PUBLIC HEARING

&

COUNCIL MEETING MINUTES

July 30th, 2018

The Common Council of the City of Kokomo, Indiana met Monday July 30th, 2018 at 6:00 P.M. in the Council Chambers for the purpose of a Public Hearing on Ordinance #6898.

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

Absent: Cameron

President Hayes called for any comments from the audience, hearing none the Public Hearing was adjourned.

COUNCIL MEETING MINUTES

July 30th, 2018

The Common Council of the City of Kokomo, Indiana met Monday, July 30th, 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 Brad Swain from In His Image Church.

Pledge:

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

Absent: Cameron
The minutes of the Council Meeting Minutes July 9th, 2018 & Special Council Minutes July 24th, 2018 were declared approved as presented.

COMMUNICATIONS: President Hayes states I need to set a Public Hearing for Ordinance #6901, for August 13th, 2018 at 6:00 P.M. in these Council Chambers.

Councilwoman Sanders states, I want to congratulate FCA. They had a ribbon cutting for their Family Health & Wellness Center. That will be for the FCA employees, and their families. It is a wonderful facility.

Councilman Wyant states, I would like to invite the Public to come to We Care Park Saturday. We have a Hog Roast, and all proceeds will go to We Care.

President Hayes states, I would ask Commander Rex Richey to come forward, and approach the microphone. He is the Commander of Chapter 28 of the Disable American Veterans.

Rex Richey 3811 East 40 South Kokomo, Ind. states, our Chapter is located at 4019 South Webster Street Kokomo, Ind.

President Hayes states, first off let it be said to each, and every-one of you thank you for your service to the Country. We are glad to see you here today.

Commander we are going to give you a little bit of something. It’s not the whole thing you need; but it is going to help. We understand that VAV provides free professional assistance to disable veterans including transportation for medical services.
Cont. Communications. Nationally your Organization provided nearly 615 thousand rides for veterans attending medical appointments; and assisted veterans with more than 250 thousand benefit claims annually. That is amazing. In 2017 the disable veterans helped attain more than $4 billion dollars in new, and retroactive benefits to care for veterans, and their families, and their survivors. Thank you.

I encourage all of the Council Members to come down, and get a picture taken. It is my honor to present this check to the Disable American Veterans Chapter 28 from the City of Kokomo, and the City Council. God Bless you.

Rex Richey states, thank you for this. I appreciate it. When Peggy Meadows Senior Vice, and I spoke with the Mayor, and Deputy Mayor on March 23rd he gave us a challenge. This was the challenge for us to raise the $5,000, and the City would match it; not only did we match the challenge but we passed it, and it was because of the businesses here in Kokomo, and the Public. The City of Kokomo in Howard County Support Veterans. It is something to be proud of. I think our area raises the candle compared to other communities in the State. Thank you for this.

There were no committee reports given at this regular meeting.

**ORDINANCE 6901:** An Ordinance Vacating a Utility and Drainage Easement Located in The City of Kokomo, Indiana

Ordinance 6901 was read by the Clerk by title only. Councilman Miklik moved for passage on ordinance #6901 on first reading; seconded by Councilwoman Sanders.
Cont. Ordinance #6901.
Councilman Miklik states, Country Development has petitioned this body to vacate a utility, and drainage easement; along lots 119, 120 Timber Valley of Woodhaven Section 5 in the City of Kokomo. The Council will conduct a Public Hearing August 13th, 2018 at 6:00 P.M. The notice of the proposed vacation was served on all necessary parties. The vacation of the easement would not limit access to any real estate or hinder development. There are no public utilities maintain in the easement. The Common Council of the City deems necessary to vacate easement, as it no longer needs any of the easement for any of the public purposes. Vote for passage follows:
Aye: All
Nay: None
The vote was to 8 to 0 for passage on first reading.

ORDINANCE 6906: Rezoning: NC to M2
Location: 1560 South Plate St.
Petitioner: Ronald Dubbles
First reading
Ordinance 6906 was read by the Clerk by title only. Councilwoman Young moved for suspension of the rules and pass ordinance #6906 on first and second reading; seconded by Councilman Haworth. Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for suspension of the rules.
Councilwoman young moved for passage on ordinance #6906 on second reading; seconded by Councilman Wyant.
Councilwoman Young states, Ronald Dubbles is requesting a change in zone classification from NC (Neighborhood Commercial) to M2 (General Multifamily Residential) for property located at 1560 South Plate Street. The plan use is apartments for this residence.
Cont. Ordinance #6906.
It will have 8 units. It used to be an old nursing home in the past. They are requesting zoning. It is comparable with surrounding zones. The Commission has forward a favorable recommendation to the Common Council. We had no remonstrators at the Plan Commission Meeting.

Voted for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on first, and second reading.

**ORDINANCE 6907:** Rezoning: C1 to LI
Location: 708 W. Alto Road
Petitioner: Thomas Harrold for Mike Stahl

First reading
Ordinance 6907 was read by the Clerk by title only. Councilwoman Young moved for suspension of the rules and pass ordinance #6907 on first and seconded reading; seconded by Councilman Haworth.

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 #6907 on second reading; seconded by Councilman Wyant.

Councilwoman Young states, Mike & Brenda Stahl our requesting a change in zone classification from C1 (Small to Medium Scale General Commercial to L1 (Low Intensity Industrial/Business Park). It is for property located at 708 West Alto Road. Mike, and Brenda want to buy the property. Once the zoning is changed; they plan to use the property to build a mini ware-house. There were no remonstrators.
Cont. Ordinance #6907.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on first, and reading.

RESOLUTION 2714:
RESOLUTION OF THE COMMON
COUNCIL OF THE CITY OF
KOKOMO, INDIANA, APPROVING
ACTIONS OF THE
REDEVELOPMENT COMMISSION
AND PLAN COMMISSION ORDER
2018-1 REGARDING THE
CONSOLIDATED DOWNTOWN-
SOUTHEAST AREA AND
CONSOLIDATED PLAN

Resolution 2714 was read by the Clerk by title only. Councilwoman Young moved for passage on resolution #2714; seconded by Councilman Haworth.
Councilwoman Young states, this is a resolution of the Common Council of Kokomo, Ind., approving action of the Kokomo Redevelopment Commission, and Plan Commission Order 2018-1. It is regarding the consolidation of Downtown Southeast area, and consolidated plan. Whereas, July 10th, 2018 the Commission adopted Resolution No. 2018-1 as amended. Now, therefore, be it resolved by the Common Council of Kokomo the geographic area of the Consolidated Downtown-Southeast Area is an Economic Development area. This resolution shall be in full force, and effect immediately upon its adoption. This resolution deals with us having a first hotel project Hilton Garden Inn which will be built in the Downtown area. The location is 191 East Superior Street. This will be the first business in this Economic Development.
Cont. Resolution. #2714.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage.

RESOLUTION 2716:
RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, AUTHORIZING THE ISSUANCE OF BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY FOR COSTS OF THE CONVENTION CENTER PROJECT AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE OF THE BONDS

Resolution 2716 was read by the Clerk by title only. Councilman Whikehart moved for passage on resolution #2716; seconded by Councilwoman Sanders.

Councilman Whikehart states, this resolution authorizes issuance of bonds for construction of the announced Conference Center. The bond not to exceed $3.9 Million Gross. These bonds will be back the TIFF revenues as pledged by the Re-Development Commission. This will continue the transformation downtown. I ask the Council for support, and adopt resolution #2716.

Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage.
RESOLUTION 2717: A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA APPROVING A DEVELOPMENT AGREEMENT AND FINANCING AGREEMENT FOR THE HOTEL PROJECT AND APPROVING THE PLEDGE CERTAIN TAX INCREMENT REVENUE TO THE HOTEL LOAN

Resolution 2717 was read by the Clerk by title only. Councilman Whikehart moved for passage on resolution #2717; seconded by Councilwoman Sanders.

Councilman Whikehart states, this is a three prong approach. It approves the Development Agreement previously approved by Economic Development Commission. It describes who does what, and when. It includes all parties in the project; includes the City, EDC, RDC, Developers, Owner, Construction Fees, Kokomo Community Development Corporation, CVT, CVB, and also approves Financing Agreement previously approved by the Economic Development Commission; and it also approves the pledge of TIFF Funds for cash on hand. I would ask the Council to adopt resolution #2717.

Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage.
Council Meeting Minutes
July 30th, 2018 Page-9

President Hayes states, I will have the City Clerk read Resolution #2718, and Resolution #2719; because they are interrelated; but they will be voted on separate.

RESOLUTION 2718:
RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, APPROVING AN INTERLOCAL AGREEMENT WITH HOWARD COUNTY, INDIANA CONVENTIONS, VISITORS AND TOURISM COMMISSION TO SUPPORT THE DEVELOPMENT OF A HOTEL AND CONFERENCE CENTER

Resolution 2718 was read by the Clerk by title only. Councilman Miklik moved for passage on resolution #2718; seconded by Councilwoman Sanders.

Councilman Miklik states, there are two of distinct differences in the resolutions; although they will sound very similar. One is the Convention, and Visitors Tourism Commission; and the other terminology is Convention, and Visitors Bureau which is a non-profit. As I go thru the Resolution you will see the differences. Whereas, the City of Kokomo, Howard County Convention, Visitors, and Tourism Commission desire a private developer, and the Howard County Convention, and Visitors Commission to develop, and construct a Hotel, and Conference Center. Whereas to make the Project Financially feasible they desire to provide Economic Developments support for the project. Therefore, the Indiana Code authorizes political subdivisions of the State of Indiana to enter into Interlocal Cooperation Agreement.
Cont. Resolution #2718.
Whereas, the City, and the CVT or Convention of Visitors Tourism desire to enter into an Interlocal Cooperation Agreement to set forth their respective rights, and obligations jointly providing Economic Development support for the construction of the Conference Center. Therefore, the Common Council of the City has reviewed the physical, and fully advised regarding the Interlocal Agreement. Therefore, be it Resolved that the Common Council hereby approves the Interloal Agreement. The Common Council hereby authorizes the Mayor to serve as the designated representative of the City to execute the agreement on behalf of the City. The Common Council authorizes the City to take additional actions as necessary, and to pledge, and appropriate support. I move we adopt this resolution. Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage.

RESOLUTION 2719:
RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, APPROVING AN INTERLOCAL AGREEMENT WITH HOWARD COUNTY, INDIANA TO SUPPORT THE DEVELOPMENT OF A HOTEL AND CONFERENCE CENTER

Resolution 2719 was read by the Clerk by title only. Councilman Miklik moved for passage on resolution #2719; seconded by Councilwoman Sanders.
Councilman Miklik states, Whereas the City in Howard County desire private developer, and the Howard County Convention, and Visitors Commission or CVD to develop, and construct a new Hotel, and Conference Center.
Cont. Resolution #2719.
Whereas to make the project financial feasible we desire to provide Economic Development support. Whereas the code authorizes political subdivisions to enter into an Interlocal Agreement. Whereas the City, and County desire to enter into an Interlocal Cooperation Agreements, as set forth in the Indiana Code. Whereas, the Common Council has reviewed the Interlocal Agreement, and has been fully advised of the Interlocal Agreement. Now, therefore, be it resolved by the Common Council approves the agreement. The Council authorizes the Mayor on behalf of the City to execute that agreement. The Common Council authorizes the City to take such additional actions; upon execution of the Interlocal Agreement by the Mayor, and the President of the City Council. I move we adopt resolution #2719.
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 August 13th, 2018 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 6:25 P.M.

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Presiding Officer

ATTEST:

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City Clerk