The Common Council of the City of Kokomo, Indiana met Tuesday July 24th, 2018 at 5:00 P.M. in the Council Chambers of the City Building.

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

Invocation was offered by Pastor Wayne Glover from Brookside Free Methodist Church.

Pledge:

President: Wyant, Cameron, Young, Haworth, Kennedy, Hayes, Whikehart, Sanders, Miklik
Absent: None

COMMUNICATIONS: Councilman Miklik states, I would like to encourage all of the Council Members to attend the Dedication of the FCA Medical Center that will take place this Thursday.

ORDINANCE 6904: Rezoning: LI to M2
Location: 910 N. Washington St.
Petitioner: Ryan Clark of the Annex Group
The Union at Washington Street
First reading
Cont. Ordinance #6904.

Ordinance 6904 was read by the Clerk by title only. Councilwoman Young moved for suspension of the rules and pass ordinance #6904 on first and second reading; seconded by Councilman Wyant.

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

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

Councilwoman Young moved for passage on ordinance #6904 on second reading; seconded by Councilman Wyant.

Councilwoman Young states, the petitioner of Ryan Clark is with the Annex Group for The Union at Washington, is requesting a change in zone classification from LI (Low Intensity Industrial/Business Park) to M2 (General Multifamily Residential) for property located at 910 N. Washington St. This developer built the first Student Housing Unit, approximately eight years ago located on Washington St. The plan use is for Apartment Residential. There were no remonstrators at the Plan Commission Meeting.

Joy Skidmore states, I am with the Annex Group. Ryan was unable to make it. I know all of you have received packet, I just want to touch on a few items. We also own Kingston Square; which is another Affordable Housing Project here in the City of Kokomo; so we do both Student Housing, and the Affordable Housing Development. We build everything. The property is located at the North east Corner of Madison, and Washington. It is approximately 1 ½ acres.
Cont. Ordinance #6904.

The Packets that you received talk about The Benefits of Affordable Housing, Tenant Services, The Site and Area, Building Design. We have about seventy-seven parking places. We have 50 three bedroom Units. Our amenities area has grown. I want to thank all of you for having this Special Meeting tonight. It is critical. We have to submit to IHCDA by Monday. Councilman Cameron asks, what is the cost to live there? Joy Skidmore states, it is an Affordable Housing so it is based on what your income is. We have anywhere from 30% AMI Rates up to 80% AMI. It depends on how much money you make.

Councilwoman Sanders states, this is new to me with all the new Tenant Services. You are providing all of the Tenant Services so how does that work?

Joy Skidmore states, we will have a full Tenant Services Plan. This is just some of the things that we offer; in all of our projects. We work with the Local Community to help provide some of these services. We also have an on-site manager. We have a Tenant Services Rep who actually does all of this, and coordinates all of these meetings.

David Tharp Deputy Mayor City of Kokomo, states, first off on behalf of Mayor Greg Goodnight, and Jenny Jordan our Development Director, I want to thank the Council for holding this Special Meeting in order to meet that private investment deadlines. It’s very kind, and generous, and shows your commitment to bringing in outside investment.
Cont. Ordinance #6904.

I did want to get up today, and speak on behalf of Mayor Goodnight, and the Administration, and lend our voices in support for this development. This is the largest un-develop piece of land along our trail system. The Comprehensive Plan that this body passed about a year ago focus on the need to put more Housing along our trail network. This is a prime example to full-fill that point of the Comprehensive Plan. I want to thank the Council.

President Hayes states, motion has been made, and supported to pass this Ordinance #6904 on second reading; is there any further discussion or communication from anyone in the audience or Council, hearing none I will call for the vote.

Vote for passage follows:

Aye: All
Nay: None

The vote was 9 to 0 for passage on first and second reading.

**ORDINANCE 6905:**

- **Rezoning:** M2 to M2-PUD
- **Location:** 910 N. Washington St.
- **Petitioner:** Ryan Clark of the Annex Group
  
  The Union at Washington St.

First reading
Cont. Ordinance #6905.

Ordinance 6905 was read by the Clerk by title only. Councilwoman Young moved for suspension of the rules and pass ordinance #6905 on first and second reading; seconded by Councilman Cameron.

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

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

Councilwoman Young moved for passage on ordinance #6905 on second reading; seconded by Councilman Whikehart.

Councilwoman Young states, the petitioners are Joy Skidmore and Ryan Clark, The Annex Group at Union and Washington Street; they are requesting change in zone classification from M2 (General Multifamily Residential) to M2-PUD (General Multifamily Residential Plan Unit Development). This is for property located at 910 N. Washington Street. Mr. Sheline is here to explain the zoning classification for PUD.

President Hayes states, it's my understanding that the first one is rezoning from LI to M2?

Greg Sheline Director of the Howard County Plan Commission states, yes. You go from LI to M2 that is the base. The way our ordinance is written we have to go from base zoning to the current zoning; and if you are going to do a PUD that gives the developer some flexibility especially with size of the development. You have to go from that M2 to M2 Plan Unit Development Zoning.
Cont. Ordinance #6905.
President Hayes states, is there any other questions or concerns from the Council or the audience?

Councilman Whikehart states, I do think it is important to acknowledge the Annex Group has been local to Kokomo. You have a proven track record of success with Kingston Square, and meeting our demands here in our Community. Thank you for that.

President Hayes states, motion has been made to pass Ordinance #6905 on second reading.
Vote for passage follows:
Aye: All
Nay: None
The vote was 9 to 0 for passage on first and second reading.

RESOLUTION 2715:  A RESOLUTION ADOPTING THE NEAR NORTHSIDE REDEVELOPMENT PLAN
Resolution was read by the Clerk by title only. Councilman Miklik moved for passage on resolution #2715; seconded by Councilwoman Sanders.
Councilman Miklik states, I would like to just briefly share with the Council, and the audience the objectives for this Resolution before I present it.
Cont. Resolution #2715.
The Industrial Heritage Trail has recently been extended Northward along the railroad, and continues all the way to the nickel plate; but more importantly the objectives of this Resolution is to help enhance the identity of the area, to maximize commercial, and industrial areas to attract new employers, and to improve the neighborhood, and pedestrian, cycling connectivity., and to develop diverse housing; but also to maintain a high level security, and encourage maybe a grocery store to enter that area. I will read the Resolution.

David Tharp Deputy Mayor City of Kokomo states, I do want to recognize a special guest we have in the audience. I think most of the Council is aware that we are one of the first municipalities to partner with Indiana University Sustainability Program. IU Sustainability Program is housed as their Bloomington Campus. This is our second year housing extras for that program. Last year we had interns that worked on everything from Solar Redevelopment Projects to Trail Redevelopment Projects. Christopher Bauters is in the audience tonight. He is our intern from Bloomington; which is a way of saying that IU pays for him to come up here, and work on behalf of the citizens of Kokomo. He works in our Engineering Department. He has lived here 2/1/2 months, and one of the first things that he did, and one of the reasons actually why IU Partner him with us is he hit the ground starting on GIS, and some of the data mapping that goes into this plan. So when IU Sustainability Program came to us last fall, and started talking about placements we had mention that this is something that we were looking at doing. He is a incredible young talent in the GIS Geography field. I want to thank him for his work, and for his time, and honestly for his contributions to our community.
Cont. Resolution #2715.

President Hayes states, I had an opportunity to be interviewed by him. He did a great job.

Councilman Whikehart states, I also had a chance to talk to him. It was a pleasure.

Vote for passage follows:

Aye: All
Nay: None

The vote was 9 to 0 for passage.

President Hayes states, this marks the end of this Special Council Meeting.

ADJORNED at 5:30 P.M.

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ATTEST: PRESIDENT

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CITY CLERK