

**CITY COMMON COUNCIL
OF HARTFORD CITY, INDIANA
SPECIAL MEETING
OCTOBER 25, 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 October 25, 2022.

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

UPDATE ON NEWBERRY BUILDING PROJECT: This was a joint session of the City Common Council, the Blackford County Council, and the Blackford County Commissioners. Also present were Mr. Warren Brown with Blackford Economic Development Corporation and Mr. Greg Martz with GM Development Corporation.

Mr. Brown thanked everyone for coming this evening. Both Mr. Brown and Mr. Martz gave a detailed update on the status of the Newberry Building, what still needs to be done and a proposed way to get the project completed. Mr. Martz explained that the original amount of \$1,600,000 that was borrowed is in the City of Hartford City's name, but Blackford County is paying ½ of the annual payments.

He explained that the first part of the process was to seal the envelope of the building and make it waterproof. That included new windows and tuck pointing the building. He explained that the original amount borrowed covered that and there was money left over. The committee decided to put in an elevator which would make the entire building functional and not just the 1st floor. He stated that we are getting quotes from a new general contractor, Eric Wilson with E. Wilson Enterprises, Inc. The completion of the following is needed to uphold our end of the lease agreement with the new Restaurant:

- 1) Complete all tuck pointing as needed in restaurant space
- 2) Electrical & Lighting in restaurant space, dining area, kitchens, and restrooms
- 3) Heating & Cooling – finish installation of units, piping, drains running all lines, installation of thermostats and additional duct work.
- 4) Plumbing throughout restaurant and restrooms
- 5) Hang and finish drywall
- 6) Windows & Trim
- 7) Floor Coverings
- 8) Roof repair
- 9) Fire Suppression & Hood installation
- 10) Fire Alarm
- 11) Handicap ramp

There was much discussion about Mr. Wilson's quote, the previous general contractor and the mistakes that were made by his company. Discussion was had regarding the phases left of the project and how is the best way to move forward.

The building committee which consists of Commissioner John Oxley, Mayor Dan Eckstein, City Councilman Ron Dudelston and Economic Development Director Warren Brown were instructed to look at all sub-contractor quotes that Mr. Wilson has obtained. They were also instructed to have Mr. Wilson to seek out 2 more quotes for the electrical work in addition to his own for their review. Once all quotes have been reviewed by the building committee, the three bodies present tonight will convene for another joint session to go over those bids.

It was decided as winter is looming the roof issues must be addressed immediately. Mr. George made a motion to approve up to \$25,000 to fix and finish the roof of the Newberry Building. Mr. Dudelston seconded the motion. A roll call vote was taken.

Ron Dudelston – YAY
Ron Parrott – YAY
Dustin George – YAY
Michael Wolfe – YAY

With there being no further business of the City Common Council, Mr. Dudelston made a motion to adjourn the meeting at 7:25pm.

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