

Minutes  
Muncie Common Council  
300 North High Street  
Muncie, Indiana 47305

**Monday, October 4, 2021**

**Public Hearing:** 6:45 P.M., 1<sup>st</sup> Floor City Hall Auditorium.

Ord. 39-21 An Ordinance of the City of Muncie Appropriating Funds from the City of Muncie ARP Grant Fund (Fund #180).

No public comment.

Ord. 45-21 An Ordinance for Additional Appropriations (Economic Dev Income Tax Credit).

No public comment.

Ord. 48-21 An Ordinance for Additional Appropriations (Overtime and Other Services & Charges).

No public comment.

Res. 26-21 Common Council of the City of Muncie, Indiana Resolution Confirming Designation of an Economic Revitalization Area and Approving the Deduction from Assessed Value of New Real Property Improvements (Gillman Commercial Real Estate, LLC).

No public comment.

Res. 27-21 Common Council of the City of Muncie, Indiana Resolution Confirming Designation of an Economic Revitalization Area and Approving the Deduction from Assessed Value of New Real Property Improvements (Compendium Property Group, LLC).

No public comment.

President Robinson concludes the Public Hearing and informs they will reconvene at 7:00 PM for the Regular Meeting. **Adjourned.**

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

**Pledge of Allegiance:** Led by Seth Rawlings.

**Invocation:** Moment of Silence.

**Citizen Recognition:** Councilman Clark expresses it is his honor to welcome members of the Exchange Club of Muncie, Dr. Jeff Heavilon, current President and Forrest Bowers, past President accepting tonight's Citizen of the Month Award. The Exchange Club is a national service club with a mission to inspire communities to become better places to live. This group meets weekly to exchange ideas, build friendships, learn about community needs, to meet those needs and to learn about community opportunity. Additionally, the Exchange Club of Muncie focuses its services in four key areas: Americanism, Community Service, Youth Programs and the Prevention of Child Abuse. To serve in the other key areas, the Exchange Club has adopted a section of the Cardinal Greenway and regular gathers to clean the McCullough Trailhead and other portions of the trail. They host an annual honor day for the top sophomores at Muncie Central and Muncie Burris to honor and celebrate those students successes and to encourage them to further their success is in their high school careers and beyond. The Exchange Club members gather stuffed animals and other small toys, which Clark thought was great, for kids they call a "Comfort Zoo." When children are involved in traumatic accidents, say a traffic accident or a fire at their home, the Exchange Club gives the police and fire department these stuffed animals to provide for the children to help them in their time of need. Additionally, the Exchange Club of Muncie raises funds for local non-for-profits. Flags of Honor was recently held but also occurs every year annually from September 4th through September 11th in the front lawn of Minnetrista with over a thousand flags there to commemorate Patriot Day. It honors members of our community to display those thousand flags and is a community event made possible by generous donors and individual flag sponsors. Clark recalls Bowers being there earlier this year and that being how their conversation started. Funds raised through Flags of Honor go back to the community in the form of donations to those non-profit organizations spoken on earlier. Those that share those key areas of importance that the Exchange Club holds along with Americanism, community service, youth programs and prevention of child abuse. Clark would also like to share that the Exchange Club of Muncie is celebrating 100 years of service to our community this year. That's an amazing milestone. To the dedicated members of the Muncie Exchange Club, thank you, on behalf of the Muncie City Council, it is his honor to give them the October 2021 Citizen of the Month Award.

Jeff Heavilon, current President, is here to represent the citizens of the month. He explains there are fifty-five (55) of them that are in the Exchange Club that are dedicated to making Muncie a better place for all of us to live. He states Clark hit most of the highlights of what he was going to say so he does not have much to add except there is one thing. In addition to the programs and organizations they sponsor, they have also sponsored the Freedom Shrine outside the auditorium in the City Hall hallway. Mentioning that one of the founding principles is Americanism, they support the foundations and the foundations on which our country was based is displayed on the plaques in the hallway so they hope people may take a moment sometime to go review those. The 55 memebtrs are of varying backgrounds and life experiences, men and women of various careers and experiences. They share a meal and some

fellowship every Thursday at 11:30 at the KFC Hall. Meetings are open to anyone that wants to come and they do have a guest speaker. As the name implies, the Exchange Club is also an opportunity for them to exchange ideas and thoughts with people that they otherwise would not meet. They are very humbled and gratified that the Council was able to honor them with this award. In closing, he reiterates that they have been here for 100 years and plan to be here for another 100. Forrest Bowers jokingly adds, not physically.

<b>Roll Call:</b>	<b>Present</b>	<b>Absent</b>
Aaron Clark	X	
Ro Selvey	X	
Troy Ingram	X	
Jeff Green	X	
Jeff Robinson	X	
Brandon Garrett	X	
Brad Polk	X	
Jerry Dishman	X	
Anitra Davis	X	

**Approval of the Minutes:** A motion is made by Ingram and seconded by Polk to Approve the Minutes from September 13, 2021. A roll call vote showed 9 yeas and 0 nays. **Minutes Approved.**

**Committee Reports:** Councilman Clark states the Tax Abatement Committee met earlier this evening at 6:00 pm and heard from Compendium Property Group, LLC and City View Homes, LLC. Clark believes both will be on the Agenda tonight. As it is known, they had a good dialect of questions and answers at the last council meeting and were able to discuss both projects in depth tonight along with some good questions for Compendium. Clark acknowledges that there is some information that the Mayor may have that Councilman Ingram had asked about prior. It really just sums up the total of the projects, the investment that the city is going to have and the investment that the individual businesses will have as well. They voted favorable on both City View Homes and Compendium in a 3-0 motion that carried and that's just about it. H asks if either of the other two Committee members wish to say or add anything which Councilwoman Selvey and Councilwoman Davis state no, they do not.

President Robinson has a Committee Report from the Finance Committee who met last Monday to begin reviewing the municipal budget resuming those meetings next Monday, October 11th and a Special Meeting on the following Monday on October 18th for any discussion, to offer any amendments and to vote on that budget. He adds that the City 2022 budget can be seen on the Agenda this evening but they are just going to glide right past it and in lieu of those meetings, there will be plenty of opportunity to further discuss.

**Reports of City Officers:** President Robinson states they have none, however, there are some guests this evening. The Academy for Community Leadership and Brenda Brumfield addresses the Council. She informs that the Academy of Community Leadership was founded in 1976 and the purpose of it is to help bring about some civic leadership from people who may not have had experiences or exposures to opportunities. It is an extensive education series that meets once a week for ten weeks starting in September and ending on November 11th. Ball State's Office of Community Engagement partners with the Muncie Delaware County Chamber of Commerce who has been holding this event. This particular year they are calling it the 67<sup>th</sup> cohort because it used to be held twice a year. She recalls going through the program a long time ago and knows that Councilman Robinson has been through the program as well as Councilman Polk. She is unsure about the rest of the Council but it is a very worthwhile program and has a few of the participants in the audience that stand to be recognized. This year, the cohort is much smaller than it has been in the past with twenty-one (21) people when they usually have around thirty (30) people. She still thought that was pretty good and was pretty pleased with the outcome. This past week, they had speakers from government such as Councilwoman Davis and Mayor Ridenour along with members of County government as well. They are always grateful to these different leaders in our communities who come to try to help, inspire and champion their causes and even (hopefully) involve some of the citizens in the future. She is happy to answer any questions.

**Appointments to Boards and Commissions:** President Robinson states they have none this evening unless, there is one that's escaped him, however they do have a vacancy on the Human Rights Commission. The Council will make that appointment at the November meeting so anyone in the audience or watching the livestream that might be interested in serving on the Human Rights Commission can reach out to any of the councilmembers and express that interest. Councilwoman Davis asks if there are any stipulations to that appointment. Councilwoman Selvey, who serves on the Human Rights Commission, informs it has to be a white male. Robinson clarifies the way the Human Rights Commission Board is set up calls for a very diverse group and there are assigned numbers to that. This just happens to be a white man.

### **Ordinances Previously Introduced:**

Ord. 38-21 An Ordinance for Appropriation and Tax Rates for the year 2022 (MITS/Muncie Public Transportation Budget).

A motion is made by Selvey and seconded by Polk to Adopt.

Amanda Price-Clark along with Amy Howell, MITS, are here in case there are any questions. Councilman Ingram states he was going through the budget and noticed fund #8001, Insurance (line #340) says PL and PD and questions if they only carry PL and PD on buses. Price-Clark answers no, that is just the abbreviation that they use for it. They have full coverage. Ingram comments he was concerned about that. Price-



Clark assures they have full coverage. Ingram also noticed the Travel (line #370) was \$10,000 and is only comparing it to some of the other budgets he has seen and that seems really high so asks if they do a lot of conventions or anything. Price-Clark states they haven't gone to any conventions. The main thing that would be used in travel is dispatchers and sending them to a weeklong training to become a Lead (because it involves Accident Investigation Training). That does consider the plane tickets and a hotel. They also have a lot of longstanding employees retire so employees that are new to their position have been sent to appropriate trainings. That is really nothing traveled outside of training. Ingram then refers to Marketing and Promotions (line #372) for \$75,000 and assumes that is for the bus wraps and radio ads. Price-Clark states yes, that is the budget it has been since at least the 1990's. After the market research study, there was support of raising that which made them question where they could possibly get the money to raise it. That would be for their radio promotions, promotions done with Ball State Daily News, website and social media which is actually a big part of trying to keep up with all the social medias, especially for the younger population. Ingram asks if MITS has someone in house that takes care of all that. Price-Clark answers no, they have a contract with Spotted Monkey Marketing who handles Facebook, Instagram and all of that. Ingram thanks them for using local. Ingram refers to line #375, Miscellaneous for \$60,000. Howell explains that has been at least \$60,000 for the last four years. Price-Clark adds that often times their building and grounds budget is relatively low but they have a building that is almost older than herself. A lot of the time, when they don't have a place to put it in the budget for building and grounds, a lot of that miscellaneous ends up being appropriated. Price-Clark confirms. Ingram honestly informs is not happy when people try to pass their budgets by doing things like that but he appreciates them answering all his questions.

Councilwoman Selvey appreciates MITS every month for sending the Council their packets, agendas and minutes. They are very transparent and the Council is aware of what the Department is doing all the time. She just wants to say thank you because as a councilperson, she knows she is going to get that information and gets to look at it at her own leisure and that helps her out a lot. The other thing she wanted to thank them for is always helping with the transportation and making sure that the students are getting to school on time. She appreciates what they do.

Julie Mason, MITS Board Member, wanted to express that MITS is very helpful in other organizations with their transportation when a request is put in. Therefore, she highly encourages the Council supporting the MITS budget. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Ord. 39-21** An Ordinance of the City of Muncie Appropriating Funds from the City of Muncie ARP Grant Fund (Fund #180).

A motion is made by Ingram and seconded by Polk to Adopt.

Mayor Dan Ridenour believes a lot of questions were answered last month but he is here to answer any more just in case. Just so the public is aware, these are funds that the City had set aside... or the ARP funds indicated if revenues were down then we could use these funds to replenish those so that's what is being done. The Mayor explains they had a pretty good fiscal year last year and didn't need to make up for those negative funds, as far as lost revenues (they were lost revenues but expenses

were cut so much last year that the City was able to just squeeze through). This has funds going towards a very large \$1,078,000 improvement to McCulloch Park at Lafferty Field in collaboration with the Cal Ripken Foundation and Ball State University. All three entities are putting money in and design work has already started which is moving forward. They are ready to start building this which will begin this March. The Mayor believes that Muncie Burris uses that as one of their home fields. Deputy Mayor Richard Ivy has been coordinating with all five different programs that use that field and they are really excited about this. As an Orioles fan, and the Controller being one as well, they're sure that Cal Ripken will be here himself. Again, they are very excited about that. Moving on, the Mayor explains they have a little over \$1 million set aside for streets that were already on the paving list the Council received last year from the City Engineer but they were scheduled to be done coming up. This just moves all those up so that now they're not on next year's paving list. There is a \$238,000 for Prairie Creek Reservoir of some infrastructure work that the State is requiring they need to finish up. The City is also putting in \$500,000 of additional funds as it is a large project to make that completely compatible with the state requirements. There is \$50,000 set aside (and they don't have any bids on this yet) but with the beautiful new entrance in the lobby at City Hall, they thought that maybe they should set aside some funds to do some work here in the auditorium. They plan to put out some bids and let the Council know what they decide to do, as the Administration doesn't even know yet. He recalls they did look at the Justice Center to see if the if the seating in those courtrooms were better than the seating in here because they did anticipate possibly trying to move some of those chairs over here but they were not. Some improvements needs to be made here and if these funds do not get used then the Council can re-appropriate them next year. The City also set aside \$199,000 for Public Safety. Ridenour asked how many police and fire officers the City has that are not Chief or Deputy Chiefs and there were 199. So, \$1,000 was set aside to present to those police and fire officers for their work during Covid. His hope is that they have a pretty good budget that the Council will be talking about next week and the following week. He doesn't anticipate needing the ARP money set aside that he and Council President Robinson and the Committee (Councilman Polk and Councilman Ingram) were working on. They did, however, set aside a substantial amount of money, \$1.9 million, for this year which he thinks will probably be available next year as well. Hopefully, there will be some other projects that can be done in future years. So that's it. It's taking funds that are from the federal government so these are not coming out of the General Fund as it is a completely separate fund. This is what it was for, to solve City's ills, City's needs and they felt like they were able to spread it around pretty well. He hopes he was able to enlighten everyone on what the City is looking to do with the funds that are sitting there in the ARP account.

Councilwoman Davis recalls sending an email to a few department heads asking for a breakdown of the \$238,000 for Prairie Creek and didn't get that answer. She asks if there is a state requirement that he or someone can send to her about what the needs are out here, beyond the \$500,000 that was appropriated. How is this going to be spent? Mayor Ridenour frankly states the State has been quite generous for decades. There is not enough water, not enough sewer work and not powerful enough electricity. In looking at those guidelines, Brian Stephen-Hotopp (City Engineer) and Dustin Clark (Prairie Creek) could see that the state was being generous and could shut

the whole place down. The Mayor explains that GG's restaurant on South Walnut informed the City that they had their best day ever over this last weekend. If the City does not take care of Prairie Creek, we could lose IRONMAN, all those boating revenues, staffing and a lot of other things. The Mayor's concern was that if the staffing person at the State (who he believes is just being his being generous and maybe they view the rules a little less strict than how he would) would consider us not really in compliance in some areas. He recalls they were using restrooms on the other side of the lake to count so these are necessary and so losing that type of revenue for the City, for the hotels and losing events could be potentially damaging. Again, this is not coming out of the General Fund or any tax revenues. This is coming as a gift from the federal government and the Mayor felt like they should take care of their needs with this gift (as it is not coming out of our tax revenues) to take care of some things that have been not handled over the last period of time. That was the Mayor's intent with this.

Councilwoman Selvey thinks the improvement of City Hall for \$50,000 is not a lot and she would like to see more handicapped accessible areas such as seats in the auditorium. She recalls mentioning something about the curtains behind them but states that is not as important as accessibility. Due to this concern, she suggests raising that amount for more handicap accessibility in here. The Mayor appreciates that but explains this is nearly to the dollar. They had to cut and scrape and figure out how to just get the \$199,000. In order for them to do that, any of these lines could be adjusted and uses the example of taking \$50,000 from somewhere else (but the Mayor does not know exactly how much money that will take). He explains he hated to see some police and fire officers get the Covid bonus and others not. He already pulled out all the Chief and Deputy Chief's to hit the \$199,000, with being five of them and they can't do it with \$204,000. That is how tight this is. Selvey states she would not want it to be taken out of Public Safety as they deserve it. She asks if they could make sure that most of that \$50,000 is actually going towards making this auditorium more handicapped accessible. Mayor Ridneour states he would say yes. He has no plans although mentions he does not like how the chairs from court have rubbed against the wood on the front of the bench. It looks aged and unprofessional so he was hoping to come up with something to take care of that. He can't imagine it being \$50,000 but he doesn't know. He expresses they can do whatever the wishes of the Council are on that.

Councilman Ingram thanks Mayor Ridenour for thinking of our emergency services and he knows that \$1,000 is going to come in very handy for them and it is well deserved that they receive that. He also knows it is very important to upkeep out at Prairie Creek in order to keep things like IRONMAN coming here and everything else and thanks him for that as well. Ingram does have a question about the paving though. Obviously, we all know that we can endlessly pave from now until ten years from now and still have roads that need paved. He asks if the money that is being spent out of this is to do the roads that are already on the list or are they going to add more roads to the list and use that money to continue to do more roads. Mayor Ridneour answers as stated when they put together the 5-Year Plan last year in 2020, **they are doing streets not in any political favors.** It doesn't matter who lives on a street and just because a councilperson or a Mayor want a street done, that doesn't mean it happens. They are doing them based on independent rating so not from his

view, our view or any individual views. These are independent ratings from the State and that is how they determine what was on the list last year. Now, they are doing the next worse ones this year, which would have been the ones that would have been done next year that they just want to move up with these extra funds. Again, these are based on the needs from that individual assessment. Like Ingram mentioned, they can drive down many streets and ask if this street needs to be paved and the answer is yes. Mayor Ridenour is hopeful that this Council will set aside an additional \$1 million of the \$2 million that he is hoping is left over next year to do additional pavings. Again, these were not on the list this year. These would have been on the schedule that was shared with the Council by City Engineer Brian Stephen-Hotopp and would have been on the list. He recalls the map of the whole City where everything was color coded: 2020 pavings, 2021 pavings, 2022 pavings, for which these streets were under the color code of 2022. This takes some streets that would have been done in 2026 and moves them up to 2025. That was Ingram's next question. Mayor Ridenour reiterates it is at least \$1 million worth of paving that gets moved up from 2026 to 2025.

President Robinson wants to concur with Councilwoman Selvey on the auditorium being a desire be made more handicapped accessible but he also wants to bring up the outside decorative lights that have not shined on City Hall in a couple years now. It may seem small but he thinks it can also bring a great amount of civic pride. This month is October which is breast cancer awareness month and the building could be lit up pink. This is the first building you see as you come over the Fallen Heroes Bridge. When it comes to the handicapped accessibility and things like the lights, Robinson explains before any plans are made he would like to see a plan for what those improvements are and for it to come to Council. If they need to appropriate more dollars to make those things happen and there is money that will end up being unappropriated out of the General Fund budget that he thinks they can use to help that endeavor. That's his hope, to do the things Councilwoman Selvey talked about, in addition to getting the lights outside taken care of and start making some general improvements around the building. This is City Hall, the City's doorstep so we want to make it look as beautiful as we can.

Councilwoman Davis questions the year the independent rating was done in relation to the street paving. Mayor Ridenour states it was done five years ago and updated last year by the State. Davis questions if there was a change in the roads that were worse. The Mayor does not know but doubts there were any that were really bad off moved up to 2028 but there could have been some that may have moved up. Davis asks if there is any way she can get a copy of that list. Mayor Ridenour will ask Brian Stephen-Hotopp, the City Engineer as he would know that rating.

Councilman Dishman asks Mayor Ridenour who has the over say on the streets that need to be paved. The Mayor answers the City Engineer and it is by the ratings so they rated from 1 to 10, 10 being best and 1 is worst. Dishman wants clarification on who rates them. Mayor Ridenour answers the State of Indiana and the County. Dishman exclaims they don't have anything to do with the City of Muncie, Indiana when it comes to our streets and asks why he wants them involved in it. The Mayor answers absolutely because they are independent. Dishman questions not letting these people here (and points along the bench to all the councilmembers) that serves areas do that. He adds that he drives his area in the City and has called the Mayor several times regarding the potholes and stuff. He claims if he waited on somebody else, they



would have never been done. He is just saying that these people here on Council know their area and what streets need to be paid and wishes he would just leave it at that. It's not a political favor, they have areas that they cover and he just wished the Mayor wouldn't bring somebody from the State House and have another fiasco again. Mayor Ridenour replies first of all, they didn't bring people from the State that it is actually done every four or five years. They are just using that independent assessment rather than picking what he thinks should be done or what someone else thinks should be done. Dishman says he is bringing somebody else in to our town telling us how to pay our streets. The Mayor explains they come in automatically, it is a DOT thing and every city gets it done. Dishman thinks it is a bad idea when you bring somebody else into our City to make the decisions. The Mayor appreciates that. Dishman goes on to mention that the Mayor knows how horrible some of our streets are, especially on the west end. Mayor Ridenour states absolutely and that is why they have asked in the budget for an increase (in addition to this) of \$1.5 million more. The budget the Council has for this year is \$1.5 million more than previous. Dishman wishes the Mayor would reconsider getting the councilmembers input in for the street repairs because they go over their streets, or at least he does, in their districts. He turns in the streets that need to be paved and claims people call him about it expressing they are happy when it gets done. If they wait on somebody from the State that has never been here or looked at our streets... The Mayor replies they have been here and he is unsure if it is every four or five years but it's a Department of Transportation requirement in order to get the Community Crossings Grant that those have to be done. In the past, they were not utilized but he used the advice of the City Engineer (who knows a lot more about engineering than he does) but it was his recommendation and the Mayor agreed that it was best to just start with those worse streets and pave the worst ones based on that assessment. What is being paved are the ones that were rated 1, 1.1, 1.2, 1.3, 1.4 and after five years are only up to the 3s. So, they're still going to be more streets but if additional ARP funds can be put forth and as this Council (in working with the Mayor) continue to put more funds in, maybe the ratings can get into the 4s and 5s. Dishman still doesn't agree with it. Mayor Ridenour appreciates it. Dishman wishes he would reconsider and let the Council people have a say in their streets because they have taxpayers that they have to listen to. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Ord. 40-21** An Ordinance Declaring an Development Target Area for Muncie City View Homes LLC.

A motion is made by Ingram and seconded by Davis to Adopt.

Mayor Ridenour recalls good discussion last month on City View properties and this being one they are really excited about. This is taking twenty-eight (28) MRC properties that previous Administrations have accumulated and torn down over the years. They are taking these lots and some privately-held lots that the Developer wanted for some other areas and creating forty-eight (48) housing units all with the homeownership component. The tenant will have to rent for fifteen (15) years but will get credit every year that they're there, (so if they are there for ten years, they get ten years' credit, if they are there fifteen, they get fifteen credits). All of these will be spread out in multiple neighborhoods and the majority of them go to South Central and Industry areas. He believes six or eight go into Blaine South East, one in Old West

End and one or two in the Thomas Avondale Neighborhood. Again, they are really excited about this because it takes those properties that have not been generating any tax revenue and puts that money back into the General Fund. There is a list of the properties and the Mayor cites them as follows: Macedonia, 8<sup>th</sup>, Elm Street, Franklin, High, 7<sup>th</sup>, Elm again, Madison and Powers. All of those properties will soon have new homes available for the public. He encourages acceptance of the development target area. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Ord. 41-21** An Ordinance for Appropriation and Tax Rates for the year 2022 (Muncie Sanitary District Budget).

A motion is made by Polk and seconded by Ingram to Adopt.

Deana Cox, MSD Financial Manager, is here in case there are any questions in regard to the budget. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Ord. 42-21** An Ordinance to Establish a Vacant and Abandoned Structures and Properties Registration Program for the City of Muncie.

A motion is made by Selvey and seconded by Polk to Amend. She explains she has the blessing of the ordinance co-sponsor Councilman Garrett to make the motion.

President Robinson recalls Council Attorney Dan Gibson providing a red-lined version of the ordinance to the rest of the Council indicating the amendments. Selvey confirms and further explains that some of the changes made to the introductory page includes making it clear that “vacant and abandoned” is in every part of it. It is making sure that it has specified that the property has to be vacant and abandoned. Page two is okay. Page 3, third paragraph should state vacant “structure” not vacant “building.” Next page, number five, “name of any insurance company” was added to that. Page five has the last of the amendments in (D) Standard & Maintenance, first it should read that the property is cleaned and vegetation is mowed, striking “and that walkways are cleared of snow or ice,” as that is provided in a different City ordinance. Lastly in 2a, windows shall be framed by, striking the word “nominal” and added the word “standard” two-inch by four-inch lumbar. An all-in-favor vote showed 9 yeas and 0 nays. **Amended.**

A motion is made by Polk and seconded by Green to Adopt as Amended.

Ryan Kramer, 2200 W. McGalliard, managing partner at RE/MAX Real Estate Group along with their AE, Dana and Board President, Marilyn, with the Association of Realtors that have joined them tonight. They were here because they want to, also, be a part of anything real estate related regarding the City. They have a legislative committee, their national, local and state association and want to invite the Council to tap into the resources they have with their realtor community. He also wants to personally show support for this and thank all the councilmembers in addition to Mayor Ridenour and Brad King who got together and explained a lot of this and listened to some of the requested changes they had. Kramer thinks the overall part – that this is not a silver bullet that is going to automatically solve our issues. We know that we have an aging housing stock that is not going anywhere and we are not seeing lots of new building going on in Muncie like in Pendleton, Noblesville or Fishers. Unfortunately, we have to deal with that together as a community. He thinks with all the non-profits, government and private citizens, we can make a difference which is

the most important thing coming up. Kramer thinks the best thing going for us right now is that the values are up so we are seeing things (especially on the south side of Muncie) that was selling for \$20,000 and \$30,000 going for \$50,000 and \$60,000 or \$70,000 and \$80,000 in some cases. That's naturally going to give us some investment into our community just from private investors and we want to welcome that. Kramer thinks of whatever is passed legislatively, he just encourages that it is wanted. Out-of-town investors... **he knows that** is kind of a curse word to some people but they're not all bad and that is a key factor. We don't have enough resources in our community to take care of the problem and need money from outside to really help with this and there are good investors and we want to make sure we are doing whatever we can. This ordinance would be a good ordinance to give some teeth to the ones that are the problem and thanks the Council for considering it. He just wanted to voice his support.

Brad King, Historic Preservation Officer for the City of Muncie, helped draft this ordinance and is offering himself for any answers and to reiterate what Mr. Kramer said. This is not a silver bullet and just one of the tools intended to use going forward addressing residential blight.

Councilwoman Davis states King is a wealth of knowledge. He really is on top of things and she feels he has a cape with the Preservation Officer. He is the go-to for a lot of things and she appreciates him and all he does for this City. He thanks her in return. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted as Amended.**

**Ord. 43-21** An Ordinance to Repeal Regulation of Tenancy Agreements Made Void and Unenforceable by the Action of the Indiana General Assembly.

A motion is made by Ingram and seconded by Davis to Adopt.

Dan Gibson, City Council Attorney, reminds as he mentioned last month that the Indiana General Assembly enacted legislation that prohibits the Council from governing or regulating certain aspects of the landlord-tenant relationship including tenancy agreements. So, this this legislation, or ordinance, is void as a matter of state law so this is simply a housekeeping matter to repeal an ordinance that is otherwise void. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Ord. 44-21** An Ordinance for Appropriation and Tax Rates for the year 2022 (Muncie City Budget).

President Robinson advises they are going to skip Ord. 44-21, which is the Muncie City Budget. As he explained earlier, the Finance Committee will be meeting again on October 11th as well as October 18th at 6:30 PM.

**Ord. 45-21** An Ordinance for Additional Appropriations (Economic Dev Income Tax Credit).

A motion is made by Polk and seconded by Ingram.

Mayor Dan Ridenour recalls starting the 2020 year with a negative in the EDIT Funds of \$250-some thousand. Through a lot of cost-cutting in and so forth, in the end the Mayor was able to save over \$800,000, primarily by hiring a City Engineer. He is going to say that is a big part of it. By hiring a City Engineer and having one person responsible for the City rather than getting consultants and the amounts that were

saved were considerable. At the end of the year, there was \$625,608 left over and he would like to get that appropriated. He explains when the 2021 budget was set, it was based on the new amounts that the State said we would receive and it does not include the previous balance. This is how much there was in the account and he just wants to get that appropriated for this year. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

### **New Ordinances:**

**Ord. 46-21** An Ordinance to Amend Section 153.56 of Chapter 153 of the Muncie City Code Entitled "Electric Code."

A motion is made by Ingram and seconded by Polk to Introduce.

Steve Selvey, Building Commissioner, is willing to answer any questions. President Robinson recalls their discussion on the phone earlier and wishes for him to give an overview of what this is. S. Selvey states sure and goes on to explain they have a Board of three local contractors and a request from a contractor outside of the community that had a type D license. They had no idea what that was. In going to the Board, they began looking into it and the Type D license which is also parametric which does their testing for new licensure. Indianapolis has a Type D license. This is the little guy's HVAC license, if you will. It affords a contractor to basically, in layman's terms, only residential work. When you think of our residential permitting now, that licensure will allow a contractor to do a restaurant, small strip mall or any fairly large commercial work. This, due to the limitations on the AC tonnage and the BTU's, basically, affords the guy to do only residential. S. Selvey also thinks it is really neat and we should do it. Again, it is like the little guy's HVAC permit. In addition, we need to be on par (kind of) with Indianapolis because with the University and some of the larger things here, most of our contractors come from out of the community like the Indianapolis area. Again, it is important to stay on par with them.

Councilman Ingram asks if there are fees for these licenses. S. Selvey states the fee structure would be the same as A, B, C and now D. He believes it is \$100 for the licensure and the same requirements. Not being an HVAC person but he would perceive it to be a little less knowledge required to do the residential than to do the commercial contracting aspect of it.

Councilman Clark questions how they will keep track of that. Say, a contractor comes in and maybe wants to slip around the rules, would they be identified in the system as an A, B, C, or D. S. Selvey states yes they would and that the system provides for that.

Councilman Garrett asks if these go by the same code, for example, when they go out and do inspections, will this follow the same code as the other licenses. S. Selvey states yes, absolutely and the same when doing a residential structure. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. **Introduced.**

**Ord. 47-21** An Ordinance Amending Ordinance 28-20 Fixing the Maximum Salaries of Each and Every Appointed Officer, Employee, Deputy, Assistant, Departmental and Institutional Head of the City of Muncie, Indiana, Included Herein for the Year 2021. A motion is made by Ingram and seconded by Green to Introduce.



Craig Wright, City Controller, explains this is an ordinance that is fixing the maximum amount allowed on Part-Time to \$15.00 an hour. That's setting the maximum, not stating that everybody is going to be that. It is just setting it and allows people the flexibility if they're having issues with getting the help. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. **Introduced.**

**Ord. 48-21** An Ordinance for Additional Appropriations (Overtime and Other Services & Charges).

A motion is made by Selvey and seconded by Polk to Introduce.

Craig Wright, City Controller, states this is just asking for additional appropriations into the Overtime line in Fund #104 and also the Other Services & Charges line dealing with EMS. When they figured out the budget last year, obviously, they wasn't sure where EMS was going to be and if they would need the additional appropriations. He finishes by confirming the money is there and with cost of supplies and paying the overtime, they are getting close to where they need the additional appropriations. Councilman Ingram confirms this is for Fire and EMS. Wright states yes. Ingram then asks how EMS is doing. Wright replies that EMS is doing quite well. Ingram replies that is good to hear. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. **Introduced.**

### **Resolutions:**

**Res. 26-21** Common Council of the City of Muncie, Indiana Resolution Confirming Designation of an Economic Revitalization Area and Approving the Deduction from Assessed Value of New Real Property Improvements (Gillman Commercial Real Estate, LLC).

A motion is made by Ingram and seconded by Polk to Adopt.

Mayor Ridneour states it has been a long process and they got a closing just today for some additional acreage that Gillman's needed to make this work. He claims the timing is wonderful so now if the Council approves this resolution, he believes they will be starting construction very, very soon. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Res. 27-21** Common Council of the City of Muncie, Indiana Resolution Confirming Designation of an Economic Revitalization Area and Approving the Deduction from Assessed Value of New Real Property Improvements (Compendium Property Group, LLC).

A motion is made by Polk and seconded by Ingram to Adopt.

Mayor Ridneour explains this was one of the topics in tonight's Tax Abatement Committee Meeting. It is a 60-unit apartment complex at the former Marsh and Family Dollar location at Memorial and Burlington. There were a lot of questions earlier evening on it and he is aware that they did answer most of those questions at the last meeting. He expresses the Developers can not be here this evening as they were off to another presentation in Iowa. The Mayor is happy, though, to answer any questions. Questions called. A roll call vote showed 8 yeas and 1 nay (Clark). **Adopted.**

**Res. 28-21** A Resolution for Transfer of Appropriations (Park Operating Fund).

A motion is made by Polk and seconded by Davis to Adopt.

Craig Wright, City Controller, explains this is just moving money from different areas within the Park Budget. It is adding additional monies into the Equipment Rental, Repair and Maintenance and Other Services & Charges lines where they have just fallen a little short due to maintenance, etc. This is just moving money to balance that out.

President Robinson questions the increase in Other Services & Charges of \$9,000 and asks what the typical expenditure is (acknowledging that he may not be the one to answer that question). Wright states generally speaking, Other Services & Charges could be anything miscellaneous. Robinson confirms with Parks Superintendent Carl Malone that the line in discussion is like a catch-all. From his seat in the audience, Malone states yes. Robinson understands this is going to happen here with a lot of different Departments due to being the end of the year and confirms with Wright that all of the changes and appropriations have all been accounted for in the budget for next year. Wright states yes, they have made all the adjustments on that, absolutely. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Res. 29-21** A Resolution for Transfer of Appropriations (Building Commissioner). A motion is made by Ingram and seconded by Polk to Adopt.

Craig Wright, City Controller, explains this is just moving money from the Mowing Equipment line to Gas & Oil line. They have used very little out of Mowing Equipment and obviously in today's world with the gas and oil prices they had to up that amount a little bit. This just moves \$2,500 from one to the other. Questions called. A roll call vote showed 8 yeas, 0 nays and 1 abstain (Selvey). **Adopted.**

**Res. 30-21** A Resolution for Transfer of Appropriations (Fire Department). A motion is made by Ingram and seconded by Polk to Adopt.

Craig Wright, City Controller, expresses this is the same case, moving money around the budget just to ease the pressures as far as getting close on certain line (firefighters). This moves the appropriations from various areas such as Tires, Fire Prevention, Supplies, etc.

President Robinson comments that he always hates to take any money away from Capital Equipment and asks if there is anything else they can move around and not touch Capital Equipment. Wright expresses they worked very tightly, (he and Deputy Chief Alan Richards) on trying to get this right in the areas where they could accomplish it. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Res. 31-21** A Resolution for Transfer of Appropriations (COIT Public Safety - Fire). A motion is made by Green and seconded by Polk to Adopt.

Craig Wright, City Controller, explains once again this is taking the same action as the last few resolutions. They are just moving money around to have the budget balance by year end. Questions called. A roll call vote showed 9 yeas and 0 nays. **Adopted.**

**Other Business:**

Julie Mason wants to let the Council know on behalf of Bridges Board of Directors that the Board is ensuring they still provide services at the Hub which is located at the former building called Bridges Community Services. Their responsibility as the Board is to ensure that properties, services and programs still continue. Some people have thought the building permanently closed but they do still provide services. Currently, the Muncie Mission is providing services there. She explains they are still collecting rent and taking care of the property, etc. at the building on 318 West 8th Street in Muncie Indiana. She just wanted to share that with the community. They are open and staff is there at all times during regular operating hours Monday through Friday (as it was before) from 8:00 to 12:00 and then from 1:00 until 5:00.

Seth Rawlings is going to make it a monthly thing to bring forth the Covid numbers however with the current Facebook outage, he couldn't obtain the latest numbers from the Delaware County Health Department. He can say, however, it not as high as it was last month yet still is too high. Back in July, we were seeing around 3% case positivity rate and right now, we are just about above 10%. We need to work on it in Muncie. Our vaccination rates are still very low although there is good news coming around the corner (inaudible). The second thing he would like to bring up – this is a call for Council and the community – Rawlings states he has been part of a group called the Muncie Afghan Resettlement Committee that meet every week and are trying to resettle 5,200 Afghan refugees that came to America and need assistance. They aren't charity and are just here to give opportunity for success on their own. They would really appreciate if anybody is interested in volunteering, as they have different events. Rawlings mentions the Mayor allowing them to get some of the furniture that was getting thrown out of the old Justice Center. He allowed them to take a lot into inventory in case somebody needs a chair or table in the future. If anybody has anything to donate, that would be great. They could also use volunteers and anybody that would like to help physically get the donations to the storage location. They are currently setting up a Facebook page and anyone interested in helping can go to that Facebook page (or Rawlings himself) to help or donate. The invitation is extended.

Don Morris is here in regard to his daughter and informs he is building a page for Muncie's Missing and Murdered. As a citizen, he is dead involved in it and recalls being here last month. As a community, we all have to work on this, City, State, County. It has to be a team or we are not going to solve these problems. There are way too many missing and murdered in this town and it has been going on for years and isn't due to this Council right here. It is due to the prior ones that was here doing the corruption and letting all this stuff fly. We can't build our community on families that have broken hearts and missing grandkids. We just can't build on these things. They mentioned about building an apartment complex on the south side but they need a grocery store over there. He understands bringing in the buildings to house people but we don't have the people to house. We are losing people here daily. We got to do

something about helping our citizens, people like him and people that have been murdered in this town. Recalling how the City gets a lot of different funding, he expresses we need to use this to support our officers. If they don't have enough investigators to solve all these crimes, we need to get one on each side (one in the County and one in the City) to work just these cases and not spread them out so far. If we can get just one individual to go back and do some of these backlogged cases, it would open the doors for the others to do their job on the ones coming in daily. Morris expresses he isn't here to fight with the Council or degrade them in anyway. He needs help. This has been going on for eight years with his family. Not only is his daughter missing but they took his granddaughter, illegally. There is something that someone can do about this. If it is to help support the Police Department and make sure they got one investigator to solve these cold cases. That's it. That's his job. And, have one investigator on the County side just to solve cold cases. That's going to slow down our corruption and our crimes. Morris assures it will work but we all have to come together as a community. He asks to quit throwing these people to the side and quit not allowing them to be on the news media about this stuff. It has to be out there. Morris can not sleep at night. He has an 8-year-old granddaughter that the last time he saw was 7 months old. Again, 7 months old is how old his granddaughter was when he last saw her. She was taken to Florida from Delaware County and the County should have stood up for Morris's rights, which they didn't. It's not fair and it's not fair to the community. Go home, close your eyes and try to go to sleep thinking somebody stole your granddaughter and nobody wants to help you. It's not a very pleasant sleep and recalls only sleeping about three hours last night because of this meeting and trying to figure out what he was going to say to convince the people... We are citizens of this town. He has been here 41 years and this is the justice he is getting for being here. He is a homeowner here with a house in Indianapolis but chooses to live here in Muncie. He could go to Indianapolis right now and completely walk out on this town. He has rebuilt churches and claims Councilman Ingram has been inside churches Morris has saved. He does a lot for this town. He has saved homes on the demo list and isn't just some Average Joe that just wants justice, he is somebody that supports this town. He just needs help from all the officials to create some kind of funding to go to the Sheriff Department and hire investigators. Again, one for the City and one for the County. Let's do something and be a team. Let's be a City again, please.

Theresa Dodd is here to talk a little bit about her brother that was found at the Muncie Water Waste Treatment Plant. She doesn't know if anybody ever heard that he washed up in May 2019. She wants justice and answers for him. It has been over two years and they don't have the answers. She keeps the story out on Facebook and often gets tips that she relays on to the investigators but often gets a no call back or told they are too busy. The last time she turned anything over was on May 21st and she never got a call back. She acknowledges letting it be known on the voicemail that she has information but if they don't call her back, they're not getting that information. Her brother's case is just sitting there not being worked on. She gave more



information last week sending it by email but has yet to get a call back. She knows that they work hard but she doesn't like to hear that they're too busy to work on her brother's case - which she has got that several times. Like Mr. Morris said, do something. Give the officers a bonus to solve these cases or anything that can help these cases get solved and so that they're not just sitting there. Her brother has family that loves and misses him and he has a son that is growing up without his dad. He means something to them. She knows how Mr. Morris feels when you don't sleep at night because you can't get it off your mind. It all just runs through your mind and it's not just her case, there's Mr. Morris's case and so many more out there and recalls meeting some of the people. They are good people and none of the families shouldn't have to be going through this. They just want their answers. She requests to help the detectives by giving them a bonus or something so cases can get solved.

David Dodd, Theresa's husband, appreciates the time and thanks for the opportunity to speak. It is kind of hard for him and he expresses he talks from his heart. He just wants the Council to think of Don Morris for a minute ... His daughter is missing, his granddaughters gone... And think of Michael... Somebody took his life and threw him in the sewer like a piece of trash. It is hard to deal with on a day-by-day basis and what they get from the detectives (in his opinion) is unacceptable. He can't recall how many times he has heard his wife on the phone with the detective and the detective asks if she has even read the newspaper because there has been another shooting. They tell her they don't have time or that they have been busy. To Dodd, he doesn't care if you have been busy or haven't had time but you don't tell that to somebody who has lost a loved one. It's really, really hard to deal with when you have to deal with that every day. He recalls he and his wife will get ready to go out to eat or do something with their family and a tip will come through on Facebook and everything changes. They drop everything that they are doing because of that and he doesn't blame her because she's the one that has the sleepless nights. He just wants the Council to think about it and he knows they can't go investigate this stuff as they are not investigators. He just wants them to take a little interest. He asks that if they know somebody, make a phone or send out a text message or e-mail asking what is going on with this case. There is an interest and people out here are asking questions. They just are asking for a little bit of help. Robinson recalls giving Dodd's wife, Theresa, his card before the meeting and asking her to email him. He wants to ask a couple questions on some things to try to get them some information and make sure those tips have been received.

Mary Stilts expresses it has always been a preconceived suspicion that Ashley was a "druggie" but she saw her every day for four years and multiple times after that still keeping in touch. She wasn't a druggie. Stilts knows a lot of these others were drug affiliated but Ashley wasn't a druggie and so many people have this misconception that she was like the rest of them. She wasn't. It irritates her. She knows City Council can't do anything with the County and that they (really) can't do

anything with the Muncie Police Department... but we need to make sure the phones are available to get to the police and we need to work with the County. These cases need to be solved instead of these families being placed on the backburner. She can swear to God that Ashley was not a druggie. In less than maybe a week after she disappeared, her house was cleared out before she was even truly declared missing. Stilts finds that suspicious and adds that the cops took a sign off of her door and just threw it on the ground. Muncie City Police were the only ones that did a report on that. The County didn't do it and it was in Royerton. There is too many things going on. This girl lived in Muncie for most of her life before moving to Royerton. We need to support these families and we need to get things done. The other thing Stilts just wants to briefly say is that she appreciates what Mayor Ridneour is doing on getting things going on the south end. She is not happy with the apartments down there because there's no food supply down there. There is a lot of people that live in Middletown Gardens and a lot of people there walk and have to walk to Wal-Mart because the Dollar General gets slammed at May Ave because they are the only food source in the area. Also, we need a hotel on the south end. She requests they start working on getting some land available for a hotel on the south end. There are people that come in from outside southern states that have to go all the way around McGalliard or straight downtown to get to a hotel. We need to get some more development on the south end. She appreciates what is going in but there needs to be more and there's a lot of land out there on the south end. Things can be done, they just have to work on getting the developers to do it. She thanks all of them for everything they do and states she loves and respects every one of them.

Audie Barber states he has been pretty quiet this evening but does want to thank the Council for allowing people to speak about their families that have been missing and he feels for them having a brother who passed away. He knows it's not the City Council's agenda to take care of stuff like that but it is also a way for them to get it out in the public to where people can hear about it. Then, maybe one of the councilmembers can take the bull by the horns and make a phone call to the detectives and get some answers or point them in the right direction. With that being said, it was brought to his attention and he brought this to the Mayor's attention as well that there were some bids placed for some work through the Street Department on Wednesday at the Board of Works meeting. The gentleman that spoke for the Street Department said he made eight phone calls (or whatever) and got two responses. Some of the responses are some of the people that was involved and admitted that they falsified paperwork and things of that nature. It is just one of them things that it's been two years now since last person was charged and everything's kind of going by the wayside so he speculates being time to sneak these people back in and give them the work again. That is a problem. How can they stand up in Federal Court and say "yes, we did this" and now getting bids for the City of Muncie to do work? It was taken under advisement... But, these people should have never been contacted and whoever contacted them needs to be removed from office or their position. If they have been

involved with criminal activity and admitted in Federal Court then they should not be allowed to be given any work or open it up to everybody that was involved and let them all start biding again because by letting one of them do it, they have to let them all do it now. That is his issue that he wanted to get that out on the forefront and recalls already speaking to the Mayor about it who said he would look into it. Barber just wanted the Council to be aware of the somewhat shady stuff going on again and some of these people in these departments as Department Heads that should have been replaced but they wasn't. Now, it is all coming back full circle.

President Robinson wishes to acknowledge Breast Cancer Awareness Month and encourages women to go get yearly check-up as early detection is the best protection. It is important and Robinson wants to bring some attention to it.

The Council Secretary reminds the Council before leaving to make sure they sign Form 4 of the MITS and MSD budgets for 2022 that were approved this evening.

**Adjournment:**

A motion was made by Polk and seconded by Garrett to Adjourn. A vote by acclamation showed 8 yeas and 0 nays. **Adjourned.**

  
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Jeff Robinson, President of  
Muncie Common Council  
\_\_\_\_\_  
Belinda Munson, Muncie City Clerk of the  
of the Muncie Common Council