

City of Tipton Common Council meeting held on April 13, 2020, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Dolezal, Councilwoman Hufford, Councilmen Chandler, Kring and Rippy, and Clerk-Treasurer Clark were physically present. Councilman Ehman was present by conference call.

Others: Vicky Boyd with Tipton Tribune was physically present, and Steve Niblick was present by conference call.

Mayor Dolezal opened the April 13, 2020, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Chandler made a motion to approve the March 23, 2020, Council minutes without amendment, seconded by Councilman Rippy, with all in favor.

Amend Agenda: Nothing to report.

BOW: Councilman Kring reported from the April 13, 2020, BOW meeting.

Cemetery: Councilman Rippy stated the Board didn't meet last month and read a report from Cemetery Foreman Tomlinson. He also stated the Cemetery looks very nice.

Park: Councilman Hufford stated she didn't attend the meeting. Clerk-Treasurer Clark commented that there was no meeting. Councilman Hufford stated she didn't receive notification there was no meeting. Mayor Dolezal commented that he would mention it to Park Board President Parker.

Planning: Councilwoman Hufford reported we met by teleconference. The meeting went well, there was only two that didn't attend. The plans were not updated so we are having another session this Thursday, April 16th. The plans are for the area of Development and Industrial. Mrs. Boyd with Tipton Tribune stated it was for the Utilities – Wastewater Collection building. Councilwoman Hufford commented the blueprints weren't the latest and greatest. The meeting on Thursday will be teleconference also.

Utility Board: Councilman Chandler reported the April 6, 2020, Utility Board minutes are enclosed, and most were in attendance by teleconference. Mayor Dolezal reported we are moving forward with the stormwater project. Councilman Chandler reported Phase 3 is on its way and started.

New Business:

Dezerland – Councilwoman Hufford: Councilwoman Hufford reported she has received some calls regarding grievance's that individuals are having at Dezerland. The owner of 621 Vine Street (Mike Barnes) a property located next to Dezerland had some vandalism on their property and a police report was done. Hufford reported she reviewed vandalism

reports from the Police Dept. and she also called IDEM and spoke to a senior person, Mr. Don Stilz, who gave her vital information. She also stated that the good news is nothing is showing hazardous and is there a reason why the City is or isn't involved. Councilwoman Hufford reported Laurel Retherford Barnes (Wife of Mike Barnes) called and said there are juveniles on the property and asked why isn't the City doing anything. They are damaging things, there are not enough no trespassing signs and not enough patrol. Mayor Dolezal asked what Mr. Stilz summed up. Hufford reported Mr. Retherford owner of the property north of Dezerland, Peek Power Company, was surprised they didn't find anything hazardous. There is TCE (trichloroethene) in the groundwater. It is low concentration but high enough that it exceeds Drinking Water Standards (also known as MCL or Maximum Contaminant Levels). IDEM has requested FMC to continue monitoring the groundwater for TCE and other chemicals to help decide if TCE will decrease over time due to natural attenuation. If IDEM finds this happening they will likely ask the owner of Peek Power Company (Antinori Retherford Properties 2, LLP) to place an Environmental Restrictive Covenant on its property, limiting it to commercial/industrial use. Failure to record and ERC will result in IDEM demanding a cleanup that meets residential levels before releasing the facility from its RCRA Corrective Action requirements. There was a lengthy discussion regarding the property and IDEM along with vandalism, trespassing, fence, and cameras. Councilman Kring stated the City doesn't own Dezerland property, it is private property. It was stated should this property fall under abandonment and then the City steps in. Councilwoman Hufford commented that there are a few utility poles in back maybe we could add a dusk dawn light to help cut down on vandalism. Mayor Dolezal stated he thought it was \$5 a light. Hufford stated this would be a temporary suggestion. She also stated we just need a resolution. Mayor Dolezal commented he would touch base with Utility Manager Boyer to see if we can do anything. This has been a tough property for a while, will see if we can secure it better. He also stated he would contact Chief Stout to increase patrol in that location. Mayor Dolezal commented we would have an update in two weeks.

Old Business: Nothing to report.

Mayor's Report: Mayor Dolezal stated there has been discussion with Mr. John Cunningham regarding 210-212 E. Jefferson Street and the property being abandoned. He also commented he has had a discussion with Brian Andrews, the old Pioneer property, and the interest we have if any. Mayor Dolezal stated the CW Mount Community Center annual contract is being worked out.

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 reported the changes have been strike through and replacement in red. Clerk-Treasurer Clark stated this is basically for the location improvement permit. Mayor Dolezal stated they asked Commissioner Niblick to have guidelines and time periods for when things are to be performed. This is regarding

demolition and dumpsters as well; we need a deadline on when to get things done. Councilman Chandler made a motion to approve Ordinance 2020-02 on first reading, seconded by Councilwoman Hufford. Councilman Kring stated this doesn't apply to dumpster on private property. He also asked other questions regarding the dumpster permit. Clerk-Treasurer Clark stated we need to have Commissioner Niblick join the conference call. Mayor Dolezal asked Commissioner Niblick if the dumpster is not in the right-of-way how long can the dumpster be on someone's property. Commissioner Niblick reported currently no and we don't issue dumpster permits on private property, could be behind a business even. The dumpsters are for those just on sidewalks, on streets or within an alley, that is the way we have been issuing these permits. We have done that because under the fee schedule it requires a permit. Here, we are codifying it to make sure it's an improvement location permit through this office. This is the first part of that change. Mayor Dolezal reported this is two different permits, if someone is doing a remodel, they will get a dumpster permit if putting a dumpster in the right-of-way and improvement permit for the remodel. Commissioner Niblick stated that is correct. Ordinance 2020-02 was passed on first reading with all in favor including Councilman Ehman on a conference call.

Claims: Councilman Rippy made a motion to approve the claims 165297-165456 in the amount of \$3,668,171.30, seconded by Councilman Chandler. Councilman Kring reported he is abstaining. The claims passed with Councilwoman Hufford, Councilmen Ehman (conference call), Chandler and Rippy in favor and Councilman Kring abstaining.

Petitions, Complaints, Comments, Memorials and Compliments:

Councilman Chandler complimented the community during this pandemic outbreak. A big thank you to the community and he appreciates everyone's effort trying to treat this thing responsibly and how they are trying to adjust with these temporary changes. Mayor Dolezal stated the community has done a wonderful job.

Adjournment: With no further business, Councilman Chandler called for adjournment, seconded by Councilman Rippy, with all in favor including Councilman Ehman on a conference call.

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer



Council President