$ 71,065 | \$ 85,277 |
| NexusPark Maintenance Supervisor | \$ 52,588 | \$ 65,735 | \$ 78,882 |
| Parks Operations Facilities Supervisor | \$ 52,588 | \$ 65,735 | \$ 78,882 |
| Payroll/HR Specialist | \$ 45,270 | \$ 56,587 | \$ 67,904 |
| Project and Resource Development Manager | \$ 47,309 | \$ 59,137 | \$ 70,964 |
| Recreation/CGC Program Manager | \$ 53,658 | \$ 67,073 | \$ 80,487 |
| Sports Coordinator | \$ 43,176 | \$ 53,970 | \$ 64,764 |
| Sports Program Manager | \$ 56,852 | \$ 71,065 | \$ 85,277 |

| | | SALARY MINIMUM | SALARY MIDPOINT | SALARY MAXIMUM |
|------------------------------------|--------------------------------------|-------------------|--------------------|-------------------|
| PLANNING DEPARTMENT | | | | |
| | Planning Director | \$ 90,157 | \$ 112,696 | \$ 135,235 |
| | Assistant Planning Director | \$ 57,999 | \$ 72,499 | \$ 86,999 |
| | Associate / Senior Planner (5) | \$ 48,363 | \$ 60,454 | \$ 72,544 |
| | Office Administrator | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| POLICE PARKING METER OFFICE | | | | |
| | Administrative Specialist Supervisor | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| | Meter Attendant | \$ 36,661 | \$ 45,827 | \$ 54,992 |
| POLICE DEPARTMENT | | | | |
| | Chief's Executive Assistant | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| | Accreditation Manager | \$ 37,962 | \$ 47,452 | \$ 56,943 |
| | Administrative Specialist (3) | \$ 33,871 | \$ 42,339 | \$ 50,807 |
| | Criminal Intelligence Analyst | \$ 48,865 | \$ 61,082 | \$ 73,298 |
| | Property Room Manager | \$ 47,491 | \$ 59,364 | \$ 71,237 |
| PUBLIC WORKS | | | | |
| | Director of Public Works | \$ 71,884 | \$ 89,855 | \$ 107,826 |
| | Foreman (3) | \$ 50,717 | \$ 63,396 | \$ 76,075 |
| | Fleet Maintenance Supervisor | \$ 53,340 | \$ 66,675 | \$ 80,009 |
| | Administrator/Sustainability | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| | Operations Assistant (2) | \$ 33,723 | \$ 42,154 | \$ 50,585 |
| REDEVELOPMENT | | | | |
| | Director of Redevelopment | \$ 71,811 | \$ 89,764 | \$ 107,717 |
| TRANSIT | | | | |
| | Director of Transportation | \$ 71,884 | \$ 89,855 | \$ 107,826 |
| | Compliance Specialist | \$ 38,809 | \$ 48,511 | \$ 58,213 |
| | Operations Specialist | \$ 38,809 | \$ 48,511 | \$ 58,213 |

SECTION II - HOURLY

That, and from after the first day of January 2024, the following hourly employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "HOURLY MAXIMUM." The HOURLY MINIMUM" column is entered as a guideline for suggested beginning salary. No employee's set salary shall move in this range from below "HOURLY MIDPOINT" to above "HOURLY MIDPOINT" without the approval of both the Department Head and the Director of Human Resources or appointed designee, and increases above "HOURLY MIDPOINT" for civilian non-sworn public safety officers shall be merit-based as reflected by written annual performance evaluations.

| | | HOURLY MINIMUM | HOURLY MIDPOINT | HOURLY MAXIMUM |
|-------------------------------------|---|-------------------|--------------------|-------------------|
| ANIMAL CARE SERVICES CENTER | | | | |
| | Kennel Assistants (PT) | \$ 7.47 | \$ 13.80 | \$ 20.12 |
| AVIATION | | | | |
| | Maintenance Laborer (3) | \$ 17.16 | \$ 21.45 | \$ 25.74 |
| | Laborer (PT) (2) | \$ 8.99 | \$ 17.36 | \$ 25.74 |
| | Administrative Intern (Seasonal) | \$ 8.66 | \$ 16.54 | \$ 24.43 |
| | Maintenance Intern (Seasonal) (2) | \$ 8.66 | \$ 17.20 | \$ 25.74 |
| CITY HALL/FACILITIES | | | | |
| | Building and Grounds Maintenance (2) | \$ 17.16 | \$ 21.45 | \$ 25.74 |
| | Custodian (2) | \$ 13.41 | \$ 16.77 | \$ 20.12 |
| CLERK | | | | |
| | Deputy Clerk (.5 P/T) | \$ 18.66 | \$ 23.32 | \$ 28.00 |
| PARKS/RECREATION - Full Time | | | | |
| | Assistant Mechanic | \$ 21.42 | \$ 26.78 | \$ 32.13 |
| | Assistant Team Leader - Grounds | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Assistant Team Leader - Maintenance | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Athletic Facilities Assistant Team Leader | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Athletic Facilities Laborer (4) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Commons Maintenance Assistant Team Leader (FT) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Commons Maintenance laborer (FT) (4) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Donner/Community Center Maintenance Laborer | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Donner/Community Center Maintenance Team Leader | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | FFY Assistant Team Leader (2) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | FFY Maintenance and Grounds Laborer (4) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Golf Mechanic/Laborer (FT) | \$ 21.42 | \$ 26.78 | \$ 32.13 |
| | HCCIA Maintenance Laborer | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | HCCIA Operations Manager (FT) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Laborer - Maintenance and Grounds (10) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | Mechanic | \$ 21.42 | \$ 26.78 | \$ 32.13 |
| | NexusPark Assistant Team Leader | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| | NexusPark Maintenance and Grounds Laborer (4) | \$ 18.02 | \$ 22.52 | \$ 27.02 |

| | HOURLY MINIMUM | HOURLY MIDPOINT | HOURLY MAXIMUM |
|---|-------------------|--------------------|-------------------|
| PARKS/RECREATION - Part Time/Seasonal | | | |
| Child Watch Staff Members (PT) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Community Center Night Supervisor (PT) | \$ 7.47 | \$ 16.63 | \$ 25.78 |
| Concession/Batting Cage Attendants (Seasonal) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Custodian - FFY (PT) | \$ 7.47 | \$ 13.80 | \$ 20.12 |
| Customer Service Specialist (PT) | \$ 7.47 | \$ 15.88 | \$ 24.29 |
| Donner Pool Guard/Staff Member (Seasonal) | \$ 7.47 | \$ 16.85 | \$ 26.22 |
| Farmer's Market Information Booth (Seasonal) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Fitness, Health & Wellness Staff Members (PT) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Golf Clubhouse/Concessions Attendants (PT) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Golf Maintenance Grounds Laborer (PT) | \$ 7.47 | \$ 17.25 | \$ 27.02 |
| Gymnastics Staff Members (PT) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| HCCIA Staff Member (PT) | \$ 7.47 | \$ 16.85 | \$ 26.22 |
| Interns (Seasonal) | \$ 7.47 | \$ 17.25 | \$ 27.02 |
| Maintenance & Grounds Laborer (PT) | \$ 7.47 | \$ 17.25 | \$ 27.02 |
| NexusPark Concession Staff Members (PT) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Park Patrol (PT) | \$ 10.01 | \$ 15.10 | \$ 20.18 |
| Recreation Leaders (Seasonal) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Recreation Staff Member (PT) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| Sports Staff Members (Seasonal) | \$ 7.47 | \$ 16.85 | \$ 26.22 |
| Teaching Kitchen Staff Members (PT) | \$ 7.47 | \$ 12.85 | \$ 18.22 |
| The Commons Custodian (PT) | \$ 7.47 | \$ 13.80 | \$ 20.12 |
| PLANNING | | | |
| Associate / Senior Planner | \$ 23.25 | \$ 29.06 | \$ 34.88 |
| POLICE | | | |
| Meter Attendant (PT) | \$ 17.63 | \$ 22.03 | \$ 26.44 |
| PUBLIC WORKS | | | |
| MVH: | | | |
| Operator (1) | \$ 21.91 | \$ 27.39 | \$ 32.86 |
| Driver/Skilled Trade (4) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Driver (3) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| DPW: | | | |
| Operator (9) | \$ 21.91 | \$ 27.39 | \$ 32.86 |
| Driver/Skilled Trade (4) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Driver (17) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Driver/Trainer | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Driver/Code Enforcement | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Driver (PT) | \$ 16.98 | \$ 22.00 | \$ 27.02 |
| Driver - Sanitation (3) (Seasonal) | \$ 16.98 | \$ 22.00 | \$ 27.02 |
| Driver - Traffic (2) (Seasonal) | \$ 16.98 | \$ 22.00 | \$ 27.02 |
| Mechanic (5) | \$ 21.42 | \$ 26.78 | \$ 32.13 |
| REDEVELOPMENT | | | |
| Projects Coordinator (PT) | \$ 23.46 | \$ 29.33 | \$ 35.19 |
| TRANSIT | | | |
| Mechanic (2) | \$ 21.42 | \$ 26.78 | \$ 32.13 |
| Bus Driver (9) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Bus Driver/Swing (2) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Bus Driver / Office Administration (2) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| Bus Driver / Trainer (2) | \$ 18.02 | \$ 22.52 | \$ 27.02 |
| On-Call Driver (PT) (21) | \$ 16.98 | \$ 22.00 | \$ 27.02 |
| For-Hire Driver (PT) (4) | \$ 16.98 | \$ 22.00 | \$ 27.02 |
| Administrative Assistant (PT) (3) | \$ 16.28 | \$ 20.36 | \$ 24.43 |

SECTION III - OTHER PAYMENTS

The Following Maximum Expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force.

| | | |
|------------------------------------|---|------------|
| ANIMAL CARE SERVICES CENTER | Overtime | \$ 6,453 |
| AVIATION | Faithful Service | \$ 3,000 |
| | Overtime | \$ 6,175 |
| CITY HALL/FACILITIES | Faithful Service | \$ 1,200 |
| | Overtime | \$ 2,500 |
| ENGINEERING | Faithful Service | \$ 1,000 |
| HUMAN RIGHTS | Faithful Service | \$ 500 |
| INFORMATION SERVICES | Faithful Service | \$ 1,200 |
| PARK AND RECREATION | Faithful Service | \$ 15,400 |
| | Overtime | \$ 124,126 |
| PLANNING | Faithful Service | \$ 2,500 |
| POLICE DEPARTMENT | Total Per Diem for School Guards (max \$39.35 Per Guard Per Day) | \$ 146,750 |
| | Uniforms (\$500 Per Parking Attendant) | \$ 1,000 |
| | Faithful Service | \$ 1,000 |
| PUBLIC WORKS | Faithful Service | \$ 10,000 |
| | MVH Overtime | \$ 11,130 |
| | DPW Overtime | \$ 216,248 |
| TRANSIT DEPARTMENT | Faithful Service | \$ 6,100 |
| | Overtime | \$ 91,889 |

ALL PRIOR ORDINANCES SETTING SALARIES/WAGES FOR CIVILIAN NON-SWORN EMPLOYEES FOR 2024 ARE HEREBY REPEALED. THIS ORDINANCE IS PASSED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this the ____ day of _____, 2024, by vote of ____ ayes and ____ nays.

Presiding Officer of the Common Council
of Columbus, Indiana

ATTEST:

Clerk of the Common Council of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana, this ____ day of _____, 2024,
at ____ o'clock, __.M.

Clerk-Treasurer of the City of
Columbus, Indiana

Approved and signed by me this ____ day of _____, 2024, at ____ o'clock __.M.

Mayor of the City of Columbus, Indiana

ORDINANCE NO. _____, 2024

AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE GENERAL FUND FOR THE BUDGET YEAR 2024

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 Clerk's Office has identified a need relating to payroll for part-time staffing within the office; and

WHEREAS, The City Clerk respectfully requests to appropriate \$12,000 from General Fund 1101 for part-time staffing payroll through December 31, 2024; and

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

| | |
|-----------------|--------------|
| From: | General Fund |
| Account Number: | 1101 |
| Amount: | \$12,000 |

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 _____, 2024 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 _____, 2024 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 _____, 2024 at _____ o'clock ____ .m.

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