COUNCIL MEETING MINUTES  
June 25th, 2018

The Common Council of the City of Kokomo, Indiana met Monday, June 25th, 2018 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 Elliott Faison from New Hope Full Gospel Church.

Pledge:

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

Absent: None

The minutes of the Council Meeting Minutes June 11th, 2018 were declared approved as presented.

COMMUNICATIONS: President Hayes states, I want to acknowledge that each of you have received a list of CF-1 Tax Abatement Compliance Forms from the Department of Development. This is a list of the Businesses that have received Tax Abatements and the Council is in receipt, and review of those documents.

There were no committee reports given at this regular meeting.
ORDINANCE 6899: Rezoning: LI to HI
Location: 2101 N. Webster Street
Petitioner: James Courts
First reading

Ordinance #6899 was read by the Clerk by title only. Councilwoman Young moved for passage on Ordinance #6899 on first reading; seconded by Councilman Haworth.

Councilwoman Young states, the petitioner James Courts on behalf of EAC Scrap Processing, LLC is requesting a change in zone classification from LI (Low Intensity Industrial/Business Park) to HI (High Intensity Industrial/Heavy Manufacturing) for property located at 2101 N. Webster Street. They plan to use it for a Scrap Metal Processing Facility. The proposal use is comparable with the comprehensive plan in the area of the proposal. There were no remonstrators. If there are any questions we have here with us tonight James Courts, and Greg Sheline.

Vote for passage follows:
Aye: All
Nay: None
The vote was 9 to 0 for passage on first reading.

ORDINANCE 6900: Rezoning: R4 to M2
Location: 711 N. Purdum Street
Petitioner: Tim Martin
First reading

Ordinance 6900 was read by the Clerk by title only. Councilwoman Young moved for passage on ordinance #6900 on first reading; seconded by Councilman Whikehart.

Councilwoman Young states, Tim Martin is the petitioner for Advantix. He is requesting a change in zone classification from R4 (Medium Density Urban Residential) to M2 (General Multifamily Residential) for property located at 711 N. Purdum Street.
Cont. Ordinance #6900.
The plan use is Supportive Housing with 35 Units, (5) one bedrooms, (20) two bedrooms, (10) 3 bedrooms. It is a secured building; with staff on-site. Permanent Housing wrap around services, fulltime management, maintenance. The Commission forwards a favorable recommendation to the Common Council. There were about 49 people at the Planning Commission, and 16 remonstrators at the meeting. The developer Tim Martin is in the audience to speak to this request change.

Tim Martin 402 Court Street Evansville Indiana 47708, states, I am with Advantix Development Corporation. Advantix Corporation is requesting a change in zoning to facilitate the development of Supportive Housing at the property on Purdum Street (35) Units, (5) one bedroom (20) 2 bedroom, and (10) 3 bedroom apartments. These would be provided to families or individuals that are homeless, and experiencing Chronic Substance Abuse Disorder, and co-existing Mental Health issues. I have with me tonight Deb Cook, Executive Director of the Kokomo Housing Authority who is a partner in the project, and Doctor Carrie Cadwell with For County Counseling Services who is our service provider.

I also want to talk about some of the wrap around services, and some of the statistic’s about what happens when a project such as this is placed into a Community. We anticipate an investment of about Eight Million Dollars. This will be a three story facility. We have been working with the City on a phase that would be beneficial, or fit in the Community; something that would be appealing; with exterior balconies with court-yard type of style. We anticipate an application to go in if we are successful on this motion the end of July of this year. We would be notified if we are selected.
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Cont. Ordinance #6900.  
We are applying for Low income housing tax credits to Indiana Housing; and Community Development Authority. That announcement is made in the second week of November. If we are successful we would start construction in the spring of 2019. We anticipate about a twelve month construction schedule. We would begin leasing upon receiving certificate occupancy from the local building commission.

Deb Cook 1738 W. Walnut Kokomo, Ind. states, I am Director of the Housing Authority. In the first quarter DCS there was intervention for (10) homeless families due to drug addiction; (23) children were impacted in three months; and that was just in the first quarter 2018. This is from Open Arms there was (24) children with homeless mothers residing at the Open Arm Shelter in less than a year; due to the head of house-hold being additive. That is (14) house-holds. The new data that just came out from DCS, 55% of the children were removed in 2017 were related to parental substance abuse.

In September 2005 DCS reported 10,000. As of September 2017 it was 20,000. The need is there. The University of Southern Indiana did some research on the project. This was a Supportive Housing for permanent those with Mental Illness. The evidence from the study shows Supportive Housing benefits Community by improving the safety of neighborhoods; beautifying the City Blocks with newer rehab properties. From the perspective of the Kokomo Housing Authority when folks do not meet our very strict Federal Guide Lines they have to be evicted. That means that families are evicted because of their parents substance use; and those children are affected and are on the street. There is nothing to feel that gap. This project will.
Cont. Ordinance #6900.
Councilman Cameron states, it would be interesting to know what the fall-out is for these kids that are in school; how that impacts their learning.

Deb Cook states, there is some really good data from kids count data. You can get it on line; and for Howard County all the schools in Howard County there were 444 homeless or housing un-stable students. We are the 7th highest in the State. Those are kids that are in school; that is not counting in visible population those kids that aren’t trying to go to school, and have a normal life. Dr. Cadwell can speak to that because they actually have a presence in the schools, and they do on site counseling.

Dr. Carrie Cadwell 1948 Boulevard Kokomo, Ind. states, as both of the CEO, and them also a Clinical Psychologist I am excited to be participating in this project. Today in Indiana it is more likely that a Hoosier will die from a drug overdose then a car accident, and that tells us something about the State of our Union here. We are a certified Community Mental Health Center that also provides both out-patient Mental Health, and addition Counseling. We are also certified as a private Mental Health Institution, and have an in-patient unit in Logansport Indiana.

We have been in business in Kokomo since 2015. We have been in business for-over forty years as Community Mental Health Center. We own, and operate residential facilities in Cass County; so we are very familiar with the needs of these types of project. In this particular case we are asked to be the supportive service provider or the treatment provider. What that means we will be providing on-site out-patient therapy services, substances use groups, skill building, and recovery coaching.
Cont. Ordinance #6900.
We will also have care navigators on site, and those individuals help to do an assessment to determine what all this person needs in order to be successful in their life. We want to provide treatment, and we also want to insure that all the pieces to a successful life are in place for the individual. In addition to that we offer psychiatric services. We will insure that those individuals either have transportation to our location. We are also looking at the ability to provide those medication management services on-site also at the Housing Complex.

We have Clinic services in Indiana Health Centers here in Kokomo, within the Kokomo School Corporation; Taylor School Corporation. We provided in-betted services at Bona Vista that is really the best approach to care. The more you are able to provide on-site the better off you are engagement and potentially being able to move that individual along with their family on the path to recovery. What we know is that kids with solid social emotional functioning do much better academically over-time.

Councilwoman Sanders ask will there be drug screens; you mentioned accountability. How does that work?

Dr. Carrie Cadwell states, we can require drug screens. It is not like a court ordered referral. These are really programs that in many ways the individual has to agree.

Councilman Miklik asks, do you have statistics on any evidence of the success factor?

Dr. Carrie Cadwell states, keeping families together often times does generally increase the success of the parent.
Cont. Ordinance #6900.
Tim Martin states, I will close in saying our families will have a lease. This is affordable housing, Low income Housing. There are house rules. They will have on-site Managements. Their rent is based off of 30% of their adjusted gross income. This will be an annual lease.

Several citizens from the audience voiced their comments, and concerns on this Housing Project.

Greg Goodnight Mayor of the City of Kokomo Ind. states, good evening. The KPD already interacts with a lot of these people. The problem arises when there is a disruption with people with behavior problems; maybe at a local store; they call the Police. The Police have no place to take them. If they are homeless they are not necessarily required to take. We are dealing with them any ways. It would be very easy on my part, City Council to segregate we want them close to the Carver Center, YMCA, Libraries, and Bishop Glenn we what them close to (6) Churches. This is about00 change. Two years ago Council took in a challenge on Discrimination, and LGBT Community.

I watched as people lined up in from of this microphone. There were going to be rapes in bathrooms. There was fear monitoring. They told us in public rest-rooms there would be all kinds of things happen. That’s never happen; about a year in a half ago our City and County worked together to do a comprehensive Smoking Ban. I got the emails from Bar Owners, and Patriots, and Residents saying if you pass this all the Bars in Kokomo are going to close; all the smoking facilities. What I witness is places are putting in out-door seating, and expanding out and putting out-door areas. I have seen that at the Oasis Lounge, Handle Bar. There is just a new Country Bar that opened up on the North end; a location that wasn’t even a Bar before that.
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Cont. Ordinance #6900
This same argument happens every-time we do development. If every-time I had 15 or 25 or 50 remonstrators if every-time they came to the microphone, and spoke against some-thing if we did not follow thru we wouldn’t do anything in the City of Kokomo. We had over 50 remonstrators about 6 years ago complain, and tell us not to build new housing in Indiana University Kokomo; because it wasn’t the right location. It was in a flood plain area. There were people going to be hit by cars. There were going to be all kinds of wild parties with these young students. What’s happen since then, Indiana University Kokomo has grown. It is the fastest growing Campus in the IU Net Work. We have a complety different private developer who now wants to build more student housing on the East side of the Campus.

Trail Side Town Homes I think it was just less than a year ago we were putting Low to Moderate Housing on the South Side of Kokomo; South Union Street, and South Home Avenue probably 50 remonstrators came to this microphone, and said don’t do this. We want to help Low to Moderate Income families; but we don’t; want it on this street, on this block in this neighborhood. That happen, and it happen when we built the Kingston Apartments on the far North Side near North Webster, and North Courtland just North of North Street. I had people send me nasty emails. If you remember that was the old Kingston Factory that had a blighted piece of property it was a public I sore. It was a contaminated lot. I had people telling me that we don’t want those types of people in our neighborhood that was that argument.

We had it with the Jackson Street Commons. I had people tell me that we shouldn’t do that were putting them in the wrong place. There is never the right location.
Cont. Ordinance #6900.
The Jackson Street Commons is the closest thing that I can compare to this; because it is a homeless shelter for Veterans, not for families; but for Veterans. That is a since of pride of our Community. I brag about the Jackson Street Commons; and how our Community worked together; our City our County Government, our Trustee, Local Agencies. The last one I am going to talk about is a Development that is taking place just a few blocks from Bishop Glenn’s concerns. If you go to the corner today of Mulberry, and Apperson there are up-scale Town Homes being built; right on that block. Eight Units are under construction today. Now the ironic part about that block years ago that used to be a Rehab Center called the 24 hour Club after it was the American Legion Hall.

It was a place for people with addictions to go. Now it since closed up, and it was foreclosed upon by the bank; and the property was reverted back to the City. The City now at that point owns the property; had to take it down because it was damage beyond repair. We had over 50 people come to this Council Meeting, and come to the re-zoning meeting to protest building nice up-scale Town Homes just a couple of blocks away from this current location; that were looking at. It’s everywhere. People say they don’t want up-scale housing; they don’t want homeless housing. They don’t want Low to Moderate Income Housing on South Union or Kingston. The last thing I am going to address is concentration of Low to Moderate housing. The biggest concentration we have Low to Moderate family housing is on the South Side of Kokomo.

When you compiled Kokomo Manner, Bradford Run Apartments, Pine Valley, and the Pillars. When you combine those there over 375 Low to Moderate income homes in less than a three quarter mile radius. What’s happen out there? I just went to a ribbon cutting about two weeks ago for Pastarrific.
Cont. Ordinance #6900.
They re-invested in that neighborhood. We have a developer that wants to build over 200 new homes in Webster Park; which I would call medium family style homes. These type of projects do not hinder development; most of the time they accelerate development. Thank you very much.

Paul Wyman 1533 West Lincoln Road Kokomo, Ind. states, I am here tonight as President of the Board for Assistant of Care; an organization that were referred to now as Turning Point. As you all notice there has been a tremendous amount of work done in our Community in the last 6-8 months; regarding the opium epidemic substance abuse issues, and mental health issues. As a result of a summit last September Indiana University Kokomo about a hundred people in our Community came together, and started working on various sub groups attacking this issue on many fronts.

Those hundred people in our Community have really put a tremendous amount of time, and effort in to take a look at this issue, and try to denify a good approach forward to help these individuals; and from that, blossom an Organizational called Turning Point. Turning Point is an opportunity for us to connect individuals who are suffering from substance abuse, and mental health issues connect them to the resources that they need to start getting help. Within all of that work of these individuals, and Turning Point often times we are coming across, and identifying gaps. These gaps are the situations where we either don’t have the service in our Community or our struggling to get the people the help that they need. One of those gaps is housing.

It’s very clear in all of the research that we have done, and the connections that were trying to make we don’t have the supportive housing that we need. From our stand point at Turning Point we look at this and were thinking to ourselves halleluiah.
Cont. Ordinance #6900.
We have a private individual that wants to come to the table, and invest almost $8 Million Dollars in our Community. We have a City Administration that’s willing to partner with them, and provide this type of housing to these families, and get them the help that they need. We are very supportive of this. We think it’s an in creditable opportunity for our Community, as a system of care as the ones connecting to these resources. We will be hand in hand with this facility, and helping these individuals. I look at the location of this.

The amount of resources, and help that’s already within this block area; that really ties into everything that were talking about or at least should elimate the fear. The individuals and families that were talking about helping the dignity of their life is worth every single bit the dignatee of ours. The strength of any Community is what we are willing to do for the least among us. Tonight as a Council you have an opportunity to put a stake in the ground; and say as a Community we will help the least among us. We will do this right. We will be one of the first. I encourage your support on this project. Thank you.

Councilman Kennedy called the question. President Hayes states, question on the motion on the vote has been called; do I have a support on that question; supported by Councilman Whikehart. President Hayes states, is there any further discussion; hearing none all those in favor of question on the motion. We have a motion that has been made; and supported on the floor to pass ordinance #6900 on first reading.

Vote for passage follows:
Aye: All
Nay: None
The vote was 9 to 0 for passage on first reading.
RESOLUTION 2712: Transfer of Funds within the General Fund within the General Fund

Transfer of Funds within the Redevelopment Commission Fund

Resolution 2712 was read by the Clerk by title only. Councilman Whikehart moved for passage on resolution #2712; seconded by Councilwoman Sanders.

Councilman Whikehart states, this is money that is from General Funds, and the Redevelopment Commission in the amount of $958,700 dollars to purchase a new Fire Truck. I would urge Council to support this resolution.

Councilman Kennedy asks, do we know when the truck would be delivered?

Councilman Whikehart states, once it is paid for or once we make the payment it begins process.

Vote for passage follows:
Aye: All
Nay: None
The vote was 9 to 0 for passage.
ORDINANCE 6902: AN ORDINANCE FIXING THE MAXIMUM SALARIES, OF APPOINTIVE OFFICERS, DEPUTIES, ASSISTANTS, DEPARTMENT HEADS, UNIFORMED POLICE AND FIRE, AND EMPLOYEES OF THE CITY OF KOKOMO, INDIANA FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2018, AND ENDING DECEMBER 31, 2018 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, AS FOLLOWS:

First reading

Ordinance 6902 was read by the Clerk by title only. Councilman Whikehart moved for suspension of the rules and pass Ordinance #6902 on first and second reading; seconded by Councilwoman Sanders.

Vote for suspension of the rules:
Aye: All
Nay: None

The vote was 9 to 0 for suspension of the rules.

Councilman Whikehart states, I move for passage on Ordinance #6902 on second reading; seconded by Councilman Wyant.

Councilman Whikehart states, this is an Amendment to the previous Ordinance #6882. It is being presented due to an agreement being reached between the City, and Fire Fighters. I would urge Council to pass Ordinance #6902 on second reading.

Vote for passage follows:
Aye: All
Nay: None

The vote was 9 to 0 for passage on first and second reading.
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President Hayes states, this marks the end of this Council Meeting, and our next Council Meeting will be July 9th, 2018 with an Informational Meeting at 5:30 P.M. in the Louks Room, and Council Meeting at 6:00 P.M. in the Council Chambers.

Adjourned at 7:10 P.M.  ____________________________________________

PRESIDENT

ATTEST:

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CITY CLERK