COUNCIL MEETING MINUTES
March 25th, 2019

The Common Council of the City of Kokomo, Indiana met Monday March 25th, 2019 at 6:00 P.M. in the City Hall Council Chambers.

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 Allison from Lutheran Church of our Redeemer.

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

Absent: Miklik

The minutes of the Public Hearings & Council Meeting Minutes March 11th, 2019 were declared approved as presented.

COMMUNICATIONS: President Hayes states, we need to set a Public Hearing for Resolution #2726 for April 8th, 2019 at 6:00 P.M. in the Council Chambers.

I also would like to acknowledge that each of the Council Members, have received a List of the Annual Report. This is for the Kokomo Redevelopment Commission’s activities, and finances during the calendar year 2018 1/1/18 - 12/31/18.

There were no committee reports given at this regular meeting.
MAYORAL APPOINTMENT: President Hayes states, we need to acknowledge that there are some Mayoral Appointments to the Historic Review Board. They are as follows: Reappointed Harry Beard, Charles Duncan, Diana Wentzel, New appointment Susan Hinesley with their terms expiring 12-31-21. These appointments were unanimous by the Council.

ORDINANCE 6931: Rezoning: C1 to C2
Location: 919 East Markland Ave.
Petitioner: Charles Wainwright
First reading

Ordinance 6931 was read by the Clerk by title only. Councilwoman Young moved for suspension of the rules, and pass ordinance #6931 on first, and second reading; seconded by Councilman Wyant.

Vote for suspension of the rules:
Aye: All
Nay: None
The vote was 8 to 0 for suspension of the rules.

Councilwoman Young moved for passage on ordinance #6931 on second reading; seconded by Councilman Wyant.

Councilwoman Young states, Charles Wainwright is the petitioner. He is requesting change in zone classification from C1 (Small to Medium Scale General Commercial) to C2 (Medium to Large Scale General Commercial) for property located at 919 East Markland Ave. The plan use is to sale fire arms, and ammunition. There were no remonstrators at the Plan Commission Meeting. This change is comparable to that area.

Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on first, and second reading.
RESOLUTION 2726: DEclaratory resolution of the common council of the City of Kokomo, Indiana, Designating property as an Economic Revitalization Area and Preliminary Property Tax Abatement Resolution for Real Property Taxes (Union at Washington Project)

Resolution 2726 was read by the Clerk by title only. Councilman Kennedy moved for passage on resolution #2726; seconded by Councilman Wyant.

Councilman Kennedy states, Washington at Union, LP has proposed the construction of a new residential development on the north side of Kokomo near Washington, and Buckeye Streets. This will be located behind the Kentucky Fried Chicken in that area. This will be this developer’s third project in Kokomo in the last 8 years. The Kingston project, and IUK annex were the other two. This particular project will be constructed on one of the city’s brownfields and has sat vacant for many, many years. The project will consist of 51 new apartments, and amenities for low to middle income families in Kokomo.

In November 2018, Washington at Union, LP received significant tax credits from the State of Indiana to help support, and fund this project. That award was given, in part, due to the anticipation of strong support, and a partnership with the community, including the City. While this type of abatement is a first of its kind for Kokomo, they are on the rising trend in Indiana for these types of projects due to the very difficult nature of redeveloping a brownfield area. On April 8th, 2019 we will have a Public Hearing; and a Confirmatory Resolution which will set this particular project in motion.
Cont. Resolution #2726. We do have representatives here; if anyone has any questions. I do urge Council to pass this resolution tonight.

President Hayes states, understanding that we will be re-visiting this at the next Council Meeting with a Public Hearing, and a Confirmatory Resolution.

Councilman Whikehart states, first I think it’s important to recognize the commitment that Kyle Bach, and the Annex Group have had on Kokomo. Over the years, they have made major improvements for our community. I truly believe this is just another example of that. I also think it’s important to consider the ask. A 10 year tax abatement on a property that is underutilized, an eye sore, and currently not generating taxes. It’s also important to acknowledge that this project serves two fold: it means a very real demand of three-bedroom housing; and it meets an even greater need for affordable housing.

For any community to continue to thrive, it must grow its population. Every day we have roughly 10,000 people who drive into Howard County in order to work, but leave to go home. A home where they spend their money at local restaurants, theaters, and shops.

With creative economic development partnerships, we have a chance to meet the demand for three-bedroom housing, the demand for affordable housing, to grow our population, and to increase our tax base. We can look at communities like Bloomington, who recognize that it takes innovative measures to continue progress. Abatements of the past are just that; they’re outdated. It’s time we continue looking for partnerships that helps us to meet the demands of our community.
Cont. Resolution #2726.
When the council, and administration work together to think beyond what we have always done, we have a chance to, yet again, transform the horizon of this community; so I will be supporting this resolution.

President Hayes states, I think it’s also good to point out this type of affordable housing has a 97% occupy rate; which makes it’s very attractive. The other two properties that they have here are doing quite well.

Vote for passage.
Aye: All
Nay: None
The vote was 8 to 0 for passage.

RESOLUTION 2727:
A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA DECLARING SURPLUS PROPERTY TO BE SOLD

Resolution 2727 was read by the Clerk by title only. Councilman Whikehart moved for passage on resolution #2727; seconded by Councilwoman Sanders.

Councilman Whikehart states, the Kokomo Fire Department wishes to sell a 1996 102’ platform fire truck that has been out of service for emergency use for approximately 2 years. This is the first fire truck that has been sold in nearly twenty years. Yet, the Fire Department has added 4 additional fire apparatus in the last 11 years. Indiana law allows the city to sell personal property when it is no longer needed or is unfit for the purpose for which it was intended.
Cont. Resolution #2727.
KFD has used an internet auction site to sell the fire truck for $25k to a woman-owned business in Yuma, AZ called DopplerTech, Inc. DopplerTech works with such entities as the U.S. Army, Navy, Air Force, and NASA to support their missions. It intends to use the ladder on the fire truck to assist with target practice. I would urge Council to sell this fire truck.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage.

President Hayes states, this marks the end of this Council Meeting, and our next Council Meeting will be April 8th, 2019; with an Informational Meeting at 5:30 P.M. in the Louks Room. Public Hearing at 6:00 P.M. in the Council Chambers; and Council Meeting immediately following.

Adjourned at 6:50 P.M.

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Presiding Officer

ATTEST:

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City Clerk