COUNCIL MEETING MINUTES
OCTOBER 30TH, 2017
The Common Council of the City of Kokomo, Indiana met Monday, October 30th, 2017 at 6:00 P.M. in the City Hall Council Chambers

Present: Wyant, Cameron, Young, Haworth, Kennedy, Hayes, Whikehart, Sanders, Miklik

Absent: None

The meeting was called to order by President Hayes.

President Hayes states, those who wish to stand may stand, or you may remain seated.

Invocation was offered by Pastor Chad Collins from Fresh Start Ministry.

The Council Meeting Minutes October 16th, 2017 were declared approved as presented.

COMMUNICATIONS: President Hayes states, Ordinance #6872 was pulled for further study, and review.

There were no committee reports given at this regular meeting.

ORDINANCE 6871: AN ORDINANCE AMENDING ORDINANCE 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended with all subsequent amendments, be and is hereby further amended as follows: Second reading
Cont. Ordinance #6871.
Ordinance 6871 was read by the Clerk by title only.
Councilwoman Young states, I move for passage on Ordinance #6871 on second reading; seconded by Councilman Wyant.
Councilwoman Young states, the petitioner is Steve Hartwig of General Motors. They are asking for this amendment in this ordinance #6279. The following mapped tract of land shall be added to the Well Restriction Overlay District Map of the City of Kokomo Zoning Ordinance No. 6279. This is already in place. General Motors is adding to this map. This restricts the drilling and digging a new well in areas that might have some effect.
Vote for passage follows:
Aye: All
Nay: None
The vote was 9 to 0 for passage on second reading.

ORDINANCE 6873:
Rezoning: HI PR & R4 to M2
Location: 1124 S. Union
1215 S. Union
610 E. Ricketts
720 E. Boulevard
Petitioner: Tim Martin,
Advantix Dev. Corp

Ordinance 6873 was read by the Clerk by title only. Councilwoman Young move for passage on Ordinance #6873; seconded by Councilman Wyant.
Councilwoman Young states, the petitioner Tim Martin, is from Advantix Development Corporation. They are applying for change in zone classification from HI (High Intensity Industrial/Heavy Manufacturing), PR (Parks and Recreation), & R4 (Urban Residential) to M2 (Multifamily Residential) for properties located at 1124 S. Union Street, 1215 S. Union Street, 610 E. Ricketts, and 720 E. Boulevard.
Cont. Ordinance #6873.
The plan is for high quality construction townhomes; which is compatible with the surrounding zoning. The Plan Commission has forward a favorable recommendation to this Council. There were remonstrators at this meeting. Their concerns were parking, green space, and the building structure. Tim Martin addressed the parking issue by adding more parking space from 12 to 16 and, green space around the townhouses. He added that they would have a play equipment around these townhouses, and that the individual for children in the area would be allowed TO use that play equipment; and also he addressed the building. He explained that they are not just apartments, they are townhomes. He explained that the structure building of the townhomes can be purchased by individual with 60% of their income; which is comparable to the area and the district that we are speaking about. I urge my Council Members to vote on this rezoning.

Terry Roach 1100 South Buckeye Kokomo, Ind. states, I do not have a problem with nice homes being built; but I do have a problem when you go down Appersonway, and see a new complex had a car drive thru it about a month ago. It is not fixed yet that is my concern. They should have had some kind of protection of the building.

Councilman Wyant states, my house is off the road, and a car hit my house. It can happen.

Tim L. Martin, I am with the Advantix Development Corporation, states, we are the developers of Trail Side Townhomes. There will be 25 units of affordable housing; located on two sides of Ricketts, and Union. This project represents approximately $8.7 Million Dollars of new investment in this area; with about $6.5 Million being construction cost. We met thru the process of various in zoning.
Con. Ordinance #6873.
We took the concerns to the instinct that we could, and try to corporate those into our plans. We added green space, play spaces as the Council person pointed out. Thank you very much for that introduction. We looked at building features. These are Silver Certified Buildings which means we have high operating; high efficient buildings which will be very good for our residents. At the end of the tax credit compliance period which is a 15 year period these will be available for sale to the occupancies that resides in them. There will be a credit provided to them for every month that they are in occupancy.

Councilman Whikehart asks, what are the chances allowing for Local Skill Trades to be involved with the construction of this project?

Tim Marin states, we would invite Local Skill Trades for the construction.

Councilwoman Sanders asks, where else have you built these homes, and what’s the out-come?

Tim Martin states, we have projects in other jurisdictions, Evansville, Vincennes, Mount Vernon. This is a new process to the State Granting Authority. We have not gone thru 15 years with a home-buyer at the end; however we work with our investors; and all of our Council to set the structure so that at the end the compliance period this could happen. We have not sold any at this point; because it’s a new process within the Indiana Housing Community Development Authority.

President Hayes asks, do you have any programs where you work with women on businesses as contractors or subs on your projects?
Cont. Ordinance #6873.
Tim Martin states, we do. We look to local stakeholders, and potential groups to work with in any projects.

Councilman Cameron asks, what is the average rental cost?

Tim Martin states, these are all three bedroom. We are targeting up to 60% of minimum income. The rents are established by the Indiana Housing Community Development. It somewhere in the $500 range for this jurisdiction. It is based off of limits that are set by Hudd.

Councilman Miklik asks, is that a certain percentage of units or all of them?

Tim Martin states, all units, these are affordable; and being developed with tax credits. Utilities will be included in these projects it is calculated into rent structure. What we are seeing for these properties which are green built Silver. Utilities for a 3 bedroom range somewhere under a $100.00 a month.

Vote for passage follows:
Aye: Wyant, Cameron, Young, Kennedy, Hayes, Whikehart, Sanders, Miklik
Nay: Haworth
The vote was 8 to 1.

President Hayes states, this marks the end of this Council Meeting; and our next Council Meeting will be November 13th, 2017 with an informational Meeting at 5:30 P.M. in the Louks Room. Council Meeting at 6:00 P.M. in the Council Chambers.
Adjourned at 6:20 P.M.

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PRESIDENT

ATTEST:

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CITY CLERK