



Common Council Meeting – Minutes for June 7th, 2021

Council Members in Attendance: Ben Leavitt (IP), Dana Hollar (IP), Amy Rosa (IP), David Kauffman (IP), Denny Miller (IP)

Also Present: Mayor: Phil Jenkins (IP), **City Attorney:** Brian L. Hoffer (OL), **Clerk Treasurer:** Jeff Knight (IP), 12 guests (1 OL) and (11 IP), and 1 member of the press (IP)

- Call to Order: Mayor Jenkins called the meeting to order at 7:01 pm and opened the session with the Pledge of Allegiance and prayer.
- Roll Call: Council members listed above were in attendance in person.
- Petitions or Comments by Citizens: There were none.
- Reports of Committees, Boards, and Commissions: There were none.
- Unfinished Business:

- Resolution 744-21 – Fiscal Plan for Showalter Investments Annexation: This resolution was tabled at the meeting on June 1st due to red-line adjustments that had been made. The intent was to give the Council time to review the changes. Mayor Jenkins presented the resolution for removal from the table. Councilman Miller motioned to do so. Councilwoman Rosa seconded. The resolution was removed from the table by unanimous voice vote.

Mayor Jenkins briefly talked about the changes that were made to the resolution. There were no additional questions or concerns noted. Councilman Kauffman motioned to approve the resolution. Councilman Hollar seconded. The resolution was approved unanimously by voice vote.

- New Business:
 - Suzie Light with KEDCO: Mayor Jenkins introduced Ms. Suzie Light with KEDCO. Ms. Light gave an overview of the work KEDCO is doing, its mission, and its initiatives. She also introduced the Council to the name of Mr. Greg Fitzloff who is in Business Development with KEDCO specifically on housing.
 - First Reading of Ordinance 1589 – My Fathers Land Rezoning: Director of Planning and Zoning Lehman introduced the Ordinance. This is the former George property on N. Main Street. It

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is now owned by My Fathers Land. The recommendation from the Nappanee Plan Commission is to rezone the .99-acre parcel from R-1 (Low Density Residential) to B-2 (General Business). Councilwoman Rosa motioned to approve the Ordinance on First Reading. Councilman Hollar seconded. There were no further questions or comments. Ordinance 1589 was approved unanimously by voice vote on First Reading.

- First Reading of Ordinance 1590 – Round Table Consortium: Director Lehman presented this Ordinance for Council approval. The request is to change the zoning from R-1 (Low Density Residential) to R-2 (Medium Density Residential) due to the potential for condominiums/duplexes as well as single family housing to be development in Cedar Cove. This request was approved by the Plan Commission unanimously and they are recommending the change to the Council. This housing development is consistent with the City Comprehensive Plan. Councilman Miller motioned to approve Ordinance 1590 on First Reading. Councilman Hollar seconded. Councilman Miller asked if the zoning change was simply due to the change in the potential type of housing. Director Lehman said yes. There were no further questions or comments. Ordinance 1590 was approved unanimously by voice vote on First Reading.
- Approve Preliminary Plat of Cedar Cove: Director Lehman presented the request. The subdivision will consist of 113 lots. Included in the subdivision will be a 700-foot cul-de-sac. The standard in Nappanee is 500 feet. The added length is that the frontage of lots on the cul-de-sac street are greater than the minimum lot frontage established by the subdivision control ordinance. Thus the ratio of lots would be similar or less than the minimum standards of the ordinance. Councilman Miller asked if the development would be done in phases. Mr. Harley Schwartz said yes. Councilman Kauffman inquired if this development was part of the Mast Plan. Director Lehman said yes. Councilman Leavitt asked what the ratio of Single Family housing would be to Duplex/Condo's. Mr. Schwartz said he did not know at this time. Councilman Kauffman motioned to approve the Preliminary Plat for Cedar Cove. Councilman Leavitt seconded. The Preliminary Plat was approved unanimously by voice vote.
- First Reading of Ordinance 1591 - Amending the 2021 Salary Ordinance: Mayor Jenkins presented the Ordinance. This is to accommodate a realignment and addition of staffing as well as adjusting some existing department head salaries to make them more comparable to market. Councilman Miller motioned to approve the Ordinance on First Reading. Councilwoman Rosa seconded. Councilman Miller asked when the new City Planner will



begin. Mayor Jenkins indicated the end of June was the target. Councilman Kauffman asked if these adjustments were part of the restructure or if it impacted others as well. Mayor Jenkins said it is and that other salaries will be reviewed during the 2022 budget review. With no further questions or comments, the Ordinance was approved unanimously by voice vote on First Reading.

- Consent Regarding Certification of Tax Replacement Amount – Redevelopment Commission: Mayor Jenkins introduced the document and noted that each year the Commission makes the determination whether, or not, any additional levy needs to be made for TIF. The determination has always been, no. Mr. Jeff Kitson (Executive Director of the Redevelopment Commission) confirmed the Mayor’s comments. Councilman Miller motioned to approve the Consent document. Councilman Hollar seconded. There were no further questions or comments. The Consent document was approved unanimously by voice vote.
- Approval of Accounts Payable Vouchers: 2021 APV’s Totaling \$913,429.47: Councilman Kauffman motioned to approve the APV’s. Councilman Hollar seconded. There were no additional questions or comments. The APV’s were approved unanimously by voice vote.
- Reports from City Officers: There were none. Mayor Jenkins concluded the meeting by noting that the Elder Haus began running its van this week. Also, Meyer Najem is close to completing their work on the Parks projects.

Adjournment: With no further business to be discussed, Councilman Leavitt motioned to adjourn the meeting and Councilman Kauffman seconded. The meeting was adjourned at 7:33 pm by unanimous voice vote.

Phil Jenkins, Mayor

Attest: _____
Jeff Knight, Clerk of the Council