

**CITY COMMON COUNCIL  
OF HARTFORD CITY, INDIANA  
AUGUST 1, 2022  
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 August 1, 2022.

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

**APPROVAL OF AGENDA:** Mr. Parrott made a motion to approve the agenda as presented. Mr. George seconded the motion. The vote was taken by roll call: 4-0 to approve.

Mr. Dudelston – YAY  
Mr. Parrott – YAY  
Mr. George – YAY  
Mr. Wolfe - YAY

**APPROVAL OF THE MINUTES:** Mr. Parrott made a motion to approve the minutes of July 5, 2022 as submitted. Mr. Dudelston seconded the motion. The vote was taken by roll call: 4-0 to approve.

Mr. Dudelston – YAY  
Mr. Parrott – YAY  
Mr. George – YAY  
Mr. Wolfe - YAY

**OLD BUSINESS:**

**A.) ELECTRONIC SIGN DISCUSSION – MASONIC LODGE DONATION:** No one from the Masonic Lodge attended the meeting. The Council did look at the two estimates they have received. They asked if Mr. Al Johnson from ADM Custom Creations could attend the September 6, 2022 meeting. Mr. Dudelston made a motion to table this topic until the September 6, 2022 meeting. Mr. George seconded the motion. The vote was taken by roll call: 4-0 to table.

Mr. Dudelston – YAY  
Mr. Parrott – YAY  
Mr. George – YAY  
MR. Wolfe – YAY

**B.) NOISE ORDINANCE DISCUSSION (TABLED FROM 6/6/22 MEETING)**

**OWNER OF THE DEPOT ASKED TO HAVE THE ORDINANCE AMENDED TO 1:00 AM ON FRIDAY & SATURDAY:**

There was much discussion about this topic and what the ramifications could be if this request was granted. Mr. George made a motion to deny the extension of the noise ordinance timeframe for Friday and Saturday nights. Mr. Dudelston seconded the motion. The vote was taken by roll call: 4-0.

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. George – YAY

Mr. Wolfe – YAY

**C.) CITY ACCEPTING HAYS AVE. & FREEDOM COURT AS CITY STREETS:**

Mr. George made a motion to instruct Attorney Murphy to proceed with drawing up the resolutions to accept both of these as city streets. Mr. Parrott seconded the motion. The vote was taken by roll call: 4-0.

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. George – YAY

Mr. Wolfe – YAY

**D.) WATER PROJECT UPDATE:** Mr. Bill Bacon explained that he recently spoke with Mr. Keith Bryant with United Consulting. Mr. Bryant told him that he's really close on completion of design work for both water towers. He's close to bidding for the water main piece and is about 50% complete on the plant part of the project. This update was just for information purposes. No action was needed.

**E.) STOP SIGN AT CORNER OF LAKEVIEW & CLUBVIEW IN CREEKSIDE**

**ADDITION:** Mr. Ron Dudelston explained that he and Mr. Tony Scaggs have both talked with several homeowners in the area and there are 2 homeowners who really want to have this stop sign approved. Mr. Dudelston asked Council to let him and Mr. Jeff Thomas to meet with Creekside's HOA to see how they feel about it. Mr. Dudelston made a motion to table this until the September meeting giving him time to meet with the HOA and then report back. Mr. George seconded the motion. The vote was taken by roll call: 4-0

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. Parrott – YAY

Mr. George – YAY

**F.) VACATE ALLEY BETWEEN ALTHOUSE & PROPERTIES OWNED BY CHAD**

**OXLEY:** There was much discussion about this and they wanted to know if we've had discussion with Attorney Murphy and stated there had been no contact with property owners. Mr. Parrott stated that AEP has a lot of power running through that alley and he felt that AEP needs to weigh in on this subject. Mr. Wolfe made a motion to table this until the September 2023 meeting. Mr. Dudelston seconded the motion. The vote was taken by roll call: 4-0

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. George – YAY

Mr. Wolfe – YAY

**NEW BUSINESS:**

**A.) RON DUDELSTON – INTRODUCE 2 PETITIONS TO VACATE ALLEY FOR ENIRE BLOCK OF 1200 WATER STREET:**

Mr. Dudelston introduced two petitions from the two property owners to vacate this alley. It was determined that no utilities run through the alley. Mr. Dudelston made a motion to have a public hearing and 1<sup>st</sup> reading of an ordinance to vacate this alley at the September 6, 2022 meeting. Mr. George seconded the motion. The vote was taken by roll call: 4-0

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. George – YAY

Mr. Wolfe – YAY

**B.) MAYOR ECKSTEIN – 3 WAY STOP IN FRONT OF MAYCO:** Mayor Eckstein stated that while he and Mr. Warren Brown were out visiting local businesses, they met with the administration of Mayco. They expressed concern about traffic patterns at Gilkey Avenue and John Bonham Drive. They are requesting a stop sign be put up at this intersection. There was some discussion and it was decided to reach out to the administration at Mayco and ask them to attend the September meeting to explain what would work best. Mayor Eckstein said he would reach out to them. Mr. Dudelston made a motion to table this topic until the September meeting. Mr. George seconded the motion. The vote was taken by roll call: 4-0

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. George – YAY

Mr. Wolfe - YAY

**C.) WARREN BROWN – INTRODUCTION OF SB-1 REQUEST FOR FACS**

**HOLDINGS, LLC:** Mr. Brown explained that FACS Holdings is interested in purchasing the old South Side School from Grant/Blackford Mental Health. They plan to use their private funds to renovate the building and they want to use it as a community hub. Mr. Brown explained they are seeking a 10 year tax abatement. He also explained that one big benefit to the City is this business will be a “for-profit” company and it will be added to the tax rolls for the first time ever. Mr. Brown explained that this was just an

introduction and the owner and their attorney will be attending the September meeting to give Council a more in depth idea of their vision.

**D.) WARREN BROWN – STRATEGIC MATERIALS:** Mr. Brown also wanted to give an update on Strategic Materials. They will also be asking for a 10 year tax abatement. This company is a glass recycling company. They currently have to unload their raw glass materials in Muncie and then truck them over to their plant. They would like to put in a switch & spur at their factory so that the raw materials can be delivered directly to them by train. This improvement will add 12 to 15 new employees. Mr. Brown stated that the owners will be attending the September meeting, as well.

**E.) JEFF THOMAS – PERMISSION TO SPEND OVER \$5,000 FOR EMERGENCY ENGINE REPAIR OF THE 2005 INTERNATIONAL GARBAGE TRUCK:** Mr. Thomas explained that they lost an injector in the motor of the garbage truck. He said that McAllister came out to look at it and they decided to replace all 6 injectors and fix an oil leak. He stated that the truck has been down for 2 weeks. Mr. Dudelston made a motion to grant permission to spend over \$5,000 for this repair. Mr. Parrott seconded the motion. The vote was taken by roll call: 4-0

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. George – YAY

Mr. Wolfe – YAY

#### **MAYOR'S REPORT:**

**A.) MAYOR ECKSTEIN – INDEPENDENCE PARKWAY:** Mayor Eckstein explained that Independence Parkway is almost ready to go. They are waiting on a survey.

**B.) MR. BILL BACON – BACK WASH PIT:** Mr. Bacon explained that he had the back wash pit cleaned out a few months ago and he was of the understanding they could put that debris at the Water Department's dump site. IDEM said no and he had 90 days to move it. He had it hauled by Waste Management over to the Portland landfill. He said the cost will be well over \$5,000. He is asking Council's permission to spend over \$5,000 to complete this task. Mr. George made the motion granting permission to spend over \$5,000. Mr. Parrott seconded the motion. The vote was taken by roll call: 4-0

Mr. Dudelston – YAY

Mr. Parrott – YAY

Mr. George – YAY

Mr. Wolfe – YAY

#### **COUNCIL INPUT:**

**A.) MR. MICHAEL WOLFE –** Mr. Wolfe asked if the City had an ordinance about parking recreational vehicles (i.e. campers, boats, etc.) on private property. The police department explained the only ordinance the City has is to make sure these items have the

proper and current registration. We do not have an ordinance that specifies where they can be parked.

**B.) MR. DUSTIN GEORGE:**

**1.) SIGNAGE ON BACK OF SCHOOL BUSES:** Mr. George asked Police Chief Crouse if he'd talked to the schools about signage on the back of school buses about cars passing the bus while stopped. Chief Crouse said he will be attending a school safety meeting on 8/4/22 and he will speak with Superintendent Chad Yentzer then. Mr. George also asked about if officers will be following behind school buses for the beginning week or two of school. Chief Crouse said he thought there might be some OPO money for this to be done.

**2.) GOLF CART ORDINANCE:** Mr. George said that he's noticed a lot of side-by-sides (i.e. Razors, Gators, etc.) on city streets. He asked if we need to amend our Golf Cart Ordinance to include these types of vehicles. There was some discussion. The Mayor asked Chief Crouse if he could forward the entire ordinance to Council for review. Mr. George asked if they could address this sometime in the next few months.

**C.) MR. RON PARROTT:** Mr. Parrott asked if we could address the \$5,000 expenditure rule to raise the minimum amount to be spent before seeking Council Approval at the September meeting.

**D.) MR. RON DUDELSTON:** Mr. Dudelston gave an update about the demolition of 700 W. Kickapoo St. He thanked Build a Better Blackford and Blackford Development Corporation and anyone else who was involved.

Mr. George stated that 418 E. Chestnut St. demolition starts tomorrow.

**E.) MAYOR ECKSTEIN:** Mayor Eckstein gave kudos to Mr. Jeff Thomas and his department for the great work they've been doing on the storm cleanup. He stressed to everyone that if anyone asks it will be another 3 to 4 weeks to complete the entire cleanup and to please be patient with them.

**PUBLIC COMMENT:**

**A.) MR. BILL ASPY –** Mr. Aspy stated regarding the earlier conversation regarding FACS Holdings and the South Side School, they will indeed have to go to the BZA for the special exceptions they need. This will happen each time the building changes owners.

**B.) CONSTITUENT (NO NAME GIVEN) –** This gentleman explained that he has recently moved here from Arkansas. He made a recommendation to Council to invest in microphones for the Council desk. He explained that he really had to strain to hear this evening and thought it would be a good investment so that all who attend are able to hear the proceedings.

**ADJOURNMENT:** With there being no further business of the Common Council, Mr. Ron Dudelston made a motion to adjourn. The meeting adjourned at 7:04pm

**FOLDER 2/REC 160521\_002**