

City of Tipton Common Council meeting held on January 24, 2022, at Tipton City Hall, Council Chambers, Tipton.

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

Others: Roberta Heinzmann, Joe Stahl, Mike Bollman, Matt Maple with HWC Engineering, Steve Niblick, Don McElfresh, Matt Weir with Corteva, Bob Edinger, Vicky Boyd with Tipton Tribune, Dick Klein, Riley Schlosser with Arbor Homes, Chad Huff, Joe Bitner, Jeff Stout, Jeffrey Ogden, Jim Purvis, Charles Russell with Arbor Homes, David Smith, Brad Nichols, and Kegan Schmicker.

Mayor Dolezal opened the January 24, 2022, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Chandler made a motion to approve January 10, 2022, Council minutes without amendment, seconded by Councilman Ehman. Councilwoman Hufford stated she asked to amend the minutes and it was denied by the Mayor. January 10, 2022, Council minutes passed with all in favor. Councilwoman Hufford voted against it. There was a brief discussion regarding the minutes, Robert Rules of Order, and what to expect in the minutes, such as a summary of the actions.

Amend Agenda: Mayor Dolezal asked to amend the agenda to add Arbor Homes a seven-minute presentation at the request of Arbor Homes and to remove Ordinance 2021-17 on the second and final reading. Councilwoman Hufford made a motion to remove Ordinance 2021-17 off the agenda, seconded by Councilman Kring. Councilman Kring asked why more time. Mayor Dolezal stated they requested us to view a seven-minute presentation. Ordinance 2021-17 on second and final reading was removed from the agenda with all in favor. Councilwoman Hufford made a motion not to allow Arbor Homes a seven-minute presentation. There was not a second and the motion died. Councilman Kring asked why. Mayor Dolezal stated to answer questions previously brought up. The question was asked if everyone would have been okay if they were emailed the information on this particular subject. Councilman Kring made a motion to allow the presenter up to seven minutes for the questions and any entity who would like to speak after the presentation three minutes, seconded by Councilman Ehman, with all in favor. Councilwoman Hufford voted against it.

BOW: Councilman Kring reported from January 24, 2022, BOW meeting.

GAC: Councilman Ehman stated they didn't meet.

Goodwill: Councilman Chandler commented the Committee met on January 21st, the Mayor, Councilman Ehman, Commissioner Henderson, County Councilman Nichols, and himself. There was a positive discussion between City and County.

DSW: Councilman Kring stated they meet next Monday, January 31, 2022.

Street, Alley, and Sidewalk: Councilman Ehman commented they are looking at the Sidewalk Program, with the overall picture of the sidewalk needs and some streets that have no sidewalks. We are looking at rating the City and seeing where we are at. He also commented the Community Crossing Grant (CCG) bids were open today. Councilman Ehman stated there was discussion regarding the Vectren (Center Point Energy) program and the street issues that need to be identified.

Planning Commission: Councilwoman Hufford stated they met on January 13, 2022; reports were given. The election of Officers was deferred to the next meeting on February 10th.

Utility Board: Councilman Chandler reported January 17, 2022, Utility Board minutes are enclosed. He also reviewed some items discussed at the meeting.

Youth Council: Councilman Ehman stated they were to meet today, but the school was virtual. They will start to work on projects.

Other Boards/Committees: Councilman Kring commented Councilman Chandler, Kegan Schmicker and himself met regarding the marketing plan. They discussed the scope of work 1 & 2, how much each phase would cost, \$40,900 for the City. Questions were answered about the scope and directions and a couple of entities getting involved.

New Business:

Joe Bitner – COVID Days concerning Public Safety: Chief Bitner stated we don't get COVID days anymore, you have to use sick or vacation days to get paid. He also stated some probationary employees don't accumulate sick days until they have completed one year of employment in public safety. There was a brief discussion regarding vacation and sick days for all employees (public safety and civil city) along with the runs they (public safety) go on, and the CDC guidelines were also discussed. Councilman Kring made a motion to allow 10 days of sick (for COVID) advanced to probationary employees only during their first year, seconded by Councilwoman Hufford, passed with all in favor. Councilman Ehman voted against it. Mayor Dolezal asked to put the item on the agenda for the next meeting.

Corteva (Pioneer) – Mr. Trout: Mr. Matt Wier with Corteva thanked the Council and Arbor Homes for the information provided. There was a brief discussion regarding the drain, any drainage modifications go to the Drainage Board, and who would take care of the drain if it is damaged. Also, semi-traffic was discussed briefly.

Old Business:

Council appointments: Councilwoman Hufford asked about one of the Council appointments. Clerk-Treasurer Clark stated it was taken care of at the January 10th meeting, she just attached the appointments to the minutes.

Mayor's Report: Mayor Dolezal stated he had a phone conference with INDOT to discuss the relinquishing of the SR 28 timeline or receiving proceeds, it will be provided sometime after September 30, 2022. They also said if we want to make recommendations or pass ordinances to change speed limits or truck routes, they would help with that. There is some discussion with engineering companies on what it would take as far as details with assistance with the revitalization efforts for downtown, this is a pre-interview process with engineering companies.

Mr. Charles Russell with Arbor Homes Presentation: Mr. Russell thanked the Council for allowing him to speak for a few minutes. He summarized the project and what had taken place since the last meeting such as revised PUD agreements with staff, emailed some nearby communities that have similar setbacks, met with Corteva and will be working with them, and the established timeline when they would start working ground. A few of the Council went to the other communities to see the finished project and stated it looked nice. Councilwoman Hufford stated the IC code 36-7-54-1015 in the owner's commitment, there is no such code. Councilman Kring stated he believed it was a typo. Attorney David Smith stated regarding the offer the owner can make a written commitment that the Council can accept or modify to correct the typo. It is an offer the owner has a right to address the concerns. Councilwoman Hufford made a motion to deny Ordinance 2022-01 due to the erroneous information in the ordinance. There was not a second, the motion died for lack of a second. Councilwoman Hufford made a motion to defer Ordinance 2022-01 so they can correct all the correct information and present it to the Council again. There was not a second, the motion died for lack of a second. Mr. Brad Whitman, a contractor, suggested items should be in an ordinance, like certain requirements that need to be on every home when building homes, so you have better quality homes. Mr. Nichols asked for clarification if Ordinance 2022-01 was the ordinance tabled. It was reported Ordinance 2021-17 annexing the Canal Run Voluntary Annexation was tabled to the next meeting. Mr. Bob Edinger stated he was not for or against it, he just wants to know if there is any cost to taxpayers. Ms. Roberta Heinzmann stated she wasn't for or against this particular project she just addressed some concerns she had regarding the meetings, and she feels you should set a standard and it would be up to the individuals on the size and what they want to spend. Mr. Mike Bollman stated he was against the project, but he stated Mr. Whitman made good points tonight. He thanked the Mayor and Council.

Resolutions & Ordinances:

Ordinance 2021-16 – An Ordinance Of The City Of Tipton, Indiana, Annexing Territory To The City Of Tipton, Placing The Same Within The Corporate Boundaries Thereof, And Making The Same A Part Of The City Of Tipton – West Industrial Drive Voluntary Annexation: Councilman Chandler made a motion to approve Ordinance 2021-16 on second and final reading, seconded by Councilman Kring, with all in favor.

Ordinance 2022-01 – An Ordinance Of The City Of Tipton Providing That The Zoning Ordinance Of The City Of Tipton, Tipton County, Indiana Be Amended By Changing An

Established Zone – CTI-PUD-34-21 Arbor Homes Canal Run Planned Unit Development: Councilman Kring made a motion contingent subject to the changes needed to be made on the Owner's Commitment and before approving Ordinance 2022-01 on second and final reading along with Ordinance 2021-17 also being approved on second and final reading. Clerk-Treasurer Clark verified the changes. It was stated the IC code should be 36-7-4 or 36-7-5 it's not 54 in the owner's commitment and the other change is to Exhibit B, the map should have a 25ft front set back. Councilman Kring also the other contingency of the annexation (Ord.2021-17) being approved. Ordinance 2022-01 was seconded by Councilman Rippy, with all in favor. Councilwoman Hufford voted against the Ordinance.


Claims: Councilman Rippy made a motion to approve claims 170344-170423 for \$472,529.87, seconded by Councilman Chandler, with all in favor. Councilman Kring abstained.

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

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer


Council President