

**CITY COMMON COUNCIL  
OF HARTFORD CITY, INDIANA  
JUNE 7, 2021  
MEETING MINUTES**

**CALL TO ORDER & WELCOME:** Council President, Dustin George called to order a meeting of the Common Council of the City of Hartford City at 6:00pm June 7, 2021.

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

**PUBLIC HEARING:** Mr. George opened the public hearing.

**A.) FINAL ACTION ON ORDINANCE 2021-08 CONVERTING INTERSECTION AT ELM ST. & WABASH ST. TO A THREE-WAY STOP:** There was no public comment at this public hearing. Mr. George closed this public hearing.

**B.) FINAL ACTION ON ORDINANCE 2021-09 AMENDING SANITATION FUND:** Mr. George opened this public meeting. There was no public comment. Mr. George closed this public hearing.

**C.) FINAL ACTION ON RESOLUTION 2021-23 GRANTING TAX ABATEMENT FOR REAL PROPERTY IMPROVEMENTS FOR GILLMAN COMMERCIAL REAL ESTATE, LLC:** Mr. Warren Brown stated that this tax abatement is well worth the investment. Hartford City and Blackford County will benefit by the quality of life impact that a Gillman's store brings. There was no other public comment. Mr. George closed the public hearing.

**APPROVAL OF AGENDA:** Councilman George stated that the agenda needed to be amended adding the following under new business:

- L.) PARKS PARKING LOT
- M.) NO PARKING AT SKATE PARK
- N.) POOL ENTRY FEES.

Mr. Dudelston made a motion to amend the agenda. Mr. Wolfe seconded the motion. The vote to amend was 5-0.

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

**APPROVAL OF MEETING MINUTES OF MAY 3, 2021:** Mr. Dudelston made a motion to approve the minutes of May 3, 2021 as submitted. Mr. Lytle seconded the motion. The vote to approve was 5-0.

**OLD BUSINESS:**

**A.) 2<sup>ND</sup> READING OF ORDINANCE 2021-08 STOP AT ELM ST. & WABASH ST:**

Mr. Lytle made a motion to approve Ordinance 2021-08. Mr. Wolfe seconded the motion. The vote to approve was 5-0.

**B.) 2<sup>ND</sup> READING OF ORDINANCE 2021-09 AMENDING 2012-06 – SANITATION**

**FUND:** Mr. Dudelston made a motion to amend Ordinance 2012-06. Mr. Scaggs seconded the motion. The vote to amend was 5-0.

Mr. Scaggs made a motion to approve Ordinance 2021-09. Mr. Lytle seconded the motion. The vote to approve was 5-0.

**C.) PROPOSED STOP SIGN AT FRANKLIN ST. & RICHMOND ST. (and/or)**

**FRANKLIN ST. & MAPLE ST.:** Councilman Wolfe stated that he had complaints from homeowners about speeding in this area. The Police Department monitored the situation and found there was one individual who was the main offender. They spoke with this person and he said that he would be mindful of his driving habits. It was decided that because this area has a school in close proximity, it would be good to put up stop signs at both intersections. Mr. Scaggs made a motion to approve both stop signs and gives Attorney Murphy permission to draft an ordinance to present to council at the July meeting. Mr. Lytle seconded the motion. The vote to approve was 5-0.

**D.) RE-ADDRESS COVID-19 SICK PAY PROTOCOL:**

Mr. George stated that COVID is not gone and he would like to continue this sick pay protocol. Mr. George made a motion to approve the sick pay protocol through August and then re-visit the topic at the September Common Council meeting. Mr. Lytle seconded the motion. The motion carried 5-0.

**NEW BUSINESS:**

**A.) MICHELE RISINGER – HARTFORD CITY PUBLIC LIBRARY**

**1.) ADDITIONAL APPROPRIATIONS REQUEST:** Ms. Risinger approached Council to tap into \$40,500 of the library's Rainy Day fund to be used as a contingency fund, for their construction project. Mr. Scaggs made a motion to approve the appropriation. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

**2.) TEMPORARY SIGNAGE IN FRONT OF THE BEAUTY SHOP DURING CONSTRUCTION:** Ms. Risinger brought up the fact that with the upcoming construction, at the Nature Play area, it is creating a parking problem for the beauty shop next door. The project manager is requesting to utilize the beauty shop's parking lot to receive deliveries during construction. Ms. Risinger asked if temporary parking can be granted along Franklin St. in front of the beauty shop? There was some discussion and it was decided that more investigation is needed on how to handle the logistics, of this request. Council decided to table this topic until the July meeting.

**B.) LORI LEE**

**1.) PERMANENT ELECTRICAL FOR FUTURE EVENTS AND FESTIVALS:** Ms. Lee was not able to attend tonight's meeting so County Commissioner; John Oxley spoke on her behalf. He stated they are still doing some research on installing permanent electrical boxes downtown and will have more to report at the July meeting.

**2.) TYLER & NICK'S LOUNGE:** The topic of fencing being erected to accommodate outdoor seating was discussed. According ADA Coordinator, Jeff Thomas and Anne Owen from Area Planning and Zoning an unobstructed portion of sidewalk must remain at least 5ft. from the road.

**C.) RESOLUTION 2021-22 CF-1/RP SHALEE OILS, LLC.:** Mr. Warren Brown reported to Council that he has toured the plant to see their expansion. He stated that Shalee Oils is doing the things they promised to do. Mr. Lytle made a motion to approve Resolution 2021-22. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

**D.) RESOLUTION 2021-23 GRANTING TAX ABATEMENT FOR REAL PROPERTY IMPROVEMENTS (GILLMAN COMMERCIAL REAL ESTATE):** Mr. Lytle made a motion to grant the 10 year tax abatement. Mr. Scaggs seconded the motion. The motion carried 5-0.

**E.) RESOLUTION 2021-24 CF-1/RP HARTFORD CITY PIT STOP, LLC.:** Mr. Casey Dick from Hartford City Pit Stop addressed the Council. He stated that they are still able to maintain their current employees and they are all currently working more hours. Mr. Dick stated that business is good. Mr. Lytle made a motion to approve Resolution 2021-24. Mr. Lytle seconded the motion. The vote to approve was 5-0.

**F.) RESOLUTION 2021-26 BUILDING CODE ENFORCEMENT:** Mr. Warren Brown told Council that the Blackford County Commissioners approved having our own Building Inspector for Blackford County and all the municipalities within Blackford County. This resolution states that Hartford City agrees to utilize Blackford County's Building Commissioner to run building inspections. Mr. Dudelston made a motion to

approve Resolution 2021-26. Mr. Wolfe seconded the motion. The vote to approve is 5-0.

**G.) WARREN BROWN – BROADBAND TOWERS:** Mr. Brown explained that he is presenting a couple of documents for Council to review. The first one is an option agreement to obtain a piece of City owned land on the corner of Gadbury Road and 100 west to build a broadband tower. He explained this is a good location to serve the residents of Shamrock Lakes and the Mohee community. Our goal is to reach the largest part of our population in rural areas. He explained that the 2<sup>nd</sup> part of the agreement is a letter authorizing a boring sample to be done. We must do a boring sample to make sure the soil is conducive to this kind of construction. Mr. Brown stated that since this is a County asset, Blackford County will be able to monitor the speeds we are getting from the broadband providers.

Mr. Lytle made a motion to approve the option agreement for the purchase of real property and also to give the Mayor the authority to execute the document. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

Mr. Lytle made a motion to approve the letter of authorization for the boring sample to be obtained and give the Mayor the authority to execute this document. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

**H.) WARREN BROWN – INTRODUCTION OF REGIONAL ECONOMIC ACCELERATION AND DEVELOPMENT INITIATIVE (READI) GRANT:** Mr. Brown explained that he was just introducing a prospective resolution for the City Council to consider. He explained that the County Council approved one like it. Mr. Brown also provided a packet of information that covers the details of the READI Grant and the planning piece of it, as well. This topic will be re-addressed at the July 6, 2021 meeting.

**I.) SUMMER VIBES EVENT AT WEILER PLAZA:** Ms. Anne Owen stated that this event was very successful and had a very good turnout. She thanked several people for their help with setup and cleanup for this event.

**J.) RESOLUTION 2021-25 A RESOLUTION TO OPT OUT OF OPIOIDS SETTLEMENT PURSUANT TO I.C.4-6-15-2:** Attorney Brandon Murphy stated that the City had taken part in a class action law suit against those companies that produce opioids. It is his opinion, at this time, to opt out of this suit. Mr. Scaggs made a motion approve this resolution. Mr. Dudelston seconded the motion. The motion carried 5-0.

**K.) PLANNING COMMITTEE FOR ARP FUND:** Clerk-Treasurer Dana Whatley stated that the Council should appoint a committee to oversee and create a plan for utilizing the American Rescue Plan (ARP) funds. All plans and updates will be presented to Council, as they come about. Ms. Whatley explained that all appropriations are to be approved by City Council before being spent. The recommendation for this committee is:

Councilman – Dustin George  
Councilman – Ron Dudelston  
BEDC Director – Warren Brown  
HC Public Library Director – Michele Risinger  
Mayor – Dan Eckstein  
Clerk-Treasurer – Dana Whatley

Mr. Lytle made a motion to approve this committee and its members. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

**L.) PARKS DEPARTMENT – PARKING LOT:** Mr. Dustin George said that during the Parks tour that was taken in May, it was discussed about building a parking lot for the Skate Park to help alleviate people from parking on both sides of the street which makes it hard for traffic to get through. Mr. Scaggs made a motion to give approval to the Parks Board to investigate building a parking lot for the Skate Park. Mr. Lytle seconded the motion. The motion carried 5-0.

**M.) NO PARKING AT SKATE PARK:** Mr. George made a recommendation that the Council approve a no parking zone on South Monroe St. in front of the Skate Park. The no parking zone is proposed from just north of Lick Creek to the south side of Tatman's property on the east side of the road. Mr. Lytle made a motion to implement a no parking zone north of Lick Creek to the south edge of the Tatman property of east side of South Monroe St. Mr. Wolfe seconded the motion. The motion carried 5-0.

Mr. Lytle made a motion to suspend the rules. Mr. Scaggs seconded the motion. The vote to suspend the rules was 5-0.

Mr. Lytle made a motion to approve a no parking zone north of Lick Creek to the south edge of the Tatman property on the east side of South Monroe St. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

**N.) POOL ENTRY FEES:** Mr. Ron Dudelston stated due to the long 16 months of COVID and as we continue to recover he's recommending a letter be drafted from City Council addressed to the Park Board requesting they consider lowering the pool entrance fee for \$1.00 for everyone just for this season. Mr. Dudelston made a motion to have this letter drafted. Mr. Lytle seconded the motion. The vote to approve was 5-0.

**CLERK-TREASURER'S REPORT:** Ms. Whatley stated that a claim was submitted to the Board of Works for payment. It was for pool chemicals in the amount of \$13,090.50. The Board of Works was hesitant to approve payment, of this claim, because it had not been approved by Council to spend over \$5,000. The BOW decided to approve it conditionally upon approval to spend over \$5,000 from City Council. Mr. Dudelston made a motion to approve spending over \$5,000 for pool chemicals. Mr. George seconded the motion. The vote to approve was 5-0.

**COUNCIL INPUT:** Mr. Tony Scaggs gave an update on the Animal Shelter. He stated that the Animal Shelter Board is considering an outside accounting firm to do the bookkeeping for the Animal Shelter. He also reported back to a question that council had about the salary line item on the shelter's budget totaling \$80,000. This figure was taken directly from the W-2's that were sent out to the shelter's employees.

Mr. Dustin George introduced a plan on behalf of the Blackford Development Corporation. The BDC is investigating building a cover structure for the stage at Weiler Plaza. A canvas structure may cost approximately \$15,000 to purchase and the BDC would like to spread that cost over the BDC, City and County.

**PUBLIC COMMENT:** A constituent address City Council regarding his concerns over the parking and noise situations during Heritage Days. He asked that going forward if more thought could go into the placement of food vendors and road closures so that it doesn't adversely affect the residents that live close to downtown. He also voiced his displeasure with the noise level whenever we have a musical event at Weiler Plaza.

Ms. Cheri Brown stated that Purdue University is conducting a study on broadband speed rates around Blackford County. She stated there is a survey that can be found on the Purdue Extension website along with the Blackford Economic Development website. She encouraged everyone to access this survey and take the speed test. This will allow us to have good accurate data going forward.

Ms. Brown also stated there will be a Connections in Health meeting at the Senior Citizen's Center. They will be meeting to create a plan to utilize the \$10,000 in health initiatives funding.

Ms. Anne Owen wanted to remind everyone that any construction project the City of Hartford City has must have a permit even though it is exempt from the permit fees.

Ms. Owen also gave kudos to Mr. Jeff Thomas and the ladies at City Hall for their help with a contractor who is doing work for a local gas station. He complimented Hartford City and said that everyone he encountered was very friendly and helpful.

Mr. Bryon Maddox reminded everyone of Saturday in the Park to be held at Sigma Phi Gamma Founders Park on July 3, 2021.

**ADJOURNMENT:** With there being no further business, Mr. George adjourned the meeting at 7:31pm.

**FOLDER 2/REC 34**