The Common Council of the City of Kokomo, Indiana met Monday July 27th, 2020 at 6:00 p.m. in the City Hall Council Chambers.

The meeting was called to order by President Rudolph.

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

Councilwoman Sanders introduced Pastor Michael Carson, A.M.E. Church of Kokomo.

Pledge:


Absent:

The Minutes of the Council Meeting July 13th, 2020 were declared approved as presented.

COMMUNICATIONS: President Rudolph state he received two Tax Abatement Compliance Forms. They are from Coan Engineering and Chrysler. Both comply and were filed on time.

President Rudolph calls for any communications from the audience. Diana Bond of Kokomo states her concern is fireworks throughout the city since June. She is looking into a petition.

John Roberts of Kokomo, would like the Council to do something the fireworks are out of control, he has printed out the State Statue on Fireworks. The Fireworks are so loud and powerful.

Councilwoman Sanders stated there is a time limit, a time frame that they are legal.

Joe Wampler of Kokomo is a business owner in Kokomo of several fireworks stores. He would like to know how the city is going to be able to police the firework complaints. He states he knows several officers in the City and it is his understanding that the officer would have to see the person setting of illegal fireworks in order to enforce anything. It is illegal to let of any fireworks other than on your private property. His issue is enforcement, a waste of the officer’s time to try an enforce this. Do we really want to infringe on the rights of others?

Rick Hartung of Kokomo stated that maybe we should use social media as a means of getting the word out about fireworks and how it effects some people. Reach out. Use Social Media, be respectful of your neighbors.

There were no committee reports given at this meeting.

ORDINANCE #6966

An Ordinance amending Ordinance #6279, as amended, now
Therefore, be it ordained by the Common Council of the City of Kokomo, Indiana

That Ordinance # 6279, as amended, with as subsequent Amendments be an is hereby amended as follows.

Ordinance #6966 was read by the Clerk by title only. Councilwoman Sanders moves to suspend the rules and pass Ordinance #6966 on first and second reading. Councilman Miklik seconds. Councilwoman Sanders votes to suspend the rules and pass Ordinance #6279 on first and second reading.

Votes is: All
Nay: None, Vote to suspend passes

Councilwoman Sanders states this is Case P08-z-20 is the petition of Oldhamii, LLC requesting the Kokomo Plan commission petition and recommend to the Kokomo Common Council for a change in zone classification from office commercial to medium density residential. The property is located at 503 W. Sycamore ST. Kokomo IN. 46901 Paul Wyman states this property was zoned as commercial and has recently been converted into a single family home.

Councilwoman Sanders moved for passage of Ordinance #6966 seconded by Councilman Miklik
Vote for passage as follows:
Aye: All
Nay: None
The Vote was 9-0 for passage

RESOLUTION #2748

A special Resolution of the Common Council of the City of Kokomo, on an application of KHA RAD I LP authorizing Certain actions and proceedings with respect to the financing of Certain economic development facilities to be owned and operated by KHA RAD I LP

Resolution #2748 was read by the Clerk by title only. Councilman Grecu states, Whereas the City of Kokomo is authorized to issue revenue bonds and lend he proceeds to a developer for the purpose of financing, reimbursing or refinancing the costs of acquisition, construction, renovation and equipping said economic development facilities. A representative of KHA Rad I LP, an Indiana limited partnership, or another limited partnership or limited liability company to be formed by it. (collectively, the Borrower) has advised the City that the Borrower proposes that the City lend proceeds of an economic development financing to the Borrower to provide a portion of the funds to pay the costs of acquisition, design, construction, renovation, improvement and/or equipping of the existing apartment buildings located in the city. The Project will be owned and operated by the Borrower for the use as a multifamily rental housing facility which will provide affordable multifamily rental housing. The retention of job
opportunities and the creation of approximately 57 full-time equivalent temporary construction jobs. Councilman Grecu moved for passage of Resolution #2748 seconded by Councilwoman Sanders.

Councilman Miklik stated he had a question for the KHA Director. His question was, are the rules/agreements different then what they have in place now? Derrick Steel KHA, stated Public Housing will be converted to a voucher program. Will they be treated different “no.” it is a change from Public Housing, to a Voucher system?

Councilman Miklik questioned, if a person living in these units has violated the law, has not met their requirements, do you still has the authority to evict them? Mr. Steel stated “yes” they do. KHA will maintain the authority to enforce the rules.

Councilman Acord’s question to Mr. Steel. During construction, and a tenant is relocated, do they have the right to go back when remodeling is complete? Mr. Steel” yes” and they will do their best not to displace anyone.

Councilwoman McKibben stated, how many units are currently occupied? Mr. Steel could not give an exact number. KHA is and has been in the process of holding units back for the purpose of the construction. This will create as little disruption as possible. Councilwoman McKibben stated, she had heard or read that many cities were phasing out high rises. Mr. Steel referred that question to Tim Martin Advantix Development.

Mr. Martin stated, market studies are done before any project like this is ever started, to ensure there is a need. Without projects like this to remodel existing properties where would you place all these people already living there. The monies to build these type of properties is very limited, using these tax credits and bonds to maximize every dollar they can to make Capital Improvements.

Councilman Acord stated have the properties for this phase been evaluated? if so has it been determined as to what they would need?

Mr. Martin stated, each property was subject to a Capitol needs inspection, some common items that will be done are, roofing, exterior doors and windows, sodding where needed. Electrical upgrades, new safety systems compliant with current code, interior finishes, cabinets, countertops, sinks, flooring, lighting and bathroom improvements.

Councilman Acord stated, have you done this program in any other location?

Mr. Martin stated four transactions, 880 units, and about 35 million in Capital Improvements in Evansville Indiana projects were started in 2013 and completed in 2018.

Councilman T. Stewart stated he would like Mr. Martin to explain the Piolet Program, in short

Mr. Martin stated it is payment in lieu of taxes. It is an amount based on percentile of what is collected annually and that payment is made to the local municipality.

Councilman Rudolph stated, of the 335 units how may are uninhabitable or what is the real need? Mr. Martin stated 23 million was their needs assessment.
Joe Wampler of Kokomo questions: are we going to keep on staff the people who are working here? Robert Davis Kokomo stated, he has 12 members he wants to make sure they have employment, they have two years on their current contract. He wants to make sure this is fair to everybody.

Councilman Miklik stated, that is not the issue at hand this evening. Those discussions would happen at latter time.

Councilwoman Sanders stated, this evening we are here to discuss the bond, these are good questions but this isn’t why we are here this evening.

Councilman Grecu moved for passage of Resolution #2728 seconded by Councilwoman Sanders

Vote for passage follows:

Aye: All
Nay: None

The vote was 9-0 for passage

President Rudolph states, this marks the end of this Council Meeting our next Council Meeting will be August 10th, 2020

Adjourned at 6:52 p.m.

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Presiding Officer

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Attest:

City Clerk