

MINUTES  
MUNCIE COMMON COUNCIL  
300 NORTH HIGH STREET  
MUNCIE, INDIANA 47305



**JUNE 2, 2025**

**PUBLIC HEARING:** 6:45 P.M., 1<sup>ST</sup> FLOOR CITY HALL AUDITORIUM.

ORD. 19-25 AN ORDINANCE TO VACATE A PORTION OF A CERTAIN UNIMPROVED PUBLIC STREET AT 401 SOUTH LOMBARD DRIVE AND 400 SOUTH TARA LANE, IN THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA.

No public comments made. Vice-President Garrett adjourned the Public Hearing and announced they will reconvene at 7:00 P.M. for the Regular Meeting.

**REGULAR MEETING:** 7:00 P.M., 1<sup>st</sup> Floor City Hall Auditorium.

**PLEDGE OF ALLEGIANCE:** Led by Dan Gibson.

**INVOCATION:** Given by Jeff Green followed by a moment of silence to honor the life of Mary Jo Barton, a former 5-term Muncie City Council member.

**CITIZEN RECOGNITION:** Councilperson Basham recalls way back in 2014 that the recipient of tonight's award was talking to her family and friends about hosting a big party for people with special needs. Her dream was to create a prom for students and their families who may have missed out on their High School prom (for whatever reason). Her friend Mindy Kemper loved her ideas for a special prom and joined her to create the first Delaware County Special Needs prom in May of 2015. 40 people attended and it was a blast. Little did they know that their idea would grow into a production that would include so many community partners and separate events leading up to the annual Special Needs Prom. The production team led by Lynne Fullhart Hatfield started building a network of nonprofits to donate prom dresses, tuxedos, suits, centerpieces, backdrops, balloon sculptures, set pieces, costumes for supporting actors, and so much more. Partners include hairdressers, nail technicians, barbers, seamstresses, floral designers, grant writers, photographers, actors and actresses, bakers, and caterers, all focused on the special needs problem of Delaware County. Venues have included Isanogel, Muncie Southside cafeteria, Muncie Central Student Center, and Heartland Hall. They have outgrown every event center except the Horizon Convention Center, their most recent location where they welcomed over 1,000 family and friends attending the Delaware County Special prom in May of 2025. Lynne and her production team have created an event that has changed the lives thousands of men and women throughout Indiana and beyond, producing one of the best celebrations of our lives. It's simply the best party in Muncie. Councilperson Basham thanks her for her generous commitment of time, support and inspiration to the Muncie community.

Lynne Fullhart Hatfield thanks him. She insisted she feels guilty for getting this award for doing so much for the special needs Community when actually they have done so much for her. It is a wonderful community. She announced next years prom will be May 16<sup>th</sup> from 5:00 to 8:00 P.M. They have taught her patience, unconditional love, acceptance for who you are and how to dance like no one's watching. She thanks the Council for this award but just really wants to give them the credit for what they have done for her in her life.

Vice-President Garrett noted President Mason's absence this evening is to attend his grandson's graduation at Muncie Central High School.

<b>ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
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Dale Basham (At-Large 1)	X	
Ro Selvey (At-Large 2)	X	
William McIntosh (At-Large 3)	X	
Jeff Green (District #1)	X	
Nora Powell (District #2)	X	
Brandon Garrett (District #3)	X	
Sara Gullion (District #4)	X	
Jerry Dishman (District #5)	X	
Harold Mason (District #6)		X

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Dan Gibson (Legal Counsel)	X
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**APPROVAL OF THE MINUTES:** A motion was made by Selvey and seconded by Gullion to Adopt the Minutes from the May 5, 2025 Regular Meeting as amended (correcting Councilperson *Green* to Councilperson *Garrett* in a paragraph on Page 4). An all-in-favor vote showed 8 yeas, 1 absent (Mason). MINUTES APPROVED AS AMENDED.

**APPOINTMENTS TO BOARDS AND COMMISSIONS:** The vacant appointment to the Ethics Commission was mentioned but Vice-President Garrett requested to wait until all members of Council were present and able to participate in making that appointment before taking nominations.

**ORDINANCES PREVIOUSLY INTRODUCED:**

ORD. 17-25 AN ORDINANCE AMENDING CHAPTER 159 FLOODPLAIN MANAGEMENT OF THE MUNCIE CODE OF ORDINANCES

A motion was made by Gullion and seconded by Garrett to Adopt. This ordinance was previously introduced to correct a scrivener's error in the definition of "special flood hazard area" by changing "County" to "City." Questions called. A roll call vote showed 8 yeas, 1 absent (Mason). ADOPTED.

ORD. 18-25 AN ORDINANCE OF THE CITY OF MUNCIE AMENDING CHAPTER 92 AND CHAPTER 95 OF THE CITY OF MUNCIE CODE OF ORDINANCES DUE TO THE ANTICIPATED OPENING OF A SKATEPARK AT WESTSIDE PARK.

A motion was made by Powell and seconded by Green to Adopt. This ordinance was previously introduced to set rules for the anticipated opening of the skatepark, which had been approved and recommended by the Parks Board.

Councilperson Selvey referred to a memo sent out by the Mayor expressing the current status of the skatepark. It is not yet complete, but, the grand opening and ribbon-cutting ceremony will be Saturday, June 14th at 10:00 A.M.

Vice-President Garrett noted this being within is District and doing what he could to help but really applauds Councilperson Selvey for her leadership and hard work on this project. It was noted the excellent concrete work and the park's visibility, stating it is already being used by kids despite not being officially open, which justifies its location. The importance of the partnership with the city was highlighted, believing the skatepark will be a much-needed and phenomenal asset. Questions called. A roll call vote showed 8 yeas, 1 absent (Mason). ADOPTED.

**NEW ORDINANCES:**

ORD. 19-25 AN ORDINANCE TO VACATE A PORTION OF A CERTAIN UNIMPROVED PUBLIC STREET AT 401 SOUTH LOMBARD DRIVE AND 400 SOUTH TARA LANE, IN THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA.

A motion was made by Powell and seconded by Green to Introduce.

David Karnes, Dennis Wenger & Abrell P.C., is the attorney representing the petitioners, Stephen and Aspen Mann on the matter. He explained that the ordinance addresses a situation where homeowners at 401 South Lombard Drive and 400 South Tara Lane realized their driveways and asphalt were on an unapproved portion of what would have been a public street, if it had ever been developed in the late 1940s. They obtained a survey and, in cooperation with their neighbor, Angela G. Parker, petitioned the Council to vacate that portion of the street, making it part of their property. All neighbors were notified and both Mr. and Mrs. Mann along with Ms. Parker are here this evening. Questions called. A vote by acclamation showed 8 yeas, 1 absent (Mason).

INTRODUCED.

ORD. 20-25 AN ORDINANCE AMENDING CHAPTER 95 SECTION 95.09 OF THE CITY OF MUNCIE CODE OF ORDINANCES ENTITLED "PARKS AND RECREATION"

A motion was made by Selvey and seconded by Powell to Introduce. This ordinance changes the code implementing the use intoxicating beverages within the designated outdoor refreshment areas established by the City of Muncie. Questions called. A vote by acclamation showed 8 yeas, 1 absent (Mason). INTRODUCED.

ORD. 21-25 AN ORDINANCE OF THE CITY OF MUNCIE, AMENDING PARKING REGULATIONS NEAR THE VILLAGE (Ball State University).

A motion was made by Powell and seconded by McIntosh to Introduce.

Christopher Palladino, Assistant Director for Capital Planning and Real Estate Management, Ball State University, recalled Ball States plan to revitalize The Village with construction underway. President Mearns will give an update on the overall build of the project at the Cornerstone Center for the Arts on Wednesday at 6:00 P.M. Ball State has addressed parking concerns by adding a map on their website showing over 1,700 parking spaces within a 4-minute walk of The Village core. A new app will be launched later this summer to map Ball State's parking facilities, their hours of operation, and enforcement hours, allowing the public to see when spaces are available for free. As part of the construction of the Center for Innovation and Projecting Art Center, 20 new on-street parking spaces will be added. This ordinance will replace current blue permit-only parking with 2-hour public on-street parking from 6:00 A.M. to 6:00 P.M., Monday through Friday. This change is consistent with other on-street parking in the area and is expected to add approximately 35 new public parking spaces. Powell appreciates them working with the Neighborhood Association and Chief Sloan who both support this move, believing it will enhance the perception of parking in The Village. Questions called. A vote by acclamation showed 8 yeas, 1 absent (Mason). INTRODUCED.

## **RESOLUTIONS:**

RES. 12-25 A RESOLUTION AUTHORIZING MAYOR DAN RIDENOUR TO APPLY FOR COMMUNITY DEVELOPMENT BLOCK GRANT & HOME INVESTMENT PARTNERSHIP PROGRAM GRANT FUNDS FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

A motion was made by Selvey and seconded by Basham to Adopt.

Gretchen Cheesman, Director of Community Development, explained this resolution authorizes the Mayor to apply for HUD grants. The department administers the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. Allocations for program year 2025 (which started June 1st) were received on May 15th. This year, the HOME Grant is \$508,762.11 (about 0.3% less than it was last year), and the CDBG grant is \$1,242,123 (about 2.7% less than it was last year). This year is the first year of their 5-year plan. HOME grant funds are allocated for program administration (capped at 10%), Community Housing Development Organizations (CHDOs) like Capstone Corporation for housing rehab and operating funds, CHDO

reserve for homeownership, down payment and closing cost assistance (for about eight grants), and rental development (for supportive housing projects). CDBG grant funds allow up to 20% for administration and are capped at 15% for public services. The plan prioritizes agencies serving the homeless with current funding going to A Better Way, Muncie Mission and the YWCA. CDBG also funds demolitions (working with the unsafe building authority and Building Commissioner), a homeowner rehabilitation program (providing roofs, furnaces, A/C replacements, handicap ramps, tub-to-shower conversions for disabled residents), with \$225,000 allocated for homeowner rehabilitation. They work mostly with Home Savers of Delaware County in doing that. Infrastructure (remaining money) is for parks, paving, sidewalks. Facility improvements are budgeted for as well. 70% of the CDBG grant must benefit low-to-moderate income people with a close eye kept on avoiding issues if too much is spent on clearance. Three public hearings were held in December 2024 at various times and locations to develop the plan which is available on the City's Community Development website, and public comments are being accepted through Friday, June 20th.

Councilperson Gullion asked about the 20%. Cheesman indicated it covers salary amendments for the four staff people that work in their office.

Councilperson Basham asked why Home Savers is an efficient nonprofit to work with. Cheesman replied that Home Savers works with low-to-moderate income homeowners on various home repairs (e.g. roofs or floor repairs). They are run by volunteers with only a couple paid staff. They work with many volunteers, similar to Habitat for Humanity, and their administration is entirely volunteer-run. Questions called. A roll call vote showed 8 yeas, 1 absent (Mason). ADOPTED.

**RES. 13-25 DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA DECLARING AN ECONOMIC REVITALIZATION AREA AND WAIVER OF CERTAIN REQUIREMENTS FOR MUNCIE HOTEL PARTNERS, LLC.**

A motion was made by Green and seconded by Powell to Adopt.

Matt Ehinger with Ice Miller LLC, representing the Developer (Muncie Hotel Partners LLC) explains that a pilot agreement for the Village Tapestry Hotel was approved last year (ord. 5-24). The current declaratory resolution is needed to approve the economic revitalization area, which ensures an abatement can be put in place during the term of the pilot agreement, allowing the pilot to go into effect. A confirmatory resolution will be sought next month to formally approve the abatement and finalize the pilot agreement. Questions called. A roll call vote showed 8 yeas, 1 absent (Mason). ADOPTED.

**OTHER BUSINESS:**

Don Talley spoke about property issues related to new home construction nearby. He stated that his yard was used for hooking up appliances (gas, water, sewage) for the new houses being built and it has not been properly fixed. He spent \$250 himself, and attempts by a city-hired service to fix it with bad dirt were unsuccessful, causing further problems with rain washing away materials. He has contacted the Mayor and City Hall but has not received a resolution. He also mentioned that the City Street Department cut his curb, exacerbating drainage issues. He asked for the Council's help to get these issues resolved, emphasizing that property should be made whole after construction. He also raised concerns about parking congestion around the new buildings (some priced at \$240,000-\$290,000). He noted that people are parking all over, and vehicles from the Police and Fire Departments, as well as visitors from Yorktown and Ball State, use the area. He emphasized the need for designated parking spots to prevent accidents as people move into the new homes. He also complained about construction dust and dirt affecting his property and suggested designated times for dusty work. Lastly, he highlighted the need for a bus shelter at the corner of Euclid and Mansfield so children waiting for the bus are not exposed to bad weather. He reiterated that he is a problem-solver, not just a complainer, and seeks the Council's help. Council members (Powell and Garrett) remembered his previous visit and pledged to look into the issues.

Courtney Marsh, Southside Neighborhood Association, provided an update on neighborhood cleanup efforts. She thanked everyone who participated in the spring cleanup and encouraged participation in the upcoming fall cleanup.

Brian Shaw, East Central Neighborhood Association, raised concerns about a gas station at a specific intersection located at Main and Hackley. Neighbors reported excessive noise, 40 to 60 cars, and up to 100 people gathering between 10:30 and 11:00 P.M. on Saturdays, with police being called and having to stay until 1:30 A.M. One neighbor's house had previously been shot up. He argued that the gas station is making profits at the expense of taxpayers, as its assessed value (\$359,000) is much lower than many residential properties in the neighborhood. Concerns were also raised about a former motel being re-used by "Lotus Muncie LLC" out of Indianapolis, which recently sold for \$350,000 but was previously \$1.2 million, and is now assessed at only \$140,000, which is less than Shaw's own house. He expressed worry about potential problems with nuisance activities returning to the motel, affecting neighborhood peace. He suggested that the Council could help make an argument to the Assessor about the disproportionate assessed values between residential and commercial properties. He also mentioned working with Officer Kesler on potentially installing a video camera trailer in a neighbor's backyard to address the gas station issues. He sought ideas for ordinances, such as noise ordinances, to help solve the problems. Councilperson Garrett offered to help Mr. Shaw with zoning and ordinance issues related to the gas station, noting it sounded like a common nuisance. He also offered to look into the assessed value of the Muncie Inn property and Councilperson Selvey offered to assist him on that endeavor. The goal is to ensure good zoning and to evaluate businesses before they become problems.

**ADJOURNED:**

A motion was made by McIntosh and seconded by Powell to Adjourn. A vote by acclamation showed 8 yeas, 1 absent (Mason). ADJOURNED.

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Harold D. Mason, President of the  
Muncie Common Council

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Belinda Munson, Muncie City Clerk  
of the Muncie Common Council