AGENDA
KOKOMO COMMON COUNCIL
CITY OF KOKOMO, INDIANA
PUBLIC INFORMATIONAL MEETING AT 5:30 P.M.
IN THE LOUKS CONFERENCE ROOM LOCATED ON THE FIRST FLOOR. PUBLIC
HEARING AT 6:00 P.M. IN THE COUNCIL CHAMBERS. COUNCIL MEETING
IMMEDIATELY FOLLOWING. October 19, 2020
COUNCIL CHAMBERS CITY HALL 100 SOUTH UNION STREET

CALL TO ORDER:

INVOCATION:

PLEDGE:

ROLL CALL:

APPROVAL OF MINUTES: Council Meeting Minutes September 28th, 2020

COMMUNICATIONS:

COMMITTEE REPORTS:

ORDINANCE #6971:
Case P10-Z-20 is the petition of Fortune Companies, INC requesting the Kokomo Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from C1 (small to medium general commercial) to IS (institutional uses) for property described as D C Metsker’s 2nd addn lots 15 & 16, containing 0.24 acres, more or less, City of Kokomo, Center Township, Howard County, Indiana, at 317 W. Jefferson ST. Kokomo IN. 46901.

(sanders) first reading

ORDINANCE #6972:

Case P12-Z-20 is the petition of Brain & Faye Haworth, requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common council for a change in zone classification from R4 (urban residential) to NC (neighborhood commercial) for property described as Hamlin Highland lots 433 & 434 containing 0.344 acres, more or less, City of Kokomo, Center Township, Howard County, Indiana, at 1729 & 1735 S. Market St. Kokomo, IN. 46902.

(sanders) first reading

RESOLUTION #2751:

Whereas, it has been determined that it is now necessary to transfer funds.

Within the General Fund
The Common Council of the City of Kokomo, Indiana met Monday September 28th, 2020 at 6:00 p.m. in the
Council Chambers for the purpose of a Public Hearing on Ordinance #6969.

Present: Rudolph, Grecu, Collins, R. Stewart, T. Stewart, Miklik, Acord, Sanders, McKibben
Absent: None

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

The minutes of the Council Meeting held September 14th 2020 were declared approved as presented.

Communications:

Phillis Boyles of Kokomo, Indiana states, she has been a resident on N. Jay St. in Kokomo for 40 years
and her street has never been paved and are need of repair. The sidewalks have never been repaired.
Several streets in the area with no sidewalks. There are several homes in need of repair on the street
and one that has been burnt.

Councilman Acord states that he would get with the street department and inspection and take a look.

Councilman Miklik inquired from Ms. Boyles if this was the first time this was brought to anyone’s
attention and had this matter been brought up with past administration. Ms. Boyles stated it had.

President Rudolph stated that the matter would be looked into.
An Inter-Local Agreement was read by the clerk by title only. Councilman Grecu moved for passage, seconded by T. Stewart. This is an agreement between Howard County and The City of Kokomo for a Covid testing site located at 620 N. Bell St. Kokomo IN. 46901. It will be operated by the County until June 30th, 2021

Vote for passage as follows:
Aye: All
Nay: None
The vote was 9-0 for passage

There were no Committee Reports given at this regular meeting.

Ordinance #6963 was read by the Clerk by title only. Councilman Miklik moved for passage on Ordinance #6963 on second reading: seconded by Councilwoman Sanders. This is an Ordinance fixing the budgets for various departments, boards, and commissions of the city of Kokomo, Indiana for the fiscal year beginning January 1, 2021 and ending December 31, 2021.

Vote for passage as follows:
Aye: All
Nay: None
The vote was 9-0 for passage on second reading

Ordinance #6964 was read by the Clerk by title only. Councilman Miklik moved for passage on Ordinance #6964 on second reading: seconded by Councilman Grecu. Councilman Miklik states this Ordinance is fixing the salaries of appointive officers, deputies, assistants, department heads, uniformed police, fire and employees of the city of Kokomo, Indiana for the fiscal year beginning January 1, 2021 and ending December 31st, 2021

Vote for passage as follows:
Aye: All
Nay: None
The vote was 9-0 for passage on second reading

Ordinance #6965 was read by the Clerk by title only. Councilman Miklik moved for passage on Ordinance #6965 on second reading: seconded by R. Stewart. Councilman Miklik states this is an Ordinance fixing the salaries of the Elected Officials of the city of Kokomo.

Vote for passage as follows:
Aye: All
Nay: None
The vote was 9-0 for passage on second reading
Ordinance #6969 was read by the Clerk by title only. Councilman Miklik moved for passage on Ordinance #6969 on second reading: seconded by Councilman Acord. Councilman Miklik states this is an Ordinance for additional appropriations.

Vote for passage as follows:

Aye: All

Nay: None

The vote was 9-0 for passage on the second reading

Lisa Washington from Kokomo Indiana came up to speak over concerns with the pay of the City Police officers. Her fear was we were not doing enough to keep the Officers pay at a level to keep them here in the City. Councilman Grecu explained the pay and the raises. Councilman T. Stewart also explained that the police will be receiving a 16% increase over the next 3 years, and they were very happy about that.

President Rudolph states, this marks the end of this Council Meeting, out next meeting will be held October 19th, 2020

Informational Meeting at 5:30 p.m. in the Louks Room and Council meeting in The Council Chambers

Adjourned at 6:23 p.m.

_________________________________
President

ATTEST:

___________________
City Clerk
October 14, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: P10-Z-20

C1 (Small to Medium Scale General Commercial) to IS (Institutional Uses)
317 West Jefferson St.

Ordinance No. 6971

Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, October 13, 2020 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

Case P10-Z-20 is the petition of Fortune Companies, INC requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from C1 (Small to Medium General Commercial) to IS (Institutional Uses) for property described as D C Metsker’s 2nd Addn Lots 15 & 16, containing 0.24 acres, more or less, City of Kokomo, Center Township, Howard County, Indiana, at 317 West Jefferson St., Kokomo, IN 46901.

The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully Submitted,

Michael Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6971
Case:P10 - Z - 20

STATE OF INDIANA )
CITY OF KOKOMO ) SS:
COUNTY OF HOWARD )

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 13th day of October, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 14th day of October, 2020.

Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 14th day of October, 2020.

Dianne Trobaugh
Notary Public

My commission expires: January 27, 2028.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended, with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from C1 (Small to Medium Scale General Commercial) to IS (Institutional Uses) for property described: D C Metsker’s 2nd Addn Lots 15 & 16, containing .24 acres, more or less, Center Township, Howard County, Indiana, at 317 West Jefferson St.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

PASSED by the Kokomo Common Council this_____ day of________________, 2020.

Attest:

__________________________________________
Lynn Rudolph, Sr., President,
Kokomo Common Council

Diane Howard, City Clerk

PRESENTED by me to the Mayor this_____ day of________________, 2020.

__________________________________________
Diane Howard, City Clerk

APPROVED by me this_____ day of________________, 2020.

Attest:

__________________________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

Diane Howard, City Clerk
Staff Report
Case P10-Z-20
C1 (Small to Medium Scale General Commercial) to IS (Institutional Use)
34-03-36-203-021.000-002
317 W Jefferson Street

Matt Johnson on behalf of Bowyer Group Partnership LLP, is requesting a change in zone classification for the property listed above to be used as a “Medical Office and Drug/Alcohol Treatment”.

The adjoining property uses and zoning(s) are:
North: C1 (Small to Medium Scale General Commercial)
South: R4 (Urban Residential) & C1 (Small to Medium Scale General Commercial)
East: C1 (Small to Medium Scale General Commercial) & R4 (Urban Residential)
West: C1 (Small to Medium Scale General Commercial)

According to the City of Kokomo Zoning Ordinance, “IS” (Institutional Use) is considered an “appropriate adjacent district” within the area specified.

According to the City of Kokomo Comprehensive Plan “Future Land Use Map”, this property is located in an area proposed for “High Density Residential” which is single family and multifamily housing of varying types over 6 dwelling units per acre. Typical high-density housing would be: townhomes, apartments, condominiums and cluster housing.
Land Use Goals:
1. Encourage orderly and responsible development to promote health, safety and quality of life of residents in the City of Kokomo, while maintaining Kokomo as a leading community for affordable housing.

Relevant Land Use Objectives are:
1. Encourage adequate land for residential, commercial, industrial, institutional and recreational uses.
2. Designate specific districts in the community suitable for residential, commercial, industrial, institutional and recreational uses.

The goal of the City of Kokomo Comprehensive Plan Transportation Map, is to enhance connections throughout the city for improved safety, function and efficiency for all modes of transportation including vehicular, bicycle and pedestrian networks.

According to the Transportation Map, “West Jefferson St. “is defined as a “Major Collector,” which is a street designed to facilitate the collection of traffic from local streets. In addition, it provides circulation within neighborhood areas and convenient ways to reach arterial streets. The traffic count for this area of West Jefferson is roughly 8,313 cars (between Phillips and Washington).

The requested zoning change is compatible with the existing adjoining districts; therefore, the staff desires the Plan Commission forward a favorable recommendation to the Kokomo Common Council.
October 14, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: P12-Z-20
R4 (Urban Residential) to NC (Neighborhood Commercial)
1735 South Market St.

Ordinance No. 6972

Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, October 13, 2020 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

Case P12-Z-20 is the petition of Brian & Faye Haworth, requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from R4 (Urban Residential) to NC (Neighborhood Commercial) for property described as Hamlin Highland Lots 433 & 434 containing 0.344 acres, more or less, City of Kokomo, Center Township, Howard County, Indiana, at 1729 & 1735 S. Market St. Kokomo, IN 46902.

The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully Submitted,

Michael Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6972
Case:P12 - Z - 20

STATE OF INDIANA )
CITY OF KOKOMO ) SS:
COUNTY OF HOWARD )

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 13th day of October, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 14th day of October, 2020.

Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 14th day of October, 2020.

Dianne Trobaugh
Notary Public
A resident of Howard County

My commission expires:

January 27, 2028.

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affix my signature hereto as Notary Public for the State of Indiana, in and for the County of Howard.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED
BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended,
with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from **R4 (Medium Density Urban
Residential) to NC (Neighborhood Commercial)** for property described: Hamlin Highland lots
433 & 434, containing .344 acres, more or less, Center Township, Howard County, Indiana, at
1729 & 1735 S. Market St.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part
Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor,
and publication as provided by law.

PASSED by the Kokomo Common Council this _____ day of ________________, 2020.

Attest:

_______________________________________________
Lynn Rudolph, Sr., President,
Kokomo Common Council

Diane Howard, City Clerk

PRESENTED by me to the Mayor this _____ day of ________________, 2020.

_______________________________________________
Diane Howard, City Clerk

APPROVED by me this _____ day of ________________, 2020.

Attest:

_______________________________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

Diane Howard, City Clerk
Staff Report
Case P12-Z-20
R4 (Urban Residential) to NC (Neighborhood Commercial)
34-09-01-436-018.000-002
1735 South Market Street

Brian and Faye Haworth are requesting a change in zone classification for the property listed above, to be used as “parking for Dan’s Variety Bakery”.

The adjoining property uses and zoning(s) are:
North: R4 (Urban Residential)
South: R4 (Urban Residential)
East: R4 (Urban Residential)
West: C1 (Small to Medium Scale General Commercial) and R4 (Urban Residential)

According to the City of Kokomo Zoning Ordinance, “NC” (Neighborhood Commercial) is considered an “appropriate adjacent district” within the area specified.

According to the City of Kokomo Comprehensive Plan “Future Land Use Map”, this property is located in an area proposed for “Medium Density Residential” which is single-family housing of varying types between 3 to 6 dwellings per unit per acre. Typical medium density housing would be: single family detached, duplexes, triplexes, condominiums, townhomes and cluster housing.
Land Use Goals:
1. Encourage orderly and responsible development to promote health, safety and quality of life of residents in the City of Kokomo, while maintaining Kokomo as a leading community for affordable housing.

Relevant Land Use Objectives are:
1. Encourage adequate land for residential, commercial, industrial, institutional and recreational uses.
2. Designate specific districts in the community suitable for residential, commercial, industrial, institutional and recreational uses.

According to the Transportation Map, "South Market" is defined as a "Local Street", which is a street designated primarily to provide access to abutting properties and discourage through traffic. The traffic count for this area of South Market is 713 (the closest INDOT count is at East Wheeler Street).

The requested zoning change is compatible with the existing adjoining districts. Therefore, the staff desires the Plan Commission forward a favorable recommendation to the Kokomo Common Council.
Resolution #2751

WHEREAS, it has been determined that it is now necessary to transfer funds.

SECTION I

Be it resolved by the Common Council of the City of Kokomo, County of Howard, Indiana, that the following balance be and hereby transferred for the purposes herein specified, subject to the laws governing the same.

<table>
<thead>
<tr>
<th>TRANSFERRED FROM:</th>
<th>TRANSFERRED TO:</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>GENERAL FUND</td>
<td>GENERAL FUND</td>
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</tr>
<tr>
<td>Senior Citizen Center-Wages</td>
<td>Mayor Dept-Health Insurance</td>
<td>$10,000</td>
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<tr>
<td>1010-5100-451-400-1011</td>
<td>1010-1200-413-400-1035</td>
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<tr>
<td>Senior Citizen Center-Wages</td>
<td>Controller Dept-Wages &amp; Benefits</td>
<td>$14,000</td>
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<td>1010-5100-451-400-1011</td>
<td>1010-1301-415-400-1011 to 1035</td>
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<td>Dept of Dev-Wages</td>
<td>Attorney-Wages &amp; Benefits</td>
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<td>1010-6400-465-400-1011</td>
<td>1010-1400-415-400-1011 to 1035</td>
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<tr>
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<td>Board of Works-Health Insurance</td>
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<td>1010-1900-413-400-1035</td>
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<tr>
<td>Police-Wages</td>
<td>Board of Works-Other Contractual</td>
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<td>1010-2100-421-400-1011</td>
<td>1010-1900-413-400-3015</td>
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<td>Transportation-Wages</td>
<td>Board of Works-MVH Other Contractual</td>
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<td>City Trolley-Wages</td>
<td>Board of Works-MVH Other Contractual</td>
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<td>1010-1804-451-400-1011</td>
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<td>Common Council-Health Insurance</td>
<td>Common Council-Other Supplies</td>
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<td>1010-1000-411-400-1035</td>
<td>1010-1000-411-400-2027</td>
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<td>Human Resources-Travel</td>
<td>Human Resources-Office Supplies</td>
<td>$1,500</td>
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<td>1010-1500-415-400-3022</td>
<td>1010-1500-415-400-2015</td>
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<tr>
<td>Public Maintenance-Wages &amp; Benefits</td>
<td>Public Maintenance-Computer Softwares</td>
<td>$450</td>
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<tr>
<td>1010-3000-432-400-1011</td>
<td>1010-3000-432-400-4091</td>
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</table>
Resolution #2751

Vehicle Maintenance-Wages & Benefits  
1010-1801-417-400-1011

Vehicle Maintenance-Computer Upgrades  
1010-1801-417-400-4043 &4091 $1,050

Inspections-Wages  
1010-2300-424-400-1011

Inspections-Office Equipment  
1010-2300-424-400-4043 $200

Public Maintenance-Repair Parts  
1010-3000-432-400-2034

Central Garage-Repair Parts  
1010-1801-417-400-2034 $20,000

Police-Repair Parts  
1010-2100-421-400-2034

Central Garage-Repair Parts  
1010-1801-417-400-2034 $20,000

MOTOR VEHICLE HWY FUND  

Traffic Engineer-Wages  
2010-3202-429-400-1011

Traffic Engineer-Computer Upgrades  
2010-3202-429-400-4043 and 4091 $820

PARK & RECREATION FUND  

Park-Baseball, Other Equipment  
2040-5004-452-400-4044

Park-Baseball Utilities, Bdg & Grounds  
2040-5004-452-400-3051 to 3055,3061 $7,500

Park-Baseball, Other Supplies  
2040-5004-452-400-2027

Park-Baseball Utilities, Bdg & Grounds  
2040-5004-452-400-3051 to 3055,3061 $5,000

AIRPORT FUND  

Airport-Wages  
2060-9200-467-400-1011

Airport-Office Equipment  
2060-9200-467-400-4043 $500

SECTION II

Be it further resolved that any sum remaining unused out of this Resolution shall remain in the fund from which the transfer was made to.
Resolution #2751

SECTION III

This Resolution shall remain in full force and effect from and after its passage, signature by the
Mayor, and publication as provided by law.

SECTION IV

PASSED by the Common Council of the City of Kokomo, Indiana, this _____ day of October, 2020
COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA

By:____________________________________
   Presiding Officer

________________________
ATTEST:

________________________
CITY CLERK

PRESENTED by me to the Mayor of the City of Kokomo, Indiana, this __ day of October, 2020

________________________
CITY CLERK

APPROVED by me as Mayor of the City of Kokomo, Indiana, this ____ day of October, 2020

________________________
TYLER MOORE, MAYOR
CITY OF KOKOMO, INDIANA

ATTEST:

________________________
CITY CLERK