

City of Tipton Common Council meeting held on May 11, 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 May 11, 2020, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Rippy made a motion to approve the April 27, 2020, Council minutes without amendment, seconded by Councilman Chandler, with all in favor.

Amend Agenda: Councilman Kring asked about taking action on the CF1's. Clerk-Treasurer Clark stated we haven't received any yet, but would discuss this with Consultant, Kegan Schmicker. She also commented that if any Councilmember would like anything on the agenda, they need to contact her so she could add it as an Agenda item.

BOW: Councilman Kring reported from the May 11, 2020, BOW meeting.

Cemetery Board: Councilman Rippy reported they had a phone meeting and discussed a columbarium. He also stated they will be bringing pricing to the Council for approval.

Park Advisory Board: Mayor Dolezal stated he needs to make an appointment to the Board. He also reported he met with Pool Manager Thompson regarding a summary of his plan for the Pool and Splash Pad. They will ease into operation with 50% capacity. Councilman Ehman commented that he had a Facebook post with a detailed outline. There has been a lot of activity at the pool regarding finishing touches. Councilman Rippy stated the main thing is the fence is finished. Councilman Kring reported they are shooting for June 1st opening date. Mayor Dolezal stated if they get the water added and it is warm enough. He also stated the plan for the splash pad is that it will be open from the outside before the pool is open, but once the pool is open, they will enter the splash pad through the inside pool entrance.

Planning: Councilwoman Hufford reported they didn't meet, they sent out documents of the latest permits and will convene in June.

Utility: Councilman Chandler reported the May 4, 2020, Utility Board minutes are enclosed. He also reported all the employees are back to work as of today and temperatures are being monitored and they are practicing social distancing. He also stated the Utility Office is still closed to walk-ins. Councilman Chandler reported the Phase 3 project continues to progress well thanks to the excellent weather and ground conditions. He also commented that Utility Manager Boyer and Water Superintendent Heard met with representatives from On-Ramp Indiana regarding renting space for the antennas on the water tanks. The

motion was approved regarding the contract subject and it is being reviewed by our Attorney and the installation procedures and electric supply being resolved before construction. Councilman Chandler stated Boyer had been in discussion with the contractor regarding the new Collection Dept. Garage. By removing one bay and changing the parking lot from asphalt to stone would decrease the cost of the project to \$598,000. He also stated the question came up if it would prohibit growth and it was stated they could add on later if need be. Councilman Chandler commented it was also stated they could make the parking lot asphalt a few years down the road. Councilman Kring asked if it was an existing gravel parking lot. Councilman Chandler stated he didn't believe so. Councilman Kring commented that all new lots had to be asphalt, there might need to be a variance for this. Mayor Dolezal commented that he would need to verify that. Councilman Chandler asked where the building will be is that considered in city limits. Councilmen Rippy and Kring both stated yes, it is to Market and Manier's is also included.

New Business:

Gena (Massey) Sowash – Petition to Vacate Alley-Permission to advertise for PH 5-26-20 at 5:15 p.m.: Mayor Dolezal reported we received a petition to vacate a public way, the map can be viewed on the proposed location. Clerk-Treasurer Clark requested permission to advertise for the Public Hearing on May 26, 2020 at 5:15 p.m. Councilman Chandler made a motion to set the public hearing for May 26, 2020 at 5:15 p.m., seconded by Councilman Kring, with all in favor.

Old Business:

Dezerland Property: Mayor Dolezal stated we had a good discussion last meeting and further discussion of what Phase I brought back. Where we are status wise, it is correct as reported before. There are no test sites on Dezerland property also known as Paul Hopkins ground. He also stated he asked City Attorney Quigley if it was prudent to go ahead and have a third party entity look at holding that property and if it would qualify for grant funding as far as a teardown of the property. Again, we would want IDEM to provide the same assurance as Mr. Barnes has been offered or proposed as far as the strict covenant, would be the only thing needed to add to that property. On a side note we asked for an estimate of what it would cost to tear down the three-story building. Mayor Dolezal stated Consultant Schmicker provided information on Brownfield grants and there is someone North of Logansport that had done a Brownfield grant. We are looking into that. He also commented that he feels the instrument we should use with the property is an option agreement that our RDC would propose so we have control of the property but we would not pay anything for it and the City would take possession of it. Mayor Dolezal stated he didn't want the City to be in the chain of title on that property. Councilwoman Hufford asked if we have a discussion with IDEM about testing FMC/Dezerland is it going to be several years of studies again. Mayor Dolezal stated he isn't asking for testing, he wants IDEM to give what they offered to Mr. Barnes on a covenant placed on the grounds regarding what it can't be used for. He also stated again he would like it to be an outside entity and not the City owning it. Dolezal commented

that it could possibly be repurposed as a landscaping company, some buildings could be improved to be good storage buildings on the property, we just need to clean up the brush. It is a good property. Mrs. Boyd with Tipton Tribune asked what the estimate was on the teardown. Mayor Dolezal reported he had one estimate but wants it unbiased for the other ones.

Mayor's Report: Mayor Dolezal reported he has had some discussion with Kegan Schmicker, Community Economic Development Director. Probably within the next 45 days we expect to have the Planning Grant ideas ready for public consumption. There is a requirement of two public sessions provided. He also reported it is a 155-page plan and is available if anyone would like to review it. There are a lot of great ideas contained in it. Some are more expensive than others. It lays out what we can work towards to improve the downtown. Mayor Dolezal stated there are several properties to pursue. We are exploring to add additional grounds to the Business Park. He also reported there are several properties on Jefferson that we are actively working on. Some properties have been neglected for a while. Mayor Dolezal reported we had a discussion regarding negotiations on the PNC building. The dream was of a nice dining establishment but it doesn't look imminent. The discussion now is do we need to go in and get possession of the building and try to burn off the 36 months of no financial institution limitation or covenant that they want to place on the property. He also reported the trails grant people, Steve Raber, Dick Parker, and Bob Bronson from the State Trails grant met today. Mr. Bronson reported there were not a lot of applications and our application looked good. Mayor Dolezal stated he should hear something positive within the next 60 days. Ms. Boyd with Tipton Tribune commented regarding the PNC building that there is a lot of activity in and out of there. Mayor Dolezal stated he had correspondence last week and they were interested in what we would like to offer, they haven't finalized a deal yet. He also commented that he hasn't been through the building in the last 30-45 days. Councilman Kring stated the Property Management group stops in every two weeks. Mayor Dolezal stated in all reality we have to accept the City or RDC has a role in property acquisition or property management to get buildings filled and that's what we intend to do. Ms. Boyd asked if there is a pending RDC meeting scheduled. Mayor Dolezal stated we do not have one scheduled.

Resolutions & Ordinances: Nothing to report.

Claims: Councilman Rippey made a motion to approve the claims 165539-165685 in the amount of \$3,312,266.18, seconded by Councilman Ehman, Councilman Kring abstained from voting. The claims passed with all in favor and Councilman Kring abstaining. Councilman Kring commented that he noticed the procedure the Council approved at the last meeting for the Mayor and Clerk-Treasurer to process the claims for the small businesses were in this docket. The Mayor told him that he delivered some of these checks. Mayor Dolezal stated the response was very appreciative of those tokens of our support for the businesses. They are not huge amounts but it's just recognizing them. He also stated the next step is the OCRA grant. We have a meeting scheduled on

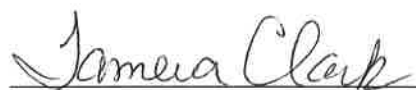
Wednesday for guidance. Councilman Kring asked if that money would be similar money where it would be controlled by the Executive and then approved by the Council. Clerk-Treasurer Clark commented in regards to the OCRA grant Tina Henderson, Grant Administrator would process the claims and if they meet grant approval we would send them to the State. If they approve them we have to issue the checks within five days of receiving the money. She also stated that there is a possibility they give us the money ahead and then we process them. Councilman Kring stated in the past with OCRA we were reimbursed for what was paid out. Clerk-Treasurer Clark commented we are waiting for guidance on how to handle this. Mayor Dolezal stated at first, we thought we had over 4-6 months to expend the funds but now it is only 45 to 60 days to expend the funds. He also commented the Forgivable Loan Committee consisted of Clerk-Treasurer Clark, Kegan Schmicker, Councilman Chandler, Donnie McElfresh and himself. Ms. Boyd with Tipton Tribune asked regarding the forgivable loan how many businesses had applied. Mayor Dolezal stated on the initial round we had 26 applicants and we have taken several applications since then. He also commented that it was a first-come, first-serve on the \$45,000. The same applicants can apply along with others on the OCRA grant of \$250K.

Mr. Bob Edinger asked about animal control because he hasn't heard anything. Clerk-Treasurer Clark stated we have been in quarantine. Councilman Chandler commented that we have had to squelch the fundraising and discussion of the building because of the quarantine. He also stated he had a positive to report. He wanted to give a heartfelt thank you to the family of Jerry Lovell. Mr. Lovell sold new pet supplies, collars, leashes, and toys. He passed away and left it to his family and they contacted me to see if we were interested in the items for the animal shelter. Councilman Chandler commented he went to Windfall and picked up all the supplies. It now meets one of our requirements for the shelter to generate money. We have enough equipment to open a store when we get the shelter up and running. This revenue source right now will be utilized to help with the shelter. We have started discussions again on the buildings and it will be a longer process. He also stated he might check with a local merchant about selling some of this merchandise to put towards the shelter. Mayor Dolezal commented we expect the instrument we go into is we identify the building with an option agreement then we bring it back to the full Council to debate the issue.

Petitions, Complaints, Comments and Memorials: Nothing to report.

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