

City of Tipton Common Council meeting held on August 26, 2019, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Havens, Councilmen, Curnutt, Morgan, Chandler, Ogden and Clerk-Treasurer Clark. Councilman Rippey was not present.

Others: Kegan Schmicker, Vicky Boyd with Tipton Tribune and Emma Richmond.

Mayor Havens opened the August 26, 2019, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Morgan made a motion to approve the August 12, 2019, Council minutes without amendment, seconded by Councilman Chandler, with all in favor.

Amend Agenda: No amendment.

BOW: Councilman Curnutt reported from the August 26, 2019, BOW meeting.

GAC: Councilman Chandler reported there was no meeting. He also stated some facts the Golf revenue is down. Chandler reported the irrigation system is paying dividends.

Goodwill: Councilman Chandler reported the Committee met two weeks ago, there was a great discussion and we are working together.

DSW: Councilman Morgan reported we approved Director Heron's request to purchase a baler and get it installed. We also approved a storage container. Morgan reported there was much discussion on the yard waste, and it is becoming a problem. They are looking at a mobile grinder and transporting debris to Noblesville.

Street, Alley and Sidewalk Committee: Nothing to report.

Utility Board: Councilman Chandler reported the August 19, 2019, Utility Board minutes are enclosed. He also reported they have cleaned approximately 500 catch basins and there were approximately 23 yards of foreign material. A considerable amount of debris was grass clippings. Chandler suggested not to put grass clippings in the street. He also reported there was an upcoming meeting with the Tipton Community School officials to discuss their new solar farm and the LED lighting project. The electric consumption from TMU was less and their solar farm was working. However, it seems the overall electric expense doesn't reflect the same savings. Councilman Chandler reported Matt Smith with Strand Associates updated the Board on the evaluation of moving the Phase III large interceptor sewer to the north side of the creek to save the cost of two creek crossings. The savings are considerable but the additional unknown risk for boring a 60" line under the parking lots of CVS, McDonald's and First Farmers Bank could also be considerable expense that would fall back on TMU. Chandler also stated if they did it on the southside it wouldn't hinder any development on the southside.

Ambulance Oversight Committee: Mayor Havens reported the Ambulance Oversight Committee authorizes, manages and makes decisions in ambulance oversight. They are developing a plan and contractual agreement to support the plan for 2020. This is not easy work. He also reported Jeff Ogden is the Mayor's appointment and he is focused on the responsibility and authority of the Ambulance Oversight demonstrated by the Committee. The Committee manages it and they are caught between five departments.

New Business: Nothing to report.

Old Business: Nothing to report.

Mayor's Report: Nothing to report.

#### Resolutions & Ordinances:

Resolution 2019-10 – A Resolution Of The Common Council Of The City Of Tipton, Indiana, Approving An Order Of The City Plan Commission Of The City Of Tipton, Indiana, Approving A Declaratory Resolution And Economic Development Plan Previously Adopted By The City Of Tipton, Indiana, Redevelopment Commission: Kegan Schmicker, Community Development Consultant, reported he is here to request for approval the order approved by the Planning Commission. Why, 1. Under performing downtown, the vacancy rate is 20-25 percent and they are cornerstone properties. 2. It helps focus local leadership on redevelopment areas, concentrate on the downtown and program opportunities. 3. The Community tells us, there is no full-service restaurant in downtown, you can't get a meal and alcohol beverage within downtown. The downtown housing attracts residential by providing housing units or second story apartments. Why help? 1. Focus on this area. 2. Local incentives – special package of options. 3. Opportunity advantage. Statute program called a riverfront district that could be extended to Cicero Creek. It would allow liquor license to a local committee of \$1,000 per year. Local renewal requirement could be placed on the licenses, such as gross receipts. Identify a committee to make sure they are a good proprietor and assure they will be an asset for the community. The timeline is to get this achieved by the end of the year because of legislation presented to gut it last year. We want to get Tipton grandfathered in. Schmicker reported we have taken this to the Redevelopment Commission, the Planning Commission and now to the City Council. If passed it will go back to the Redevelopment Commission to adopt a resolution. The RDC will then host a public hearing to allow any remonstrators an opportunity. It will then be sent to the City Council to adopt a resolution declaring the area a Riverfront District. Councilman Morgan thanked Schmicker for his work. Mayor Havens asked who the source of the listings of properties is and who is responsible to maintain the list. Schmicker reported he created a list by reference in Beacon and someone in my type of work. We identify the people and business. Mayor Havens asked if it was an excel program and does it reside in City Hall. Schmicker reported it was a cloud document and it is on his and Mayor's Administrative Assistant's computer. Councilman Chandler reported on page 1 there is a list of City possible acquiring properties. Some are vacant and some are under performing but this is

speculation only by Schmicker. There is an extension of the business district, the rest from Cicero Creek, maybe green space, redevelop housing, apt. complex or any of the above. Chandler reported this would be additional funds or grants. This is private own buildings as well. Schmicker reported this could be local level, incentive program for residents or enhancement area for residential. There is no positive or negative effect by passing this resolution. Mayor Havens reported all properties may be interested in, they have been or are in discussion with some fashion or another. Economic Developer, Redevelopment Commission or different individuals that have interest. Private interest in it might provide it benefits the broader community. Standards are being set and met by the community at large. We own the Old Chamber Building for example. Mayor Havens stated he appreciated Schmicker's work. Councilman Curnutt reported the resolution and order was unanimously passed by the City Redevelopment Commission and the City Plan Commission. Councilman Curnutt made a motion to approve Resolution 2019-10, seconded by Councilman Chandler, with all in favor.

Claims: Councilman Morgan made a motion to approve the claims 163656-163754 in the amount of \$620,204.56, seconded by Councilman Ogden, with all in favor.

Petitions, Complaints, Comments and Memorials:

Vicky Boyd with Tipton Tribune stated in the BOW meeting you said you would have a replacement for Mr. Morgan. Mayor Havens commented that the replacement will be until the end 12-31-2019. They are one-year terms and all three appointments by the Mayor. It could be a City Council member on the BOW, or it could be anyone from the community. Once he receives the resignation from Mr. Morgan the individual will serve that position for eight meetings. He also reported he has extended an invitation but hasn't heard anything back yet. Mayor Havens stated he appreciated Councilman Morgan's service. Councilman Morgan stated he learned a lot on the Board but with his class commitment he couldn't make the meetings.

Adjournment: With no further business, Councilman Ogden called for adjournment, seconded by Councilman Curnutt, with all in favor.

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer

  


Council President