

**CITY COMMON COUNCIL
OF HARTFORD CITY, INDIANA
SEPTEMBER 6, 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 on September 6, 2022.

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

PUBLIC HEARINGS: Mr. Dudelston made a motion to suspend the regular Council meeting. Mr. George seconded the motion. The vote to suspend the regular Council meeting was 5-0.

A.) 2023 BUDGET: There was no public comment. Mr. George made a motion to close this public hearing. Mr. Scaggs seconded the motion. The vote to close the public hearing was 5-0.

B.) VACATE ALLEY – ENTIRE BLOCK OF 1200 W. WATER STREET: Mr. Dudelston made a motion to open this public hearing. Mr. Parrott seconded the motion. The vote to open the public hearing was 5-0. Mr. Dudelston introduced Mr. Murrell & Mr. Webb (property owners). He stated that all paperwork had been filed and was in order. He then asked if there was any public comment. There was none. Mr. Scaggs made a motion to close this public hearing. Mr. Parrott seconded the motion. The vote to close the public hearing was 5-0.

C.) TAX ABATEMENT – FACS HOLDINGS: Mr. Scaggs made a motion to open this public hearing. Mr. George seconded the motion. The vote to open this public hearing was 5-0. Mr. Warren Brown addressed the Council and presented a letter from the President/CEO of Grant/Blackford Mental Health explaining the circumstances as to why they cannot move forward with their proposed plan for the old Southside School building. Mr. Brown explained that they have a new investor and contractor to take on this project. Grant/Blackford Mental Health plans on being a tenant at the community hub. Mr. Brown explained with this new plan it will be a “for-profit” business which will be a win-win for the community because we will still have the community hub and the City will reap the tax benefits of this business. Mr. Brown introduced Mr. Scott Miller, Owner/President of Bowman Construction and Mr. Faraz Abazi who is a personal investor. Both gentlemen gave personal background about themselves and their respective businesses. They shared their vision about this project. It was opened for public comment. There was no public comment. Mr. Dudelston made a motion to close this public hearing. Mr. Wolfe seconded the motion. The vote to close the public hearing was 5-0.

D.) ADDITIONAL APPROPRIATIONS: Mr. Scaggs made a motion to open up this public hearing. Mr. George seconded the motion. The vote to open public hearing was 5-0. Clerk-Treasurer Whatley reminded Council that at their meeting on January 4, 2022 they approved additional appropriations in the amount of \$43,500. She explained that while working with the DLGF representative at her budget workshop she realized that she'd missed a couple of steps in the process. One of which was holding a public hearing. This topic was opened to public comment. There was no public comment. Mr. Scaggs made a motion to close the public hearing. Mr. Parrott seconded the motion. The vote to close the public hearing was 5-0.

Mr. Dudelston made a motion to open the regular Council meeting. Mr. Parrott seconded the motion. The vote to re-open the regular Council meeting was 5-0.

APPROVAL OF AGENDA: Mr. George made a motion to approve the agenda as submitted. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

APPROVAL OF THE MINUTES:

A.) MINUTES OF AUGUST 1, 2022: Mr. Parrott made a motion to approve the minutes as submitted. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

B.) MINUTES OF SPECIAL MEETING AUGUST 18, 2022: Mr. Dudelston made a motion to approve the minutes as submitted. Mr. George seconded the motion. The vote to approve was 5-0.

OLD BUSINESS:

A.) ADM SIGN QUOTE: Mr. Al Johnson from ADM Custom Creations addressed Council and explained the quote for the new electronic sign for the front of City Hall. He explained the difference in the picture quality of the two units he has quoted. He explained that if something were to go wrong with the sign the City's first response would be to call the manufacturer directly to have remote diagnostics run on it. If we need a hands-on technician, he would be the person to come and physically work on the sign. Mayor Eckstein explained that we have a private donor who will be donating between \$8,000 - \$10,000 towards this sign. After some discussion, Mr. Wolfe made a motion to choose ADM's quote of \$29,250 subject to receiving at least \$7,000 in private donation. Mr. George seconded the motion. The vote to approve was 5-0.

B.) 1st READING – SB-1 FOR FACS HOLDINGS, LLC.: Attorney Murphy explained that this SB-1 is drafted as a ten-year descending. He stated that he will have some proposed amendments for the 2nd reading in October. Mr. Dudelston made a motion to accept the 1st reading. Mr. George seconded the motion. The vote to approve the 1st reading was 5-0.

- C.) 4-WAY STOP @ BLACKFORD INTERMEDIATE SCHOOL – PERKINS & WERBER STREETS:** After some discussion, Police Chief Crouse stated that after some surveillance of this intersection he did not feel it would be warranted to put a 4-way stop sign there. There was no action taken.
- D.) RESOLUTION 2022-22 – A RESOLUTION ACCEPTING HAYS AVENUE AS A CITY STREET:** It was clarified that the City would take immediate possession of Hays Avenue. Mr. George made a motion to approve Resolution 2022-22. Mr. Parrott seconded the motion. The vote to approve was 5-0.
- E.) RESOLUTION 2022-23 – A RESOLUTION ACCEPTING FREEDOM COURT AS A CITY STREET:** Mr. Scaggs made a motion to approve Resolution 2022-23. Mr. George seconded the motion. The vote to approve was 5-0.
- F.) RESOLUTION 2022-24 – A RESOLUTION ACCPETING INDEPENDENCE PARKWAY AS A CITY STREET:** Attorney Murphy stated that he is still waiting on the survey and deed for this resolution. He asked Council to table this topic until the October 3rd meeting. Mr. Wolfe made a motion to table this until the October meeting. Mr. Dudelston seconded the motion. The vote to table was 5-0.
- G.) VACATE ALLEY BETWEEN ALTHOUSE AUTOBODY AND THE PROPERTY OWNED BY CHAD OXLEY:** Attorney Murphy said that no petition has been filed to vacate this alley. Mr. Wolfe made a motion to table this until the October meeting. Mr. Scaggs seconded the motion. The vote to table was 5-0.
- H.) STOP SIGN AT CORNER OF LAKEVIEW & CLUBVIEW IN CREEKSIDE ADDITION:** Mr. Dudelston explained the Mr. Jeff Thomas and Police Chief Crouse and himself met with the Homeowners Association of Creekside. It was the consensus of that meeting to put up some speed limit signs and signage along the road rather than a stop sign. Mr. Dudelston made a motion to remove this topic from the agenda. Mr. Scaggs seconded the motion. The vote to remove was 5-0.
- I.) 1ST READING OF ORDINANCE 2022-10 – AN ORDINANCE GRANTING PETITIONS TO VACATE ALLEY:** Attorney Murphy explained that this ordinance is to grant the petitions to vacate the alley on 1200 W. Water Street. Mr. Dudelston made a motion to approve the 1st reading of Ordinance 2022-10. Mr. Scaggs seconded the motion. The vote to approve the 1st reading was 5-0.
- Mr. Dudelston made a motion to suspend the rules on 2nd reading. Mr. Scaggs seconded the motion. The vote to suspend the rules and move onto a 2nd reading was 5-0.
- Mr. Dudelston made a motion to approve the 2nd reading of Ordinance 2022-10. Mr. Parrott seconded the motion. The vote to approve the 2nd reading of Ordinance 2022-10 was 5-0.

NEW BUSINESS:

- A.) BSM GROUPS – ROW PERMIT APPLICATION 33-734 FOR 408 E. 8TH ST.:** Mr. Scaggs made a motion to approve this right-of-way permit. Mr. Dudelston seconded the motion. The vote to approve was 5-0.
- B.) AUSTIN HESS – PURCHASE & VACAE ALLEY 300 BLOCK OF EAST FRANKLIN ST. BETWEEN MAIN ST. & FRANKLIN ST.:** Mr. Hess was not in attendance at tonight’s meeting. There was discussion of a large sewer line that runs across that property and would present problems if someone were to build on this property. Mr. Scaggs made a motion to table this topic. Mr. George seconded the motion. The vote to table was 5-0.
- C.) LEVI STRAIT – DISC GOLF:** Mr. Strait addressed Council to offer updates and request permission to spend money to have a ½ acre pond dug at the Disc Golf Park. He stated that they’ve received a quote of \$12,000 from Gaylon Light to do the pond dig and some excavation/cleanup work on the site. He stated that they’ve obtained permission from the Drainage Board and permits from Area Planning & Zoning. They would like to have Mr. Light get started as soon as possible so that it would be finished this fall and keeping them on target for a Spring 2023 opening of the Disc Golf Park. Mr. Scaggs made a motion to permit the expenditure of the money. Mr. George seconded the motion. The vote to approve was 5-0.
- D.) JEFF THOMAS – MOSQUITO FOGGER:** Mr. Thomas presented a quote from Clarke for a new Mosquito Fogger in the amount of \$12,800.00. He explained that this quote is good until November. After some discussion, Mr. Parrott made a motion to table this topic until the October 3rd meeting. Mr. Dudelston seconded the motion. The vote to table was 5-0.
- E.) TRAVIS WILLIAMSON – STORMWATER RETENTION PONDS – CITY’S RESPONSIBILITY & LIABILITY:** Mr. Williamson inquired about the two retention ponds along Independence Parkway & Freedom Court. His concern was who do those ponds belong to and does the City have any liability regarding them. Attorney Murphy stated he will look into who owns them and if there is any cause for concern. He asked for this to be tabled until the October meeting. Mr. Scaggs made a motion to table until the October meeting. Mr. Parrott seconded the motion. The vote to table was 5-0.
- F.) 1ST READING OF ORDINANCE 2022-07 – 2023 BUDGET:** Mr. Dudelston made a motion to accept the 1st reading of Ordinance 2022-07. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

G.) 1st READING OF ORDINANCE 2022-08 – ORDINANCE AMENDING ORDINANCE 2021-14 THE ISSUANCE OF SEWAGE WORKS REVENUE BONDS IN ONE OR MORE SERIES: Ms. Julie Boling with Krieg DeVault addressed Council to explain a small change in the verbiage of this ordinance and what that meant to any investing parties and to the City. Mr. George made a motion to approve the 1st reading of Ordinance 2022-08. Mr. Wolfe seconded the motion. The vote to approve was 5-0.

H.) 1ST READING OF ORDINANCE 2022-09 – 2023 SALARY ORDINANCE: Mr. Dudelston made a motion to approve the 1st reading of Ordinance 2022-09. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

I.) RESOLUTION 2022-20 – APPROPRIATION REDUCTION: Mr. Scaggs made a motion to approve Resolution 2022-20. Mr. Parrott seconded the motion. The vote to approve was 5-0.

J.) RESOLUTION 2022-21 – ADDITIONAL APPROPRIATIONS: Mr. Dudelston made a motion to approve Resolution 2022-21. Mr. Scaggs seconded the motion. The vote to approve was 5-0.

K.) RON PARROTT – LOOK AT \$5,000 EXPENDITURE RULE AND POSSIBLY AMEND THE ORDINANCE TO RAISE THE MINIMUM TO BE SPENT BEFORE SEEKING COUNCIL APPROVAL: Mr. Parrott made a motion to give Attorney Murphy approval to draft a new ordinance amending the expenditure amount from \$5,000 to \$10,000 for the October meeting. Mr. Dudelston seconded the motion. The vote to approve was 5-0.

L.) MICHAEL WOLFE – MONTHLY NEWSLETTERS TO CITIZENS: There was much discussion and brainstorming done on this topic. No action was taken.

MAYOR’S REPORT: Mayor Eckstein invited everyone to a 9/11 Remembrance Ceremony at Veteran’s Park on Friday, September 9, 2022 at 10:00am. He stated that City Hall would be closed from 9:45am – 11:00am so that all employees could attend.

COUNCIL INPUT:

A.) MICHAEL WOLFE – NEW SIDEWALKS AT PARK AVE. & JEFFERSON ST.: Mr. Wolfe stated that he’s received calls and email regarding the ground surrounding the new sidewalks that were built this summer. The constituents are stating that the ground is uneven, rutted and wasn’t seeded properly. Mr. Wolfe asked who they should contact regarding this. After some discussion, it was determined that INDOT did a final walk through and signed off to close the project. The homeowners have the option of contacting INDOT, Brook’s Construction or their State Representative.

B.) DUSTIN GEORGE – NEW ORDINANCE FOR ALLOWING SIDE-BY-SIDE VEHICLES ON CITY STREETS: Mr. George asked Council if they are still in favor of having an Ordinance drafted allowing Side-By-Side vehicles on our City streets. All were in favor of this. Attorney Murphy stated that he would draft a new ordinance for the October meeting.

C.) RON DUDELSTON – TORNADO ALARMS: Mr. Dudelston asked Fire Chief Parrott if the batteries were replaced in all of the tornado alarms. Chief Parrott stated yes and both sirens at VIA and 3M are functional, however, the one at the Little League diamond is not working. He stated they tried a couple of different things and could not get it to work. He said there needs to be a discussion on how to proceed with that one.

PUBLIC COMMENT: NONE

ADJOURNMENT: With there being no further business of the Common Council, Mr. Tony Scaggs made a motion to adjourn. The meeting adjourned at 7:57pm

FOLDER 2/REC 160626_002