

**CITY COMMON COUNCIL
OF HARTFORD CITY, INDIANA
MARCH 1, 2021
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 March 1, 2021.

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

APPROVAL OF AGENDA: Mr. Dudelston made a motion to approve the agenda. Mr. Lytle seconded the motion. The motion carried 5-0.

APPROVAL OF MEETING MINUTES OF FEBRUARY 1, 2021: Mr. Dudelston made a motion to accept the minutes of the February 1st meeting as submitted. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

OLD BUSINESS:

A.) I&M BUILDING AGREEMENT: Mayor Eckstein shared with council that after some modifications to the contract, I&M is ready for the City to take over the building on Mill Street. Mr. Warren Brown stated that they are looking for ways to renovate the building and make it a better Senior Citizen's Center. Mr. Brown said he's been in contact with Mr. Greg Beumer with Kleinpeter Consulting about applying for an OCRA grant to convert the heating source from electric to natural gas and also updating the plumbing and lighting fixtures. After some discussion, it was decided that acquisition of this building is a win for our community by providing a nice Senior Citizen's Center and also a training facility for our local law enforcement. Mr. Scaggs made a motion to accept this contract. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

B.) RE-ADDRESS COVID-19 SICK PAY PROTOCOL FOR MARCH 2021: Mr. Lytle made a motion to continue following the COVID-19 sick pay protocol that was mandated by the federal government prior to 12/31/2020 and re-address this topic monthly going forward. This topic will be addressed again at the April 5, 2021 meeting. Mr. Wolfe seconded the motion. The motion carried 5-0.

NEW BUSINESS:

- A.) **ADA UPDATE:** Ms. Morgan Sands gave the City Council an update on the city's ADA compliance with INDOT. She stated that we are currently considered in compliance and it is an ever evolving work in progress. She spoke about creating a committee of herself, a couple of city employees, a City Council member, a BOW member as well as a couple of people from the community. She has our Title 6 document filled out and sent to Attorney Murphy for his review. There was no action needed.
- B.) **RESOLUTION 2021-07 CF-1/PP NJT ENTERPRISES, LLC d/b/a MAYCO INTERNATIONAL, LLC:** Mr. Warren Brown told council that he has visited all businesses that are requesting tax abatements and they are all doing what they promised to do. This resolution references Res. 2017-01 for their SB-1. Mr. Lytle made a motion to approve Resolution 2021-07. Mr. Wolfe seconded the motion. The vote to approve 5-0.
- C.) **RESOLUTION 2021-08 CF-1/PP NJT ENTERPRISES, LLC d/b/a MAYCO INTERNATIONAL, LLC:** This resolution references Res. 2019-04 for their SB-1. Mr. Lytle made a motion to approve. Mr. Dudelston seconded the motion. The vote to approve was 5-0.
- D.) **RESOLUTION 2021-09 CF-1/PP NJT ENTERPRISES, LLC d/b/a MAYCO INTERNATIONAL, LLC:** This resolution references Res. 2020-03 for their SB-1. Mr. Lytle made a motion to approve. Mr. Wolfe seconded the motion. The vote to approve was 5-0.
- E.) **RESOLUTION 2021-10 CF-1/PP NJT ENTERPRISES, LLC d/b/a MAYCO INTERNATIONAL, LLC:** This resolution references Res. 2020-04 for their SB-1. Mr. Lytle made a motion to approve. Mr. Dudelston seconded the motion. The vote to approve was 5-0.
- F.) **RESOLUTION 2021-11 CF-1/PP THE VILLAGES OF VAN CLEVE, L.P.:** This resolution references Res. 2012-13 for their SB-1. Mr. Dudelston made a motion to approve. Mr. Lytle seconded the motion. The vote to approve was 5-0.
- G.) **INTRODUCTION OF SB-1/PP PETOSKEY PLASTICS:** Mr. Warren Brown stated that Petoskey is purchasing equipment to open up another production line in an ongoing expansion. Attorney Murphy stated that we will hold a public hearing at the April 5, 2021 meeting and have final approval at that same meeting. Mr. Lytle made a motion to accept the introduction of the SB-1. Mr. Wolfe seconded the motion. The vote to accept was 5-0.
- H.) **INTRODUCTION OF SB-1/PP SPECIALTY T, LLC:** Specialty T is looking to expand its staff and need to hire another 10 employees. Council was invited to come and tour the plant and see what they are doing. Mr. Dudelston made a motion to accept the introduction of the SB-1. Mr. Lytle seconded the motion. The vote to accept was 5-0.
- I.) **PLOW A-FRAME:** The DPW needed to purchase an A-Frame for their plow truck. Mr. George made a motion to approve the purchase. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

J.) CURBSIDE LARGE TRASH PICK-UP: Councilman George approached Mr. Thomas with an idea to help clean up our City and streamline the collection of large trash items. He proposed to raise the sanitation rates \$1.60 more per month and then allowing citizens to set out one large trash item every month free of charge. Currently citizens have to purchase a sticker for their large trash items and arrange a special pickup of those items. If every household would set out one or two items in a year they will have completely paid for their rate increase. Mr. Thomas is developing a schedule and a plan to accomplish these pickups and offset some of the overtime costs that will inevitably be incurred. There was much discussion on the logistics of this idea. There would need to be good communication and education for the citizens of Hartford City. It was decided to come up with a plan and try it out for 1 year and see if it will be feasible going forward. Mr. George made a motion to introduce an ordinance with a first reading at the May 2021 meeting. We will then have a second reading & possible adoption at the June 2021 meeting with a tentative start date of August 1, 2021. Mr. Dudelston seconded the motion. The motion carried 5-0.

K.) T. WILLIAMSON – SEWER TAP FEE DISCUSSION: Mr. Williamson said he was doing a review of the sewer tap work his department had done over the past year. He said that it's been an unwritten policy that the WWTP fix any sewer tap issue free of charge no matter how old the infrastructure might be. He stated that we can no longer continue to follow this type of policy. He explained that he's approaching BOW and Council this evening just as a discussion point. He would like to see the city make a decision to choose a definitive amount of time to warranty the work that is performed, on a sewer tap. He's asking to just re-coup costs for these repairs. He is not proposing a profitable service. He's asked that the BOW and Council give him their input over the next couple of months and come up with an agreed upon policy going forward. No action was needed.

L.) T. WILLIAMSON – OSHA TRENCH SAFETY SHORING: Mr. Williamson shared with the Council that the city does not have any trench shoring abilities to protect his employees, in a trench deeper than 5 feet. Most of the sewers they work with are going to be 6 feet or deeper. He stated that he does not feel comfortable risking his staff's lives to do the work without the proper safety equipment. He provided 3 quotes and explained a little bit about each vendor and their quote. He strongly suggested they consider the quote from Ferguson. They are located in Kokomo, IN and both other quotes are out of state. He has done business with Ferguson in the past and they have the least expensive price tag. He also shared that he has the funds to pay for this piece of equipment. Mr. Dudelston made a motion to approve the expenditure of over \$5,000 and approve the quote from Ferguson. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

M.) LAND EASEMENT CONTRACT – ORC REAL ESTATE: Mr. Eric Warren from ORC addressed council and told them that I&M is rebuilding a lot of transmission lines throughout Indiana. The rebuilding starting at the substation located at Water St., Beach St. & Mill St. will be beginning. They are taking it south to the Jay substation in Dunkirk. Hartford City owns the property directly south of the substation. The easement already exists and the lines are already there. When they do the rebuild they would like to update the language of the easement in the contract. It incorporates an exhibit and specifies the width. AEP will pay a small fee of \$2,500 for this supplemental agreement. They would like to start construction in the spring. Mr. Lytle made a motion to approve this contract. Mr. Scaggs seconded the motion. The motion carried 5-0.

N.) DISCUSSION OF THE ANIMAL SHELTER CONTRACT FOR 2022: The Council discussed the terms of their automatically renewable contract with the Blackford County Animal Shelter. They have many unanswered questions. The council members asked for Clerk-Treasurer Whatley to reach out to the Animal Shelter and request their 2019 & 2020 IRS 990 Forms, their current budget, 3 years of financial reporting and 501c3 reports. The Council requested that someone from the Animal Shelter be invited to attend the April 5, 2021 meeting and hopefully then the Council can get their questions answered.

MAYOR'S COMMENTS: Mayor Eckstein stated that he has been approached by Cheryl LaMotte and she wants to start a mobile library. She told him that she has secured funding for it and would like to place it on the grounds at City Hall for security purposes. Michelle Risinger from the Hartford City Public Library also added that the library will also help supply books to keep it filled. Mayor Eckstein asked to have this item put on City Council's agenda for the April meeting.

Mayor Eckstein gave kudos to all departments that had involvement with the snow removal. He stated he knew that they all had a hard week and worked really hard to get all of the snow removed.

PAVING BIDS: Mr. Jeff Thomas stated he had advertised for 3 bids for street paving; he only received two bids and recommends E&B Paving's bid. He wants to get this approved ASAP so that he can be booked on their paving schedule. Mr. Scaggs made a motion to accept the E&B Paving bid. Mr. Dudelston seconded the motion. The vote to accept was 5-0.

CLERK-TREASURER COMMENTS: Clerk-Treasurer Whatley asked Council how they would like to receive all materials for meetings now that everyone has been provided with new Microsoft Surface Pro computers. The Council was in unanimous favor of receiving everything electronic going forward and doing away with their printed binders. Ms. Whatley stated that she will keep one printed binder in her office and will start sending out everything electronic going forward.

COUNCIL COMMENT: Mr. Scaggs stated he was approached by a homeowner who lives on Park Ave. across from the 4-H grounds and every time they patch the 4-H parking lot they use a

lot of gravel. When it rains the gravel flows into his yard. The homeowner asked if there was anything the City can do about it? Council advised Mr. Scaggs to tell the homeowner to reach out to the Fair Board.

Mr. Scaggs had a second item that someone had questions about a couple of lots in the Creekside neighborhood that can't be developed. The constituent wanted to know if there was anything we can do to change that? Mayor Eckstein said there is development plans in the works for that area in 2022. There will be utilities and a road extension coming then.

Parks Superintendent, Bryon Maddox asked about the status of the State Road 3 South Project and if there would be an official statement put out to the community? Mayor Eckstein said he is still waiting on INDOT to give him official word and then he will definitely make a statement to the community.

ADJOURNMENT: With there being no further business, Mr. Scaggs made a motion to adjourn the meeting. The meeting adjourned at 7:48pm.

FOLDER 2/REC 24