

**CITY COMMON COUNCIL  
OF HARTFORD CITY, INDIANA  
APRIL 3, 2023  
MEETING MINUTES**

**CALL TO ORDER & WELCOME:** Mayor Eckstein called to order a meeting of the Common Council of the City of Hartford City at 6:00pm on April 3, 2023.

**ROLL CALL:** Members of the council present were Michael Wolfe, Dustin George, Ron Dudelston, Ron Parrott, and Tony Scaggs. Also present were Mayor Dan Eckstein, Attorney Brandon Murphy, and Clerk-Treasurer Dana Whatley.

**APPROVAL OF AGENDA:** Mr. George made a motion to amend the agenda to add old business letter “B” Permission to spend over \$10,000.00 for pool repairs. Mr. Parrott seconded the motion to amend. The vote to amend was 5-0.

Mr. George made a motion to approve the amended agenda. Mr. Scaggs seconded the motion. The vote to approve the amended agenda was 5-0.

**PUBLIC HEARING - HARTFORD CITY REDEVELOPMENT COMMISSION TO VACATE ALLEY NORTH OF THE NEWBERRY BUILDING:**

Mr. Dudelston made a motion to suspend the regular council meeting to open the public hearing. Mr. Parrott seconded the motion. The vote to suspend the regular council meeting was 5-0.

Attorney Murphy introduced Ordinance 2023-02. Mr. Travis Williamson explained that there are electrical lines, two gas lines, water, sewer and three fiber optic lines that run through that alley. He wanted to remind the council that if they vacate the alley, they need to leave accessibility to these utilities. He stated that if the Newberry Building’s HVAC units need to be mounted on a platform that hangs over the alley, then they will need a minimum of a fourteen-foot vertical easement. There was no other public comment.

Mr. Scaggs made a motion to close the public hearing. Mr. Wolfe seconded the motion. The vote to close the public hearing was 5-0.

Mr. Scaggs made a motion to re-open the council meeting. Mr. Parrott seconded the motion. The vote to re-open the council meeting was 5-0.

**APPROVAL OF THE MINUTES:**

- A.) **MARCH 6, 2023:** Mr. Parrott made a motion to approve the minutes of the March 6, 2023 meeting as submitted. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

**B.) SPECIAL MEETING MARCH 16, 2023:** Mr. Dudelston made a motion to approve the minutes of the March 16<sup>th</sup> special meeting as submitted. Mr. Parrott seconded the motion. The vote to approve was 5-0.

**OLD BUSINESS:**

**A.) LORI LEE – HERITAGE DAYS:** Ms. Lee was not in attendance at this meeting. Mr. Parrott made a motion to table until the May 1, 2023 meeting. Mr. Scaggs seconded the motion. The vote to table was 5-0.

**B.) PARK’S DEPARTMENT – PERMISSION TO SPEND OVER \$10,000 FOR POOL REPAIRS:** Mr. Dudelston made a motion to give permission to the Park’s Board to spend over \$10,000 on pool repairs. Mr. George seconded the motion. The vote to approve was 5-0.

**NEW BUSINESS:**

**A.) 1<sup>ST</sup> READING ORDINANCE 2023-02 AN ORDINANCE GRANTING PETITION TO VACATE ALLEY IN BLOCK 12 OF THE ORIGINAL PLAT OF TOWN, NOW CITY OF HARTFORD CITY, INDIANA:** Mr. Dudelston made a motion to approve the first reading of Ordinance 2023-02. Mr. Scaggs seconded the motion. The vote to approve the first reading of Ordinance 2023-02 was 5-0. The second reading will be held at the May 1, 2023 meeting.

**B.) RESOLUTION 2023-06 A RESOLUTION APPROVING CF-1 FOR REAL PROPERTY RUBLE YOUNG, LLC (2023 APPROVAL):** Mr. George made a motion to approve Resolution 2023-06. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

**C.) RESOLUTION 2023-07 A RESOLUTION APPROVING CF-1 FOR PERSONAL PROPERTY SPECIALTY T, LLC (2023 APPROVAL OF RES 2013-19):** Mr. George made a motion to approve Resolution 2023-07. Mr. Wolfe seconded the motion. The vote to approve was 5-0.

**D.) RESOLUTION 2023-08 A RESOLUTION APPROVING CF-1 FOR PERSONAL PROPERTY SPECIALTY T, LLC (2023 APPROVAL OF RES 2013-18):** Mr. George made a motion to approve Resolution 2023-08. Mr. Wolfe seconded the motion. The vote to approve was 5-0.

**E.) RESOLUTION 2023-09 A RESOLUTION APPROVING CF-1 FOR PERSONAL PROPERTY SPECIALTY T, LLC (2023 APPROVAL OF RES 2018-21):** Mr. George made a motion to approve Resolution 2023-09. Mr. Wolfe seconded the motion. The vote to approve was 5-0.

**F.) RESOLUTION 2023-10 A RESOLUTION APPROVING CF-1 FOR PERSONAL PROPERTY TRU-FORM STEEL & WIRE, INC. (2023 APPROVAL OF RES**

**2015-14):** Mr. Dudelston made a motion to approve Resolution 2023-10. Mr. Parrott seconded the motion. The vote to approve was 5-0.

**G.) RESOLUTION 2023-11 A RESOLUTION APPROVING CF-1 FOR PERSONAL PROPERTY TRU-FORM STEEL & WIRE, INC. (2023 APPROVAL OF RES 2016-19):** Mr. Dudelston made a motion to approve Resolution 2023-11. Mr. Parrott seconded the motion. The vote to approve was 5-0.

**H.) RESOLUTION 2023-12 A RESOLUTION APPROVING CF-1 FOR REAL PROPERTY GILLMAN COMMERCIAL REAL ESTATE, LLC (2023 APPROVAL OF 2021-23):** Mr. George made a motion to approve Resolution 2023-12. Mr. Wolfe seconded the motion. The vote to approve was 5-0.

**I.) RESOLUTION 2023-13 A RESOLUTION APPROVING CF-1 FOR PERSONAL PROPERTY NEW INDY CONTAINERBOARD (2023 APPROVAL OF RES 2014-25):** Mr. George made a motion to approve Resolution 2023-13. Mr. Parrott seconded the motion. The vote to approve was 5-0.

**J.) JB PROPERTY INVESTMENT GROUP, LLC. SB-1 REAL PROPERTY:**  
Attorney Murphy stated that the Council is obligated to hold a public hearing and mail information to all taxing entities. There was no action taken at this meeting. This will be tabled until May 1, 2023 meeting.

**K.) ANNE OWEN:**

**1.) MUSIC LICENSING:** Ms. Owen explained that she was informed that the city needs to have a music licensing agreement to play/broadcast any licensed music. She has an agreement with BMI Licensing. She explained that this agreement will cover concerts at Weiler Plaza, The Arts Council functions, Saturday in the Park and any other City held event for \$421 annually. She explained that this is music only and not movies that are shown; there is a different licensing agreement for showing movies and the library usually takes care of that portion. Mr. Dudelston made a motion to approve the expenditure on this licensing. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

**2.) GLORIOUS BUILDING UPDATE:** Ms. Owen explained that the 110 building that had partially collapsed is now completely down and cleaned up. The city had asbestos testing done on both sides of the Glorious building, which is 110 & 108 E. Washington Street. Both sides did not have an asbestos issue. They have a structural engineer coming in soon to inspect the 108 side for structural integrity. She will keep the Council updated as things move forward.

**L.) MICHAEL WOLFE – TAKING OVER ELECTRIC BILL FOR STREET LIGHTS ON INDEPENDENCE PARKWAY:**

Mr. Wolfe explained that he received a call from Mr. Dale Osborn, President of the Condominium Association on Independence Parkway. Mr. Osborn asked, since the city has taken Independence Parkway as a city street, would we be willing to pay for the streetlights there? Mr. Wolfe made a motion to take over the cost of the street light utility bill. Mr. George seconded the motion. The vote to approve was 5-0.

**M.) DUSTIN GEORGE – VACATE ALLEY BEHIND THE AMERICAN LEGION:**

Mr. George stated he received a request to vacate the portion of the alley behind the American Legion to be used as a designated smoking area for Legion patrons. There was discussion about this as there are two other businesses that will potentially be affected. Attorney Murphy stated that this will require a public hearing and the taxing entities properly notified. There was discussion about who should pay for postage for notifying the taxing entities. Mr. Joel Allred stated that the Legion would oversee this. Mr. George made a motion to table this topic until the May meeting. Mr. Dudelston seconded the motion. The vote to table was 5-0.

**N.) TRAVIS WILLIAMSON – PERMISSION TO SPEND OVER \$10,000 FOR BELT PRESS PRC CONTROLS:**

Mr. Williamson explained that on February 24, 2023 they lost functionality of this control. After having it looked at, he has a quote of \$38,117 for a new one. He stated it would take 8 to 10 weeks to design and then another 26 to 30 weeks for delivery. Mr. Scaggs made a motion to approve the expenditure of \$38,117. Mr. George seconded the motion. The vote to approve was 5-0.

**O.) CODY CROUSE/NICK PARROTT – PERMISSION TO SPEND OVER \$10,000 FOR 800MHZ RADIOS:**

Both Chief Crouse and Chief Parrott explained the need for these new radios and the problems they have with the current radios (especially the Fire Department). They requested permission to spend over \$10,000 on these radios. Mr. Parrott made a motion to approve the expenditure on the new radios. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

**MAYOR'S REPORT:**

A.) Mayor Eckstein shared with everyone that the new Chamber of Commerce director, Madison Pimental has been working on a new monthly newsletter that will be sent out to all chamber members.

B.) Mayor Eckstein reminded everyone that on April 15, 2023 at 1pm there will be a Masonic Lodge dedication of the electronic sign at City Hall. He said all were invited to attend.

**CLERK-TREASURER'S REPORT:** Clerk-Treasurer Whatley explained that after the council approved the new credit limit of \$5,000 for each department the bank had changed some rules and now require the municipality to hold business credit cards instead of personal ones. This

change adversely affected the Police Department and the Street Department regarding how they conduct business with their departments. The bank was forcing them to split the \$5,000 between two cards giving them a limit of \$2,500 on each card. This is not feasible with purchases they make that sometimes are over that amount of \$2,500. Ms. Whatley asked the Council if they would be willing to allow these two departments to raise their credit card limit, having \$5,000 on one card and \$2,500 on the other. Mr. Scaggs made a motion to approve the increase. Mr. Parrott seconded the motion. The vote to approve was 5-0.

#### **COUNCIL INPUT:**

- A.) **MR. GEORGE:** Mr. George reminded everyone that the City-Wide Cleanup Day will be held on Saturday, 4/22/23 at the Nature Play area located at the Hartford City Public Library. He also thanked the County Commissioners for holding the Hazardous Waste Day and to Mr. Jon Creek and Mr. Scott Finsterbacher for the work they did in collecting old tires from people's properties.
- B.) **MR. DUDELSTON:** Mr. Dudelston also put out a big thank you to Jeff Thomas and his department for holding a Large Trash Day on the city square and for all who showed up to help with it.

#### **PUBLIC COMMENT:**

- A.) **MS. ANNE OWEN:** Ms. Owen wanted to make everyone aware that Hartford City will be getting a walk-in medical clinic in the fall of 2023. It will be located on SR 3 North just north of Pizza Hut on the old State Farm lot.
- B.) **MR. JERRY ROBBINS:** Mr. Robbins, owner of The Depot addressed Council about getting a waiver of the noise ordinance for the summer. He has added an outdoor patio area where they can have live music. He currently has ten dates scheduled and would like to be able to hold these events until 1am on Friday & Saturday beginning in May through October. There was much discussion. Mr. Scaggs made a motion to table this until the May meeting. Mr. Dudelston seconded the motion. The vote to table was 5-0.

**ADJOURNMENT:** With there being no further business from the Common Council, Mr. Wolfe made a motion to adjourn the meeting. The meeting adjourned at 7:43pm.

**FOLDER 2/REC 170121\_002**