The Common Council of the City of Kokomo, Indiana met Monday October 20th, 2014 in the Council Chambers of the City Building for the purpose of a Public Hearing on Ordinance #6772, #6773, #6774 and Resolution #2659.

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

Absent: Cameron

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

COUNCIL MEETING MINUTES
October 20th, 2014

The Common Council of the City of Kokomo, Indiana met Monday October 20th, 2014 at 7:00 P.M. in the City Hall Council Chambers.

The meeting was called to order by President Kennedy.

Invocation was offered by Councilman Hayes.

Pledge:

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

Absent: Cameron
The minutes of the September 29th, 2014 Public Hearing & Council Minutes were declared approved as presented.

COMMUNICATIONS: President Kennedy states, our meeting on November 10th will be held at the Kokomo Heritage Auto Museum; which is part of the Ivy Tech Event Center. We will have an open house starting at 5:00 P.M., with the Council Meeting starting at 7:00 P.M. I want to invite the public out to that open house, and meet the Council. It will be Council night out and a free entry into the Museum for anyone who has never been there. It is a nice place and we want to try and get the Community involved in the Auto Museum.

Our next meeting will be October 27th, 2014 with an Informational Meeting at 6:30 P.M., and Council Meeting at 7:00 P.M.

ORDINANCE 6768: AN ORDINANCE FIXING THE BUDGETS FOR VARIOUS DEPARTMENTS, BOARDS, AND COMMISSIONS OF THE CITY OF KOKOMO, INDIANA BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, AS FOLLOWS:

Ordinance 6768 was read by the Clerk by title only. Councilman Hayes moved for passage on ordinance #6768 on second reading (As Amended). Seconded by Councilman Haworth.

Councilman Hayes states, this is an ordinance fixing the budget for the City of Kokomo for the year 2015. Our first reading the budget stood at $65,181,712 this was prior to the administration cuts; that was the published amount.
Cont. Ordinance #6768.
The current ordinance stands at $63,094,961. I encourage passage of this ordinance on second reading As Amended. We also did an allocation of $10,000 to the Veteran Memorial that will be established here in Kokomo. That money basically had a zero net of effect on the budget by taking it out of one account and putting it into the City Councils grants account.

Jerry Paul Webster Street Kokomo, Ind. states, I am the President of the Howard County Veterans Memorial Corporation, and on behalf of the Board of Directors I would like to thank the Council for their faith in us. It’s been a long project coming. We hope to have everything done no later than September of 2015. Your $10,000 goes a long way. Commissioners are working on giving us $15,000 so we should be at $100,000 by January.

Vote for passage follows:
Aye: All
Nay: None
Abstain: Summers
The vote was 7 to 0 for passage on second reading (As Amended).

ORDINANCE 6772: AN ORDINANCE VACATING RIGHT-OF-WAYS LOCATED IN THE CITY OF KOKOMO, INDIANA
Second reading

Ordinance 6772 was read by the Clerk by title only. Councilwoman Young moved for passage on ordinance #6772 on second reading. Seconded by Councilman Wyant.
Councilwoman Young states, this is an ordinance and petition for vacating Right-of-Ways located in the City of Kokomo. The City owns real estate adjoining the right-of-way to be vacated.
Cont. Ordinance #6772.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on second reading.

ORDINANCE 6773: AN ORDINANCE VACATING RIGHT-OF-WAYS LOCATED IN THE CITY OF KOKOMO, INDIANA
Second reading
Ordinance 6773 was read by the Clerk by title only. Councilwoman Young moved for passage on ordinance #6773 on second reading. Seconded by Councilman Haworth. Councilwoman Young states, this is also an ordinance and petition to change the Right-of-Ways. The City owns part of this property as well.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on second reading.

ORDINANCE 6774: AN ORDINANCE VACATING RIGHT-OF-WAYS LOCATED IN THE CITY OF KOKOMO, INDIANA
Second reading
Ordinance 6774 was read by the Clerk by title only. Councilwoman Young moved for passage on ordinance #6774 on second reading. Seconded by Councilman Haworth. Councilwoman Young states, this is also an ordinance and petition for vacating a Right-of-Way.
Cont. Ordinance #6774.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on second reading.

ORDINANCE 6775:
Rezoning: LI & R5 to M2
Location: 110 E. Morgan Street. & 2200 N. Washington St.
Petitioner: Mary Hada for the NRP Group, LLC
First reading
Ordinance 6775 was read by the Clerk by title only. Councilwoman Young moved for passage on ordinance #6775 on first reading. Seconded by Councilman Haworth.
Councilwoman Young states, Mary Hada is requesting a change in zoning classification from LI (Low Intensity Industrial/ Business Park) and R5 (High Density Urban Residential) to M2 (General Multifamily Residential). The property is located at 110 East Morgan Street, and 2200 North Washington Street. The plan is for Senior Housing. The Plan Commission passed this on to us with a favorable recommendation.

Mary Hada with the NRP Group 5309 Transportation Boulevard Cleveland, Ohio states, we are Management, Development, and Construction Company. We have developed numerous places in Indiana. We would love to have the opportunity to develop this Senior project that has been very successful. We develop in 13 different states. At this site we are planning to develop a 72 bedroom Cottage Style Apartments with a Club House offering Fitness Center, and Fireplace, Kitchen, and Laundry Room with all the amenities at the site for the seniors.
Cont. Ordinance #6775.
We are strongly encouraged with the resent development of Senior Housing here; because it already has a 12 month waiting list. We fill we have a strong project and that it will rent quickly. Head of house hold is 55 and no-one else in the development under our Management Company is allowed to be fewer than 55.

Councilman Hayes asks, will there be additional employment opportunities?

Mary Hada states, we will hire a Property Manager, Maintenance person, and a Leasing person; beyond the construction those are the permanent employees.

Councilman Wyant asks, when will the construction start?

Mary Hada states, we are going to be applying November 3rd to the State of Indiana. They will award the tax credits February 26th, and then we will put together a permanent financing package when that is done and all the construction documents, probably about 9 months from then we would be breaking ground.

President Kennedy states, this is strictly the rezoning phase. There will be site plans approval that will all have to go through the Plan Commission; so there is going to be other opportunities for anyone to discuss the project. We are just doing the rezoning.

Councilman Miklik states, the trail that we are promoting will go down the East side of this property.

Mary Hada states, right; which is one of our selling points.
Cont. Ordinance #6775. Councilman Summers states, that was Roosevelt School at one time, and that was demolished, and now we are able to re-development that area; so that is really a neat project that is going to take place up there.

Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on first reading.

Ordinance #6775 was read by the Clerk by title only. Councilman Summers moved for passage on ordinance #6776 on first reading. Seconded by Councilman Miklik. Councilman Summers states, this is to Amend Title II Chapter 79 Entitled “No Parking Generally” of the Kokomo City Code (1982). The no parking is previously in the area on Sycamore Street between Berkley Road and Washington Street. It was converted when they turned that into three lanes a few years back. This ordinance will amend that to bring back parking that was originally in the area again on Sycamore between Berkley and Washington Street. There will be parking on both sides of that area. This was passed by the Traffic Meeting on Wednesday.

President Kennedy states, the City of Kokomo does take over ownership once again. We have a petition of over 90 home-owners that would like to have parking on the street. I urge the Council to pass this.
Cont. Ordinance #6776.
Councilman Miklik asks, did the Traffic Commission look at the traffic count for that area? Is there any change in the speed limit?

Councilman Summers states, they have done studies in the past. I am not sure how recent that has been done. There is no change in the speed limit.

Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage on first reading.

RESOLUTION 2659:
RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, REGARDING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

Resolution 2659 was read by the Clerk by title only. Councilman Miklik moved for passage on resolution #2659. Seconded by Councilwoman Sanders.
Councilman Miklik states, Whereas, pursuant to Indiana Code the City of Kokomo, and through the Common Council acting as the fiscal body for the City has the right and opportunity to abate personal property taxes, an Whereas, the Common Council may find that a particular area within the jurisdiction of the City is an Economic Development area. Whereas the Council desires to declare the area whose boundaries are located in the corporate boundaries of the City more particularly described in Exhibit A, and the area is located within the corporate boundaries of the City. The area hereby declared to be an Economic Revitalization Area. At the Public Hearing tonight was approved with no comment;
Cont. Resolution #2659.
Therefore, the qualifications for an Economic Revitalization Area have been met and confirming. A copy of the Resolution has been filed with the County Assessor. This resolution shall be in full force and effect immediately upon its adoption.

President Kennedy states, this is for the Coan Engineering and their expansion for $1.4 Million worth of equipment.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage.

RESOLUTION 2660: RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, REGARDING CERTAIN PERSONAL PROPERTY TAX

Resolution 2660 was read by the Clerk by title only. Councilman Miklik moved for passage on resolution #2660. Seconded by Councilman Haworth.
Councilman Miklik states, Whereas, pursuant to Indiana Code the City of Kokomo and through its Common Council acting in capacity as the fiscal body of the City of Kokomo has the right and opportunity to abate the personal property taxes within an Economic Revitalization Area; Whereas, pursuant to the Act, the Common Council may find a particular area within the jurisdiction of the City and Economic Revitalization Area. Whereas the Common Council has adopted Resolution #2659. The City more particularly described in the Declaratory Resolution as an Economic Revitalization Area. The act may receive personal property tax abatement pursuant; and
Cont. Resolution #2660.
Whereas the Common Council has caused to be published in The Kokomo Tribune and The Kokomo Herald pursuant to the Act and Indiana Code the adoption and substance of the Declaratory Resolution notice that the Common Council would hold a public hearing in accordance with the Act on October 20, 2014 which we have done. The Common Council in accordance with the Act has caused to be filed a copy of the Notice and the Resolution with the Howard County Assessor; and Whereas the Public Hearing held on the date of the Council heard and considered any remonstrance’s and objections from any interested persons; and Whereas, after considering the evidence, this Common Council took final action determining that the qualifications for establishing the Economic Revitalization Area; and Whereas, Coan Engineering, LLC or a related entity has filed with this Common Council a Statement of Benefits Personal Property which describes the proposed new personal property improvements made by the Applicant in order to receive personal property tax abatement for the Project. Whereas, the Project consists of the installation of $1.4 Million in manufacturing equipment on the real estate; Whereas, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City. Now, therefore, be it resolved by the Common Council of the City of Kokomo as follows: (All Sections of this resolution) was read by Councilman Miklik.

Councilwoman Young asks how many sales people?

Mr. Coan states, once we have are larger facility we will plan to hire more skilled machine operators as well as increase our sales force. We appreciate any help and assistance that the City of Kokomo can give us.
Cont. Resolution #2660.
Vote for passage follows:
Aye: All
Nay: None
The vote was 8 to 0 for passage.

President Kennedy states, our next Council Meeting will be October 27th, 2014 with an Informational Meeting at 6:30 P.M. in the Louks Room; and Council Meeting at 7:00 P.M. in the Council Chambers.

Adjourned at 7:30 P.M.

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PRESIDING OFFICER

ATTEST:

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CITY CLERK