

City of Tipton City of Tipton Common Council meeting held on September 28, 2020, at Tipton City Hall, Council Chambers, Tipton.

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

Others: Dick Klein, Sherry Landseadel, Judith Leininger, Laura Sottong, Vicky Boyd with Tipton Tribune, Bob Edinger, Steve Raber, Peggy Tishner, Cecil Penland with REA, Richard Martin, Debbie Martin Makenzy Harpel, Addy Harpel, Tina Henderson, Sara Gall, Joe VanBibber, Kegan Schmicker, Josiah Theobald, Jason Henderson, Shelly Powell and Maddie Powell.

Mayor Dolezal opened the September 28, 2020, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Rippy made a motion to approve the September 14, 2020, Council minutes without amendment, seconded by Councilman Chandler, with all in favor.

Amend Agenda: Nothing to report.

BOW: Councilman Kring reported from the September 28, 2020, BOW meeting.

GAC: Councilman Ehman reported the Committee met and are working on setting rates for 2021, we would like to get them out ASAP. He also stated the Big Cicero Creek project is still moving forward. Councilman Ehman commented he would like to discuss this with Surveyor Henderson and voice opinions. Mayor Dolezal asked if he wants Henderson to show up to the GAC or Council. Councilman Ehman stated at the Advisory Committee meeting would be fine. He also stated the next meeting is October 13th. Councilman Rippy commented he thought the repairs to the Golf Course was going to be paid by the Drainage Board. Mayor Dolezal stated we need to understand the scope of the project. Councilman Ehman commented we are in great shape with revenue, we have surpassed last year's revenue.

Goodwill: Councilman Chandler reported we didn't meet.

DSW: Mayor Dolezal reported it was a brief meeting. There was proposed use of the Solid Waste money to be used at the Landfill. He also reported the conclusion was to seek legal and State advice for the use of funds.

Street, Alley & Sidewalks Committee: Councilman Ehman reported they started paving the streets and it is going well.

Planning: Councilwoman Hufford reported the Committee met August 12th and Commissioner Niblick went over the staff reports. They also reviewed the Committee reports. Hufford

stated they anticipate a full house regarding the HAND permit, so the meeting will be at the 4-H grounds.

Utility Board: Councilman Chandler reported September 21, 2020, Utility Board minutes are enclosed. He also stated the claims and charge offs were approved. Councilman Chandler stated we received two bids, one for a 2021 Chevy Silverado for \$28,753.80 and the other for a 2021 Ford F-150 XL for \$28,728. He also reported the Board accepted the Ford F150 XL bid. Councilman Chandler stated there is a public hearing held on September 22nd for the OCRA Grant Application which is regarding our West Street Drainage Project. Ms. Tina Henderson with Mendenhall & Associates stated on September 24th the proposal was submitted and we plan on having another public hearing soon. Councilman Chandler reported the Collection Department Garage was progressing. He also commented the AMI meter project was moving along. Councilman Chandler gave an update on the Phase 3 project and the repairs behind Needlers have been completed. He also stated the boring under Ash Street has now resumed. The creek crossing near the plant has been completed and the one near CVS is about to begin.

Youth Council: Councilman Ehman reported he was just allowed back in the schools because of the COVID restriction. He also stated tomorrow they meet and will organize and vote on officers and committees. Councilman Ehman commented he should have the information at the next meeting.

Other Boards/Committees: Councilman Chandler reported we will get the Ordinance Committee together, there are a couple of issues, the standards for properties interior/exterior issues. We need more leverage like at Canterbury. He also stated we need a complete overhaul regarding the animal ordinance. We need to update ordinances, tighten them up across the board.

New Business:

Alley/Easement Way/Dog Ordinance – Richard Martin: Mr. Martin reported the dog ordinance was already brought up on getting it updated. Councilman Chandler stated we are trying to address this issue; it is on the radar for that Committee. Mr. Martin apologized for getting loud at the last meeting. The Council thanked Mr. Martin.

Surveyor Henderson gave a brief update on the design of Big Cicero Creek at the Golf Course. He also stated there have been meetings with the stakeholders. Henderson reported they did change the plans, but they will have to fix the erosion. Councilman Ehman asked about the timeline. Henderson commented it will be around the trail timeline.

Old Business: Nothing to report.

Resolutions & Ordinances:

Resolution 2020-14 – A Resolution Of The City Council Of Tipton, Indiana Approving The Downtown Revitalization Master Plan: Mayor Dolezal reported at the last meeting we

agreed to bring back the resolution, are there any questions. He also stated Cecil Penland with REA offered to attend to explain where we are, Ms. Tina Henderson and Kegan Schmicker are also here to offer any explanations. Mr. Penland stated he is the lead consultant for the Downtown Revitalization Plan. The community offered proposed improvements then we created a proposed list from what we heard back from the community. Tina Henderson is here to explain what the next steps are. Henderson stated we have the proposed project, so we need to decide what your next path is, and then we apply for grant funding. There are bigger items in the visions or suggestions, there are a lot of reoccurring things we heard such as downtown dining establishment, park improvements, space downtown for events like the Courthouse square uses for markets, streetscape enhancements on SR 28 and SR 19, the gateways into the community. You need to show off the assets, like advertise out at US 31, you want to brand the community from all directions. Councilman Kring stated whether economic development or the private sector these plans are shelved a lot. This is step one of seven, step two is a local decision-maker, don't set it on the shelf to gather dust, get a group of people together. Mr. Penland stated you want to find passionate support, like Main Street group not sure of their roles but you need to identify clear roles for each group. Councilman Ehman stated with all the activity last Saturday is a small glimpse of what the potential it could be, keep going after it. Mr. Penland stated it was a pleasure working with you. Ms. Henderson stated we will complete the plan, identify the phenomenal ideas to brand the City of Tipton beyond City limits. The next step would be the community select a consultant to decide what projects they are going to work on such as sidewalk lighting, park project downtown, façade pull them apart then see what OCRA can help with. The Mayor, Council, and Main Street decide what project to move forward with. She also reported the next application opening is May 2021. You need to get the community together, look at the Plan projects and funding sources to meet the needs and then decide whatever Board you want to oversee the projects. It was reported Mr. Schmicker was very instrumental in this Plan. Councilman Kring stated there is no project without a leader, who leads it or is chairman of the project. Henderson reported this plan from City driven by Main Street or interested citizens for the downtown area. The leader can be different for each project. She also reported she would be the administrator, but we need City personnel to be on board with the projects to show partnership with City and Main Street. Mayor Dolezal thanked Henderson for all her hard work. Henderson stated she was looking forward to it. Mr. Schmicker commented to Councilman Kring's points you do need a leader, Main Street is 100% volunteers and the weakness is they run and lead doing volunteer hours, maybe we need to look at having our first staff member on Main Street, he is an advocate for that. Mr. Penland stated he echoes Schmicker's comment, a lot of volunteers get bummed out and spread thin. You need to help move it to the next step. Mayor Dolezal stated Mr. Steve Raber is our new Community Development Director, he can help move this along. He was involved with the grant for Trail 1 and Trail 2. Mr. Raber stated he is happy to help in the community again. Councilman Ehman stated that will be job #1 for you. Mayor Dolezal stated thanks again and offered his condolences to Ms. Henderson. Councilman Kring made a motion to approve Resolution

2020-14 on the Downtown Revitalization Plan, seconded by Councilman Chandler, with all in favor.

Resolution 2020-13 Amendment – An Amended Resolution Of The City Of Tipton Common Council Concerning Interest In The Acquisition Of Property (Humane Society): Mayor Dolezal reported there were some errors transposed between the two resolutions. Councilman Chandler made a motion to approve Resolution 2020-13 Amendment, seconded by Councilman Rippy. Councilman Kring asked if the errors were the two appraisals we didn't need. Mayor Dolezal stated correct. Resolution 2020-13 Amendment was passed with all in favor.

Resolution 2020-15 – A Resolution To Transfer Within The General Fund The Following Appropriations – Fire Budget: Councilman Rippy made a motion to approve Resolution 2020-15 decreasing line 133 Training/Instruction for \$1,500, line 210 Training Supplies for \$1,200, line 216 Gasoline for \$1,200, line 319 Medical/CDL for \$1,000, line 323 Travel for \$1,000, line 324 Phone/Fax/Internet for \$2,000, line 449 Computers for \$3,000, and line 456 Software Upgrade in the amount of \$1,000 and increasing line 112 Firefighter Wages in the amount of \$11,900, seconded by Councilman Ehman, with all in favor.

Resolution 2020-16 – A Resolution To Transfer From The General Fund Cash Balance To The Rainy Day Fund Cash Balance: Mayor Dolezal reported this is setting back for savings. Councilman Chandler made a motion to approve Resolution 2020-16, seconded by Councilman Rippy, with all in favor.

Ordinance 2020-07 – An Ordinance Revising The City Of Tipton Sewer Use Ordinance (2nd and Final Reading): Councilman Rippy made a motion to approve Ordinance 2020-07 on second and final reading, seconded by Councilman Ehman, with all in favor.

Claims: Councilman Rippy made a motion to approve the claims 166599-166828 in the amount of \$700,751.02, seconded by Councilman Ehman. The motion passed with Councilwoman Hufford, Councilmen Ehman, Chandler, and Rippy in favor and Councilman Kring abstained.

Petitions, Complaints, Comments and Memorials:

Mr. Kegan Schmicker, Executive Director for the Tipton County Chamber of Commerce, reported he was looking forward to working with you all. We are doing strategic planning, who do we want to be when we grow up, we know we are changing we just don't know where we want to be? He stated he would be engaging with the Council as we continue that process and hope on an announcement of the strategic vision in 2021. Also, Councilman Chandler mentioned an Ordinance Committee as things relate to the business community, Shemicker would like the opportunity as Chamber Director to advocate for our membership. So, as you begin to review some of these things and you

happen to remember he would appreciate an invitation to that, thank you. Mayor Dolezal thanked Schmicker.

Ms. Laura Sottong asked a question regarding the Canterbury Apts. a situation where do we need to go next, maybe it's the ordinance committee as well. She stated she appreciates everyone's hard work. She gave a brief recap of the situations going on at Canterbury. We are trying to write some wrongs and it takes time to do that. There was a brief discussion on what the Ordinance Committee is going to try and do. Councilwoman Hufford stated there was an email sent out today for us to check our calendars on when we can meet again. She also reported the Mayor has been the buttress with the Attorney to get this taken care of. The Ordinance Committee will come in place with hopefully whatever he proposes then it goes through those proper procedures to be adopted and enforced. Ms. Sottong stated this is all new to them, but she just doesn't want to miss any meetings. When will the Ordinance Committee meet or how will she know about it? Councilwoman Hufford stated by invitation through email. She also stated we need someone to be the liaison for Canterbury. Councilman Chandler stated we are still working out all the details but if she wanted to leave her contact information, we will get the information to her. Ms. Sottong asked if you repair the AC units or water heater do they have to have licenses. Councilwoman Hufford stated to go to the State of Indiana, government site, it will inform where to go and who can answer these questions. They will answer phone calls down at the State. Ms. Sottong thanked Hufford.

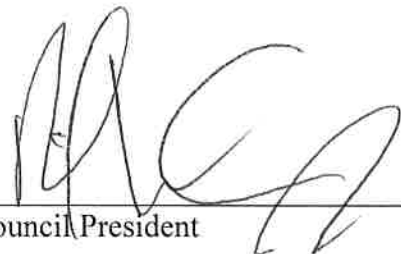
Mr. Bob Edinger stated he had a comment and a question. He stated in regards to the comment thanks to Tipton County Surveyor, Jason Henderson for clearing up a lot of miss information on the shelving project. Mr. Edinger asked at the last Council meeting and BOW meeting the alley you are talking about are we creating or maintain one. Councilman Kring reported the alley exist and is platted, so its an improvement of an alley and it has not been maintained very well if its grass.

Adjournment: With no further business, Councilman Kring made a motion to adjourn, seconded by Councilman Rippy, with all in favor.

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer



Council President