

City of Tipton Common Council meeting was held on December 12, 2022, 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, Mike Bollman, Andi Pumphrey, Benny Frazier, Ryleigh Scott with Purdue Extension, and Vicky Boyd with Tipton Tribune.

Mayor Dolezal opened the December 12, 2022, Council meeting.

The Pledge of Allegiance was recited.

Minutes: Councilman Kring made a motion to approve the November 28, 2022, Council minutes, seconded by Councilman Ehman. Councilmen Ehman, Chandler, Kring, and Rippy approved the minutes. Councilwoman Hufford abstained because she was not present.

Amend Agenda: Nothing to report.

BOW: Councilman Kring reported on the December 12, 2022, BOW meeting.

Cemetery Board: Nothing to report.

Park Board: Nothing to report.

Utility Board: Councilman Chandler commented the December 5, 2022, Utility Board minutes are enclosed. He highlighted some of the items discussed at the meeting. Councilman Kring stated Councilman Chandler went to IMPA workshop, and asked if they they discussed reducing inflation. Councilman Chandler stated no they didn't discuss reducing inflation.

Mayor Dolezal asked if there are any other Board or Committees that had comments. Councilman Rippy stated that disc golf is being utilized today. Councilman Ehman commented there were three cars out there on Sunday when it was cold and windy.

New Business: Nothing to report.

Old Business: Nothing to report.

Mayor's Report: Mayor Dolezal stated the RDC Auction was on November 29, 2022, at the 136 E. Jefferson (Old Chamber Building) property, the successful bidder was Spencer Cox at \$40,000. He also stated we are working on the next steps to get the property in his hands. Mayor Dolezal commented that two Sundays ago he showed the 212 & 210 E. Jefferson Street properties. He also commented the Planning Commission had a special meeting on December 1st and gave a favorable recommendation on the two residential TIF areas.

Resolutions & Ordinances:

Resolution 2022-21 – A Resolution Of The Common Council Of The City Of Tipton, Indiana

Approving (1) A Declaratory Resolution And Economic Development Plan and Residential Development Housing Program Of The City Of Tipton Redevelopment Commission Establishing The Westside Residential Development Area And (2) The Order Of The City Of Tipton Plan Commission Related Thereto: Mayor Dolezal stated this is our part of the residential TIF at the Westside Development Area, 137 acres, owned by Mr. Heffelmire. There is a three-step process, and the School Board meeting is tomorrow and requires them to approve as well. The Planning Commission was favorable. Councilwoman Hufford stated she would like to make a note in the packet A-1. She also stated we have had a discussion and is hoping that Councilman Kring will concur because he verbalized in a meeting that he was not in favor of subsidizing development for housing. Councilwoman Hufford commented she reads this on here including road improvements, park improvements, and drainage improvements with a total estimated cost of 1.5 million. She also commented she would like to know where are the numbers for this crunch. Councilwoman Hufford asked who is agreeing to pay for this when it is typically paid by the residential developer. How did you come up with it? Mayor Dolezal commented the Council is not agreeing to pay for any of it. The next administration will decide where the tax revenues will be invested if it is approved. Councilwoman Hufford stated this is Mr. Ben Heffelmire's property but it's not for sale. She also questioned why are we encroaching on his property rights if it's not for sale. Mayor Dolezal stated we are not encroaching on his property rights with this stuff we are going through. It doesn't force him or ask him to do anything with his property. Councilwoman Hufford stated for the record she was a no-vote because it is not in compliance with the comprehensive plan which is what their responsibility was. If we want to see housing move forward, then we need to change the comprehensive plan because there is a part of this property that goes against that (comprehensive plan) therefore you want to know it was not a unanimous vote and that is the reason why. As far as the numbers she still wants to know how you came up with the numbers and we are doing this when we don't have a developer or sale of a property. Clerk-Treasurer Clark commented to Councilwoman Hufford since you want that as part of the record can you put that in writing? Mayor Dolezal stated the Planning Commission vote was 6-2, it was recommended by six people that it complied with the expectation of the comprehensive plan. Councilwoman Hufford stated they didn't state they complied they stated it didn't matter and they are approving it. We are moving forward because we need homes. Mayor Dolezal stated he disagrees with Ms. Hufford's characterization of what the summary of their vote was. Your point was noted it was 6-2. Councilman Ehman made a motion to approve Resolution 2022-21, seconded by Councilman Rippy. Councilmen Ehman, Chandler, and Rippy approved Resolution 2022-21. Councilwoman Hufford and Councilman Kring opposed Resolution 2022-21. Mayor Dolezal stated the motion carried.

Resolution 2022-22 – A Resolution Of The Common Council Of The City Of Tipton, Indiana
Approving (1) A Declaratory Resolution And Economic Development Plan and

Residential Development Housing Program Of The City Of Tipton Redevelopment Commission Establishing The Buttonwood Development Area And (2) The Order Of The City Of Tipton Plan Commission Related Thereto: Councilman Kring stated the comprehensive plan is not law, not a statute, it is a guide, no statutory weight behind them, it does need to be updated. Councilwoman Hufford commented that it states it must comply, it doesn't say shall and must is not a moveable word. Councilman Kring stated the comprehensive plan has no statutory weight. Ice Miller's attorneys told the County that also and he believes attorneys over anyone on this. It was stated if Mr. Heffelmire doesn't want to sell this will not affect TIF. If they never put development on Heffelmire's property his tax rate will stay the same. Councilwoman Hufford stated we are spending lots of money, \$17,000 for Bose McKinney. Councilman Kring stated it was spent under EDIT and we don't have control over that the Mayor does. Councilman Kring added redirecting funds for improvements and the comprehensive plan he agrees is only a guide. Councilman Chandler stated the comprehensive plan is 10 years old and needs to be updated. Mayor Dolezal asked how the vote on Buttonwood Development Area was at the Planning Commission. Councilwoman Hufford stated it was unanimous in favor. Councilman Chandler made a motion to approve Resolution 2022-22, seconded by Councilman Ehman. Councilwoman Hufford, Councilmen Ehman, Chandler, and Rippey were for Resolution 2022-22. Councilman Kring voted against it. Mayor Dolezal stated the motion carried.

Resolution 2022-23 – Resolution Of The City Of Tipton Common Council Concerning Authorization For Execution Of INDOT Agreements: Mayor Dolezal stated this will allow him to execute documents to INDOT. Councilwoman Hufford stated she would abstain because it says all other documents. Clerk-Treasurer Clark explained this is for all documents related to any INDOT Grant Programs and Community Crossing Matching Grant Agreements. Councilman Chandler stated he received clarification from Clerk-Treasurer Clark earlier today regarding INDOT Grant and CCG. Councilman Chandler made a motion to approve Resolution 2022-23, seconded by Councilman Kring, with all in favor.

Claims: Councilman Rippey made a motion to approve claims 172316-172726 for \$3,380,115.71. Councilwoman Hufford asked about the three additional claims that were added. Clerk-Treasurer explained they were for the GO Bonds to Bose, McKinney, Reedy Financial, and Matt Quigley. The motion was seconded by Councilman Chandler. The claims were approved by Councilman Ehman, Chandler, and Rippey. Councilwoman Hufford voted against it, and Councilman Kring abstained. Mayor Dolezal stated the motion carried.

Councilman Chandler thanked the Main Street Association for Tis The Season. It was a quality event for the community, job well done.


Ms. Andi Pumphrey, Tipton asked about the semis on Wilson Street and the sidewalks. Mayor Dolezal stated he spoke to Public Works Manager Terry regarding this. Pumphrey suggested the bus needs to come into the housing area and not pick the kids up on Wilson

Street, for safety reasons. It was stated the Council doesn't handle this. Mayor Dolezal stated this should be taken to the school board. Councilwoman Hufford stated it is an open meeting. Ms. Pumphrey asked about the semi-traffic. Mayor Dolezal stated the business owners are letting the truck drivers know. Pumphrey stated since Truck One company is there it seems like they go the back way to the cardboard place. Councilwoman Hufford stated she hasn't seen a sign visible on Wilson Street. She also stated Ms. Pumphrey asked to put in a no-truck traffic sign on the north end and the south end needs to be visible. That is the least we can do; it would be a good start. Mayor Dolezal stated okay. Ms. Pumphrey stated Merry Christmas.

Adjournment: Councilman Rippey called for adjournment, seconded by Councilman Chandler, with all in favor.

Submitted by Tamera Clark, Clerk-Treasurer.


Tamera Clark, Clerk-Treasurer


Council President