



# Special Committee of the Whole Meeting Minutes

Tuesday, March 18, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

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## Roll Call

Council President Roelke called the meeting to order at 6:33pm. The following members were in attendance: Council President Amy Roelke, Mayor Joe Hammer, Alderperson Trina Reid, Alderperson Ryan Rostad and Alderperson Molly Finkler. Alderperson Sarah Motiff and Alderperson Michael Lawson were excused.

## Notice of Open Meeting

Noted as posted.

## Approval of Agenda

Motion made by Alderperson Rostad, Seconded by Alderperson Finkler to approve the agenda with the adjustment of moving the proclamation of Fred Dartt Day to this meeting and removing it from the regular Common Council meeting agenda. Motion carried on a unanimous voice vote.

## Public Comment

Mayor Hammer read the recently adopted Resolution 3-25, acknowledging March 20th as Fred Dartt Day in the City of Columbus. There were many members of Fred Dartt's family and the Columbus Fire Department in attendance. Della Dartt spoke about Fred's life and service to the city and introduced her great grandson, Sammuell Frederick, who is hoping to follow in his great-grandpa's footsteps. She thanked the city for the recognition of Fred and shared how much it means to her and her family.

## New Business

### 1. Discussion regarding Purchase Agreement for 1149 W James Street:

Community and Economic Development Director, Mike Kornmann shared that Matt Faust with Edward Jones has expressed interest in purchasing 1149 W. James Street in order to expand his business and renovate the current building to allow for multiple tenants to also occupy the space. His purchase offer is in the amount of \$280,000 with the contingency that the City and the purchaser negotiate in good faith for the creation of a development agreement that includes tax incremental financing and perhaps post-sale rentals of storage space to the city. Alderperson Rostad questioned if \$5,000 was feasible to ask as earnest money on a commercial property. Attorney Johnson had no problem with asking for this amount. Kornmann reiterated to council that this project will bring about a renovated facade which will be presented in the development agreement. Amundson shared that the recommendation is for a 80% Pay as you Go TID, where the onus is on the developer to increase the value of the property.

The council will have the discretion to allocate the proceeds of this sale towards the new Public Safety Building Project. Staff will be working on a storage plan for the antique firetruck and other items currently being stored in the old Countryside building. Committee agreed to move forward to the March 18, 2025 Common Council meeting.

**2. Discussion regarding the awarding of the zoning and subdivision proposal by Vandewalle and Associates in an amount not to exceed \$129,090:**

Kornmann shared that the Plan Commission is recommending the Vandewalle proposal after receiving and reviewing six proposals. There was also an internal review team. It is a quality proposal and is under our budget with an approximate 18-month timeline. Committee members agreed to move forward to the March 18, 2025 Common Council meeting.

**3. Discussion of Parking Reduction Request for Cardinal Heights – Lamps Landing:**

Kornmann shared that our current Zoning Code currently has some excessive requirements for parking, such as three parking spaces for a studio apartment. However, it also allows for parking reduction requests from developers and property owners which Lamps Landing has asked for. The Plan Commission has reviewed their request and is recommending 68 stalls for the commercial property. Forty-five of the spaces will be underground. Committee members agreed to move forward to the March 18, 2025 Common Council meeting.

**4. Discussion regarding Task Order 2025-02 with Ruckert Mielke for construction assistance associated with the Fireman's Park Stormwater Project:**

Engineer Leitha shared the highlights of Task Order 2025-02 for construction assistance associated with the Fireman's Park Stormwater Project with the Committee. Members agreed to move forward to the March 18, 2025 Common Council meeting.

**5. Discussion regarding Task Order 2025-03 with Ruckert Mielke for construction services related to the 2025 Street & Utility Improvement project (Brookside Lane):**

Engineer Leitha shared the highlights and the breakdown of the costs of Task Order 2025-03 for construction services related to the 2025 Street & Utility Improvement project - Brookside Lane. Committee members agreed to move forward to the March 18, 2025 Common Council meeting.

**6. Discussion of Furnace replacements for Fire Department:**

Chief Hazeltine presented three bids for replacement of the furnaces at the Fire Station. The replacement cost will come from the building expense line of his budget per Treasurer Larson. It was discussed with staff to get quotes for a two-stage system. Quality Electrical, Air-Care, and TAS all submitted bids but they were variations in the equipment quoted. Alderperson Rostad shared what he discovered about one-stage versus two-stage furnaces. He asked what the potential future use of the current Fire Department building would be when we moved to a new Public Safety building. That can not be determined at this time, however the basic building needs such as a working furnace would be required whether we were retaining the building for city use or selling it. Rostad suggested approving the TAS quote based on tonight's discussion. Committee members agreed to move forward to the March 18, 2025 Common Council meeting.

**7. Discussion regarding Ordinance No. 799-25: An Ordinance Concerning Committees, Commissions, and the Manner in which the City Council Conducts its Business:**

Administrator Amundson shared the changes staff has worked into the new ordinance. It eliminates the Committee of the Whole method of governance by repealing and recreating section 2-41. All items would go to a Committee, then to Council. Matters concerning cable, public works, personnel and finance, and/or items that don't have a committee go to a Committee of the Whole that meets before the council meeting so all issues can be addressed in one meeting, without a two-week delay, unless that is specifically called for by the Council. The other revisions were discussed which included Section 2-48 concerning members and terms, the renaming/combining of specific committees and boards, and the expectation that all city committees will also share their meeting packets (support materials) when their agendas are posted. No changes were made to Tourism, Joint Review Board or Ethics. The Cable, Investment and Street Light Committees were eliminated.

Committee members agreed to move forward to the March 18, 2025 Common Council meeting.

**8. Discussion regarding Janitorial needs of the city:**

Amundson shared that our former Part-Time Janitor left in January 2025. Staff has researched various options to replace this service for our city buildings. An idea being brought forward is to create a fourth Maintenance II DPW employee position which would be entry level and whose primary duties would be janitorial services during the week. When those tasks were completed, they would be able to work on other Public Works projects. The specifics would be worked out by our new DPW Director. This proposal would eliminate two part-time positions currently held at the DPW. This would not affect the hiring process of the city's seasonal employees. Committee members agreed to move forward to the March 18, 2025 Common Council meeting.

**Adjourn**

Motion made by Alderperson Finkler, Seconded by Alderperson Rostad to adjourn at 7:20pm. Motion carried on a unanimous voice vote.

\*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.