

COMMON COUNCIL
TUESDAY, JUNE 22, 2010
7:00 P.M.

Mayor James Fleck – Present
Clerk Treasurer Rosie Coyle – Present
Attorney Lindsey Grossnickle – Present

Council Members

Walter Crowder – Present
Nicole Penrod – Present
Donald Sexton – Present
Roger Seymoure – Present
Daniel Weigold – Present

The Columbia City Common Council met in regular session with all members present, Mayor Fleck presiding.

MINUTES Motion was made by Penrod to approve an overview of the June 8, 2010 meeting minutes as presented, Weigold second the motion, Penrod, Sexton, Seymoure and Weigold voted aye, Crowder abstained. Mayor Fleck presiding.

PUBLIC HEARING: ECONOMIC REVITALIZATION AREA Mayor Fleck opened the meeting as a public hearing.

Dave Koenig advised the public hearing was required prior to adopting the confirmatory resolution which would declare the described property as an economic revitalization area. He stated the tax payers within the area are then able to apply for tax abatement.

Mr. Koenig explained the property was located at SR 205 and CR 200 East.

Mayor Fleck confirmed the project would ultimately be the construction of a professional building with office space. Mr. Koenig advised that was correct.

Nicole Penrod questioned if there was any income loss to taxing units if the economic area was approved. Mr. Koenig advised the action of creating an economic revitalization area has no impact on the tax revenues.

Hearing no other comments or questions the public hearing was closed.

ERA CONFIRMATORY RESOLUTION 2010-16 Walt Crowder questioned if a certain percentage of the City could be titled as an ERA area and if so what percentage were we at. Mr. Koenig advised that would be an Economic Development Target Area and was limited to 15% of the geographic area of the jurisdiction but this was not Economic Target Area. He explained an Economic Development Target Area removes the exclusion of retail establishments applying for tax abatement.

Roger Seymoure questioned if Economic Development Target Area's were like TIF areas. Mr. Koenig advised they were not and explained it was a second designation for tax abatement purposes where retail establishments are able to apply otherwise state statute specifically excludes retail establishments from applying for tax abatements even if it is in an Economic Revitalization Area.

Motion was made by Sexton to adopt Resolution 2010-16, Penrod second the motion, all voted aye.

Sean White, President of Peak Performance, advised the company has grown quite a bit and has another location in Warsaw. He stated they have run out of space where they were at. He explained he had the option to purchase this land and wanted to move forward with building a new building.

RESOLUTION 2010-17: DEDUCTION IN ASSESSED VALUATION FOR PEAK PERFORMANCE Dave Koenig explained the resolution would approve the statement of benefits form which was required for tax abatement. He stated the options would be to approve it for anywhere from 0 – 10 years.

Alan Tio reminded the Council that the tax abatement would not be giving up any property taxes. He stated the existing taxes would be maintained but then would provide a phase of new property taxes on any improvements to the land and building.

Don Sexton advised he has had the pleasure of watching Mr. White grow with his business and felt this would be a great addition to the community.

Motion was made by Sexton to approve Resolution 2010-17 a resolution approving deduction in assessed valuation for 10 years, Penrod second the motion, all voted aye.

PUBLIC HEARING: CDBG DISASTER RECOVERY GRANT Mayor Fleck opened the meeting as a public hearing.

Lori Shipman explained she had entered into an agreement to work on a Community Development Block Grant to apply for funding from the Office of Community and Rural Affairs. She stated the City was acting as the lead applicant on the grant to purchase equipment for the Novae Corporation. She advised the company would create 10 jobs in our community ranging from unskilled labor to skilled labor with pay anywhere from \$10 - \$18 per hour with benefits.

Mayor Fleck advised Novae had been in discussion with OCRA for some time with respect to the funding but there was a sequence to the grant application and it must be done by a governmental agency. He stated Columbia City would be the governmental agency that would ultimately be the recipient of that grant if approved. He advised it would be 100% grant.

Hearing no further comments or questions the public hearing was closed.

Lori Shipman advised she submitted a copy of the application to Attorney Grossnickle for her to review.

LORI SHIPMAN – IDEM AUTOMOTIVE SECTOR FUNDING INITIATIVE Mayor Fleck advised there were multiple grants that have to do with redevelopment of certain facilities that were considered Brownfield's. He stated we have two \$200,000.00 grants to assess the conditions of several buildings that have identified as possible Brownfield sites. He stated one of those sites is where this machinery would be located if we get the Brownfield taken care of. He stated the Council will be asked in the future for another grant which has to do with the fact that this was an automotive facility and allows us to apply for additional funding that goes towards clean up.

Lori Shipman reported the Brownfield Committee met and discussed the opportunity to apply for the funds. She advised there was a \$350,000 pot of money that has been made available for the Indiana Brownfield Program that was first come first serve. She explained the funds are never released to the City as they approve the project and then bid out the work to their select group of consultants. She stated a lot of what the Brownfield program will pay for are things the EPA grant would not pay for.

Alan Tio advised they would be meeting again on Monday to review final application for the sector funding but would like to move forward. He stated there would be no liability to the City to spend money. He explained they would apply for support and if successful the Indiana Finance Authority Brownfield Program would contract the work out and no money exchanges hands.

Dan Weigold questioned what kind of time frame they were looking at. He stated with the first grant he had heard it was going to be a year process and questioned why it would take that long. Lori Shipman explained that was just how long EPA takes to go through their process. Dan advised he was concerned because sometimes things get taken away. Mayor Fleck understood but advised it was moving about as fast as the Federal and State government can move. He felt pretty confident they would see some action yet this summer.

Motion was made by Sexton to have the committee move ahead with the application for the Automotive Sector Brownfield's Assessment Initiative, Weigold second the motion, all voted aye.

Walt Crowder requested an update in 60 days.

REZONE – DRATS – ORDINANCE 2010-20 1st READING Dan Weigold advised the Plan Commission gave a favorable recommendation to rezone the property from I-1 to GB. He stated the idea of changing it to General Business was to make it more marketable.

Roger Seymoure questioned if there was a customer wanting the land. Walt Crowder advised there was interest but no commitment.

Nicole Penrod questioned if there was any negative things that could come of it. Walt Crowder advised there was nothing negative brought up in discussion but there was one concerned citizen who was asking for some restrictions but thought it was a Board of Zoning issue.

Motion was made Seymoure to read Ordinance 2010-20 by title only, Crowder second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2010-20 amending the zoning classification of certain property from the "I-1" light industrial to "GB" general business zoning district of Columbia City, Indiana.

Motion was made by Crowder to approve Ordinance 2010-20 as first reading, Penrod second the motion, all voted aye.

COMPLIANCE WITH STATEMENT OF BENEFITS – BONES THEATRE Rosie Coyle advised the only thing they were down on was the actual salaries but the employees were above what was estimated. She stated she looked back in previous years and it fluctuated. She advised this was year 4 of a 10 year abatement. She felt they were in compliance.

Motion was made by Seymoure to find Bones Theater in substantial compliance with their statement of benefits, Penrod second the motion, all voted aye.

ORDINANCE 2010-18: 3-WAY STOP KLEESPIE COURT/S. EAGLE GLEN TRAIL
Mayor Fleck requested to postpone this until the next meeting.

ORDINANCE 2010-19: STOP AT 2ND ALLEY NORTH OF VAN BUREN BETWEEN OAK AND ELM Motion was made by Sexton to read Ordinance 2010-19 by title only, Weigold second the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2010-19 an ordinance amending the traffic schedules of Chapter 75 of the code of ordinances of the City of Columbia City, Indiana.

Motion was made by Seymoure to adopt Ordinance 2010-19 as first reading, Penrod second the motion.

Walt Crowder questioned if there was any reason to suspend the rules and pass the ordinance tonight or just let it go through the process. Chief Petersen advised it was just changing a yield to a stop but did not feel it was necessary to rush it.

Upon the motion, all voted aye.

STREET DEPARTMENT Kelly Cearbaugh thanked everyone for their help during the storms. He advised there were a lot of limbs down but they were trying to focus on getting the storm related trees and limbs picked up.

POLICE DEPARTMENT Mike Petersen advised the no parking on the event route was working really well. He reported he had the proof ready for the golf cart community signs and would have information at the next council meeting.

Walt Crowder questioned Chief Petersen when he would have the speed sign report ready from Jefferson Street. Chief Petersen advised the report did not show extremely high speeds but when he was running traffic down there he was getting 15 – 17 mph over. Walt advised he had an inquiry on it.

PARK DEPARTMENT Mayor Fleck discussed an incident at the park during the storm with getting people evacuated and emergency personnel trying to get in. Dan Weigold advised he was at the park when the storm came through. He felt they really needed to look at getting a second exit out of the park. He complimented the emergency personnel that were there.

Walt Crowder questioned if there were shelter's throughout Columbia City for people to go to. Chief Petersen advised some people will come over to City Hall to use the basement but other than individual private sector entities that have their own systems in place we do not have designated buildings that we put people in. Walt advised he had heard there was an evacuation plan established for Countryside Mobile Home Park. Chief Petersen advised he was not aware of that but was not sure if the park manager was going to have a meeting with the residents or not. Mayor Fleck stated Cathy Broxon-Ball delivered a flyer to the Mayor's office that would make available to the residents in the Mobile Home Park weather radio's that would identify weather situations.

Rosie Coyle announced the fireworks would be held on July 3.

STORM DAMAGE Walt Crowder advised he received a letter from a resident who had water damage to their property and home. Mayor Fleck stated he received the same letter and advised they needed to investigate it further.

BUDGETS Mayor Fleck reported Rosie Coyle would be meeting with the Department of Local Finance on July 12. He stated one of the questions needing to be considered was whether or not we could afford employee raises.

Having no further business to discuss the meeting was adjourned.

Mayor James Fleck

Attest:

Clerk Treasurer Rosie Coyle