

City of Tipton Common Council meeting held on April 27, 2020, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Dolezal, Councilwoman Hufford, Councilmen Ehman, Chandler, Kring and Rippy and Clerk-Treasurer Clark.

Others: Bob Edinger, and Vicky Boyd with Tipton Tribune.

Mayor Dolezal opened the April 27, 2020, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Kring made a motion to approve the April 13, 2020, Council minutes without amendment, seconded by Councilman Chandler, with all in favor.

Amend Agenda: Nothing to report.

BOW: Councilman Kring reported from the April 27, 2020, BOW meeting.

GAC: Councilman Ehman reported the Committee didn't meet this month. The Golf Course is open, and the tee times are full. Mayor Dolezal stated everyone is practicing safe distancing and the Golf Clubhouse is closed. He also commented that Golf Pro Bontrager and Golf Superintendent Talley are doing a great job.

Goodwill: Mayor Dolezal reported they didn't meet.

DSW: Mayor Dolezal reported they didn't meet.

Street, Alley and Sidewalk Committee: Councilman Rippy reported they didn't meet.

Utility Board: Councilman Chandler stated the April 20, 2020, Utility Board minutes are enclosed. He also reported the Collection Dept. Garage bids came in higher than anticipated. Councilman Chandler reported the Board accepted the bid from Coomler Contracting, Inc. but no construction will begin until a satisfactory cost has been established. He also reported they are re-negotiating the AT&T lease. Boyer had stated the terms of the new lease they proposed is very one sided and will need to be revised. The Board had instructed Boyer to continue negotiations for more favorable terms.

Youth Council: Councilman Ehman stated with school closed this Council is not existing right now but he has had some communication with some of the youth. He also reported three seniors are moving on and the rest are ready to go next year. Mayor Dolezal asked Councilman Ehman if he could share the members' emails with him. He also thanked Ehman for his help setting this Youth Council up, we will get the real benefit in the future.

Mayor Dolezal stated he thinks it is amazing all the hard work the City employees put in over the last several months to get the Park up and running, the Golf Course up and running. It is an amazing testament to the quality of people that we have working for the City. We appreciate them. Councilman Rippy commented the Cemetery looks great. Mayor Dolezal stated they fixed the fence out there as well. Everyone is doing a wonderful job.

New Business: Nothing to report.

Old Business:

Dezerland Property: Councilwoman Hufford handed out a sheet of paper with information concerning the FMC/Dezerland property and went over it with the Council. She also reported after the last Council meeting, they had another break-in and three juveniles were apprehended inside the building. Clerk-Treasurer Clark asked for a copy of what she handed out to the Council. Mayor Dolezal thanked Hufford for all the information she has dug up. He also reported he had a meeting with Mr. Barnes yesterday on-site and they discussed the situation and what he owned regarding Peek Power or whoever the party other than the Dezerland property owners were. Mayor Dolezal commented that all the testing sites are all on his property, Mr. Barnes asked why they haven't chosen any testing on Dezerland. Councilwoman Hufford agreed all the testing is north of FMC/Dezerland property, where is all the information on the testing for the FMC/Dezerland property. Mayor Dolezal stated he still would not want to put the citizens of the community in a potential spot to have to pay for a clean-up. He still thinks it would be prudent not to make an attempt for the City to purchase Dezerland. There may be a different arrangement where we can try safely to improve that property without the City owning the property. There was a lengthy discussion about the abandoned property, grants such as the Brownfield grant and others, the owner of the Dezerland property, and what they want to do, FMC paying for monitoring and the property being a safety issue. Mayor Dolezal commented he would have a discussion with Planning Commissioner Niblick regarding this issue. He also shared with the Council that while they were out there a young man inquired about the property, there was a light discussion on the assumption for cost of demolition of the large structure. Councilwoman Hufford asked when we can have a tentative deadline if Mayor Dolezal would have some kind of communication. Mayor Dolezal stated he would report back at the next meeting. Councilman Chandler stated we need the owners' official position, we need to know who is going to make that building safe and secure and then look at the improvement on the blight situation and get the property cleaned up.

Mayor's Report: Nothing to report.

Resolutions & Ordinances:

Ordinance 2020-02 – An Ordinance Of The Common Council Of The City Of Tipton, Indiana Amending The City Of Tipton Zoning Ordinance 2010-03, As Amended, Improvement Location Permit: Councilman Chandler made a motion to approve Ordinance 2020-02 on second and final reading, seconded by Councilman Rippy, with all in favor.

Resolution 2020-04 – A Resolution Adopting The Revised Sidewalk Improvement Program:

Mayor Dolezal stated that last year's sidewalk Improvement Program was an 80/20 program and we had over subscription to it last year because of that generosity. We are now looking at the quality of sidewalks and what citizens are asking for. This year's program we are putting in a priority on worse or missing sidewalks, if you take note to page 3 of 10 that is what is new to the sidewalk program everything else is the same. He also stated our goal is to continue to honor the request made last year if they are still interested and still want to continue with it, then the highest priority and incentive would be given to the worse sidewalks. Councilwoman Hufford asked who is on the Committee. Mayor Dolezal reported Public Works Manager Terry and City Engineer establishing a grading program and they are working on grading all the sidewalks. Councilman Kring stated this is budgeted. He asked how is the loan forgiveness looked at? Mayor Dolezal stated there is potential to be forgiven. Councilman Kring asked when we are budgeting it how do we do this? Clerk-Treasurer Clark stated we pay 100 percent from the beginning. Councilman Rippy commented that if you research this many cities in our area, nothing compares to this especially the portion the City pays for and the small amount the resident pays for. This is a perfect program for homeowners that want to maintain the looks of their property. Mayor Dolezal stated we want to have a high standard for our sidewalks especially the walkability in the community. Councilwoman Hufford commented she read over the program and it is very desirable and a benefit to our community, not only the appearance to the property but to exercise safely for those who like to walk. Councilwoman Hufford made a motion to approve Resolution 2020-04, seconded by Councilman Rippy. Councilman Kring stated he believes the City should pay for all sidewalks but knowing that isn't possible and he believes this is the best compromise and they have done a lot of work on this. He also commented he pays property tax and that is why he feels the City should pay for this. Resolution 2020-04 was passed with all in favor.

Resolution 2020-05 – A Resolution Creating Line 398 COVID-19 Small Business Relief In The Edit Fund and Transferring Within The Edit Fund The Following Appropriations: Mayor Dolezal stated he would like to use Edit money from Community Dev/Revitalization and move to Small Business Relief. He thanked everyone for their input and stated we need to let folks know it is available. The OCRA grant with our funding could be up to 250K. There will be application guidelines and it is recommended for small businesses that didn't qualify for other things. Councilman Kring stated he was upset that the Mayor has been put in this position by our Federal and State Executives by a government engaged regulatory taking, by taking their properties and then not giving appropriate funds to justly compensate people under the Fifth Amendment. They punt it then to the local governments that don't have funds. The PPE and SBA loans are going to large corporations and there is not enough left over for true small businesses. Kring commended the Mayor for doing this but wish he didn't have to do it; this is something we should support wholeheartedly. Councilman Chandler made a motion to approve Resolution 2020-05, seconded by Councilwoman Hufford, with all in favor. Mayor

Dolezal stated an additional item on that is that we would like to get funding to the small businesses as quickly as possible. He asked if the Council would consider authorizing the Mayor and Clerk-Treasurer to cut checks to the small businesses ahead of the claims process before the next meeting. They would be listed on the claims docket for the next meeting and would be disbursed in a reasonable manner based on qualifications. Councilman Chandler stated he applauds that decision; nothing is worse than holding up money when the small business needs to get the money. Councilman Chandler made a motion for the Mayor to sign and approve the COVID-19 Small Business Loan Agreement and Promissory Note after the application has been reviewed and approved by the Selection Committee and to direct the Clerk-Treasurer to make immediate payments through the claims process with the approval of claims by the Council on the next docket of claims, seconded by Councilman Rippy. Councilman Rippy stated kudos to the Mayor for doing this. Mayor Dolezal stated thanks, there is a lot of folks that deserve credit for drawing up the program and recognizing the need. Councilman Kring stated you have been forced to do this but shouldn't have to do this, it's upsetting. The motion was passed with all in favor.

Claims: Councilman Rippy made a motion to approve the claims 165458-165532 in the amount of \$475,505.94, seconded by Councilman Kring, with all in favor.

Petitions, Complaints, Comments and Memorials:


Mrs. Vicky Boyd with Tipton Tribune asked about the guidelines for individuals using City vehicles for personal use, who pays for the gas. Clerk-Treasurer stated the employee could be on call and can use it for some personal use. There was a brief discussion on this item.

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

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer



Council President