

City of Tipton Common Council meeting was held on September 23, 2024, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Schmicker, Clerk-Treasurer Clark, Councilmen Vautaw, Ehman, Richards, Kring, and Rippy.

Others: Tom Dolezal, Mike Bollman, Andi Pumphrey, Levi Michalke with American Structurepoint, Jamie Stetzel with American Structurepoint, Chris Tragesser with Etica, Toby Winegar with Etica, Rob Cochrane II, Rob Cochrane III, Bob Edinger, Jenny Frodge, Delora Sullivan-Rich, Kreigh Smith, Elsa Smith, and Joe VanBibber.

Mayor Schmicker opened the September 23, 2024, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Rippy made a motion to approve the September 9, 2024, Council minutes as presented, seconded by Councilman Ehman, with all in favor.

Amend Agenda: Nothing to report.

BOW: Councilman Kring reported on the September 23, 2024, BOW meeting.

Golf Advisory Committee: Councilman Ehman stated there was no meeting.

Solid Waste District Board: Councilman Richards commented they have cleaned up the yard waste and will get the fence line cleaned up.

Street, Alley, & Sidewalk Committee: Councilman Ehman stated they are finishing up with the Sidewalk Program. He also stated there was discussion regarding the speed limit signs. Councilman Ehman commented the walk-through for the CCMG 2023 project was done. He also commented the CCMG 2024 project will start in October. Councilman Ehman stated there was a discussion regarding yard waste containers. He also stated the leaf vac will start running again to pick up leaves.

Planning Commission: Councilman Vautaw commented that they met on September 12, 2024, and passed a couple of Resolutions for EDA Downtown and HP Alloys. He also commented the solar ordinance draft went back to the Committee.

Utility Board: Councilman Rippy stated the September 16, 2024, Utility Board minutes are enclosed. He highlighted a few items from the minutes.

Youth Council: Mayor Schmicker commented there are 16 students, mainly Sophomores and Juniors. He also commented we will probably have this Board to engage with them.

New Business:

Trick or Treat Hours: Councilman Kring made a motion to approve October 30th and October 31st from 5-8 p.m. for Trick or Treat Hours, seconded by Councilman Ehman, with all in favor.

Etica Group – Public Safety Building Feasibility Study: Mr. Toby Winegar with Etica Group stated we have been working on this from March till May, getting a comprehensive look at the needs of the existing building and what can happen in the future. He reviewed with the Council the enclosed PowerPoint Presentation. Mr. Winegar asked if there were any questions. Councilman Kring thanked them for the brief review. Mayor Schmicker thanked Councilmen Kring and Ehman for being a part of these discussions.

Structurepoint Engineering – Jefferson Street Rebuild: Mr. Jamie Stetzel, Project Manager with American Structurepoint stated this is for Phase 1 of the Jefferson Street Rebuild. He reviewed with the Council the enclosed PowerPoint Presentation. Mr. Stetzel stated this project is federal funding and is 80/20 split with the City responsible for 20 percent. He asked if there were any questions. Councilman Kring stated they are going to do some curb extensions and parking changes this year to get a test run on how it would work.

Old Business: Nothing to report.

Mayor's Report:

ARPA – Mayor Schmicker stated the remaining money in ARPA roughly \$149k will also be used to fund the Trails Project – Phase 2.

Resolutions & Ordinances:

Mayor Schmicker stated a lot of these resolutions are routine for the budget process.

Resolution 2024-17 A Resolution To Reduce Appropriations In The General Fund for 2024: Councilman Kring made a motion to approve Resolution 2024-17, seconded by Councilman Vautaw, with all in favor.

Resolution 2024-18 – A Resolution To Reduce Appropriations In The CCD Fund for 2024: Councilman Ehman made a motion to approve Resolution 2024-18, seconded by Councilman Kring, with all in favor.

Resolution 2024-19 – A Resolution To Reduce Appropriations In The EDIT Fund for 2024: Councilman Rippy made a motion to approve Resolution 2024-19, seconded by Councilman Richards, with all in favor.

Resolution 2024-20 – A Resolution To Reduce Appropriations In The Ambulance Fund for 2024: Councilman Vautaw made a motion to approve Resolution 2024-20, seconded by Councilman Rippy, with all in favor.

Resolution 2024-21 – A Resolution To Reduce Appropriations In The Local Road & Bridge Matching Grant Fund for 2024: Councilman Kring made a motion to approve Resolution 2024-21, seconded by Councilman Richards, with all in favor.

Resolution 2024-22 – A Resolution To Reduce Appropriations In The Fairview Cemetery Capital Improvement Fund for 2024: Councilman Kring stated the Grand total reduced should be amended to read Cemetery Capital Improvement Fund. Councilman Kring made a motion to approve Resolution 2024-22, seconded by Councilman Vautaw, with all in favor.

Resolution 2024-23 – A Resolution To Reduce Appropriations In The Opioid Restricted Fund for 2024: Councilman Rippy made a motion to approve Resolution 2024-23, seconded by Councilman Ehman, with all in favor.

Resolution 2024-24 – A Resolution To Reduce Appropriations In The Opioid Unrestricted Fund for 2024: Councilman Rippy made a motion to approve Resolution 2024-24, seconded by Councilman Kring, with all in favor.

Resolution 2024-25 – A Resolution To Reduce Appropriations In The Unsafe Building Fund for 2024: Councilman Richards made a motion to approve Resolution 2024-25, seconded by Councilman Rippy, with all in favor.

Resolution 2024-26 – A Resolution Of The Common Council Of The City Of Tipton, Indiana Approving (1) A Declaration Resolution And Economic Development Plan Of The City Of Tipton Redevelopment Commission Establishing The Downtown Economic Development Area, Which Declaratory Resolution Also Removes Certain Property From The Jefferson Street Economic Development Area, And (2) The Order Of The City Of Tipton Plan Commission Related Thereto: Councilman Rippy made a motion to approve Resolution 2024-26, seconded by Councilman Vautaw. Mayor Schmicker asked if there were any questions or concerns. None was stated. Resolution 2024-26 was passed with all in favor.

Resolution 2024-27 - A Resolution Of The Common Council Of The City Of Tipton, Indiana Approving (1) A Declaration Resolution And Economic Development Plan Of The City Of Tipton Redevelopment Commission Establishing The HPA Economic Development Area, And (2) The Order Of The City Of Tipton Plan Commission Related Thereto: Councilman Vautaw made a motion to approve Resolution 2024-27, seconded by Councilman Rippy. Mayor Schmicker asked if there were any questions or concerns. None was stated. Resolution 2024-27 was passed with all in favor.

Ordinance 2024-10 – An Amendment To Ordinance 2023-15 Of The City Of Tipton, Indiana, Establishing A Designated Outdoor Refreshment Area (DORA): Councilman Ehman made a motion to approve Ordinance 2024-10 on the second and final reading, seconded by Councilman Vautaw, with all in favor.

Ordinance 2024-11 – An Ordinance For Form 4 Adopting The 2025 Budget: Councilman Rippy made a motion to approve Ordinance 2024-11 on first reading, seconded by Councilman Ehman, with all in favor.

Ordinance 2024-12 An Ordinance Setting Salaries For Elected Officials For The Year 2025 As Required By IC 36-4-7-2: Councilman Richards made a motion to approve Ordinance 2024-12, seconded by Councilman Rippy. Councilman Kring stated the Council's raise is carried to the Utility Board members. Ordinance 2024-12 was passed on first reading with all in favor.

Ordinance 2024-13 - An Ordinance Setting The Maximum Salaries, Wages And Other Compensation For Police Officers, Firefighters And All Other Employees Of The City Of Tipton For The Year 2025: Councilman Rippy made a motion to approve Ordinance 2024-13 on first reading, seconded by Councilman Richards, with all in favor. Councilman Vautaw said thank you to Clerk-Treasurer Clark.

Claims: Councilman Rippy made a motion to approve claims 177353-177578 for \$740,024.87, seconded by Councilman Vautaw, with all in favor.

Petitions, Comments, and Memorials:

Councilman Vautaw stated he is working with Interim Street Commissioner Clark and Councilman Kring on closing down a portion of Main Street for work being done on the Courthouse. Mayor Schmicker stated to make sure and communicate with the School Corporation.

Mr. Rob Cochrane III, Market Road, Tipton commented he was a Board member of Tipton Main Street and extended his appreciation with the help of their current projects such as Food Truck Friday, the flowerpots, and hometown banners. He also commented they have a new event, the Halloween Bash on Saturday, October 12th from 6-9 p.m. with Mad Tap. This is for 21 and older. Mr. Cochrane stated their biggest event is Tis The Season. He also congratulated the Council on the DORA Ordinance. Mr. Cochrane asked some questions regarding DORA and stated they would love to continue the partnership with the City.

Mr. Rob Cochrane II, Market Road, Tipton stated he is a School Board Representative for Cicero Township. He also stated there are issues the community is facing and we need your help. There is a decline in students, and we need a housing initiative. We would like to see the partnership with the City and School, and we want to see the community flourish. Councilman Richards asked when the next School Board meeting was. Mr. Cochrane stated September 24th for the budget and then October 12th. There was a brief discussion regarding housing and TIF's.

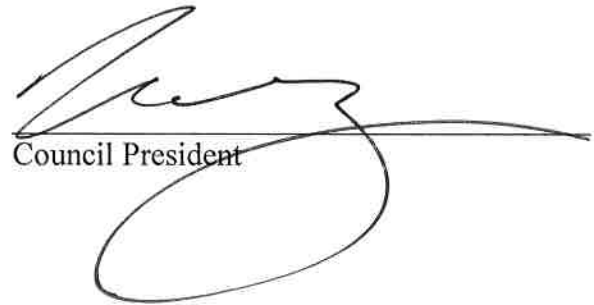
Adjournment: Councilman Richard made a motion to adjourn, seconded by Councilman Vautaw.

Ms. Delora Sullivan-Rich commented she would like something done with the trash/recycle bins being left on the sidewalks. It was stated there are some ADA concerns and marketing concerns. Something is supposed to be done with them. Councilman Kring stated we have an Ordinance. He also stated Councilman Richards and himself have a meeting tomorrow and we will look and see if there are any fines. Ms. Sullivan-Rich addressed her concerns about the road bumpouts and the slanted parking. She stated this is very dangerous and she is very much against it.

Adjournment: Councilman Richards made a motion to adjourn, seconded by Councilman Vautaw, with all in favor.

Submitted by Tamera Clark, Clerk-Treasurer.


Tamera Clark, Clerk-Treasurer


Council President



City of Tipton

Public Safety Building – Feasibility Study



Purpose of the Feasibility Study



Risk Analysis: What are the risks associated with the project?

Cost Analysis: What are the financial implications?

Decision-Making Tool: The study provides data to support future decisions.

Stakeholder Support: The end users were involved and provided critical input to the project.

Feasibility Study Process



Location Analysis: Consider coverage area and future potential

Facility Condition Assessment:
Identify critical capital improvement needs (short term needs.)

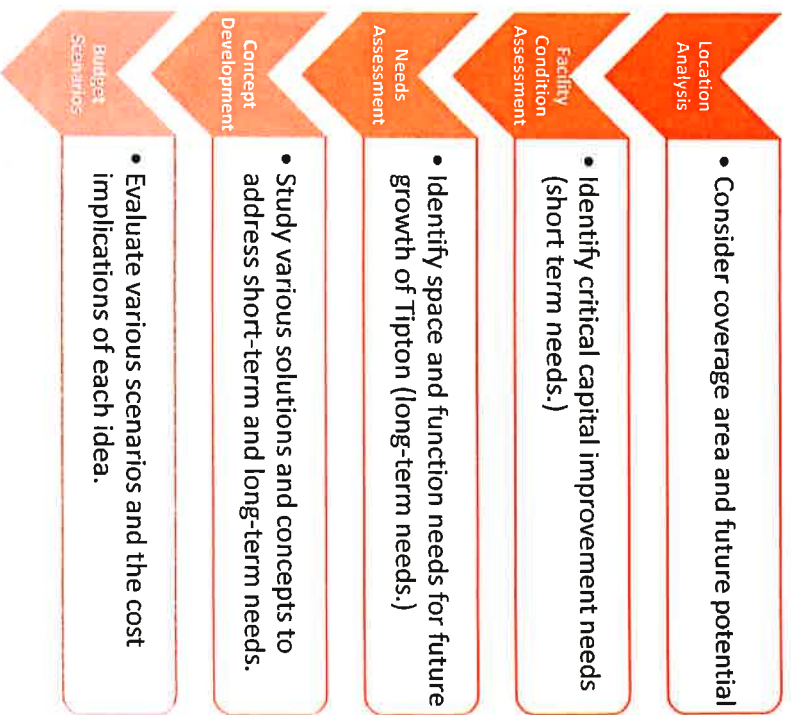
Needs Assessment: Identify space and function needs for future growth of Tipton (long-term needs.)

Concept Development: Study various solutions and concepts to address short-term and long-term needs.

Budget Scenarios: Evaluate various scenarios and the cost implications of each idea.



Feasibility Study Process



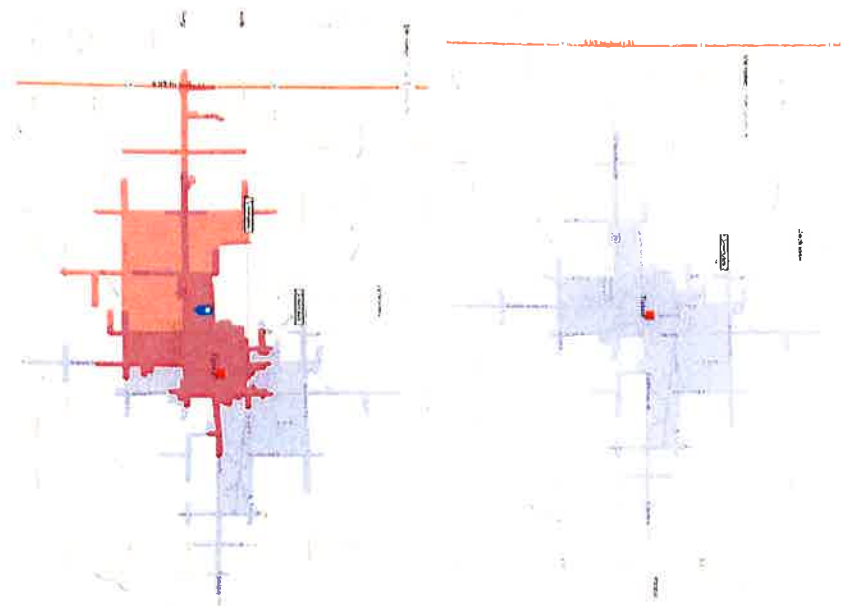
Overview

The current Public Safety Building was constructed in late 1990s.

Current staffing for both departments has doubled in the last 20 years.

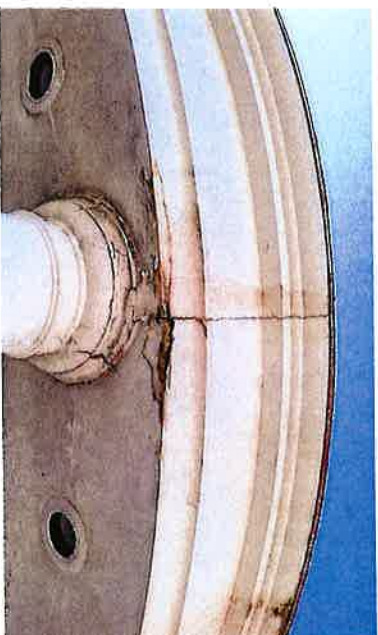
Future growth will continue as economic development opportunities arise at the US 31 / SR 28 corridor.

Limited space for growth at the current site.



Overview of Short-Term Needs

- Windows, doors, roofing, and metal wall panels require replacement
- Heating, cooling, and ventilation in the facility in insufficient
- Damage to front walks, pavement, canopy, and site drainage require repair or replacement



Overview of Short-Term Needs

- Lack compliance with NFPA 1851
- Lack of vehicle exhaust system
- Lack proper gear cleaning and storage areas
- One shower for all staff to use



Overview of Stakeholder Discussions

Police Department Needs:

- Larger Evidence Room w/ proper ventilation.
- Sallyport, holding cell, secure weapons armory,
- Interview rooms with a viewing room, and a holding cell.
- Additional offices, patrol room, and break room.



Overview of Stakeholder Discussions

Fire Department Needs:

- Additional sleeping areas with adjacent restrooms and showers.
- Watch Room
- Additional Apparatus Bay
- Larger Living Areas (kitchen, day room, outdoor space)



Overview of Stakeholder Discussions

Life Safety and Contamination Control:

- Fire gear storage, SCBA washer, gear decontamination cleaning and drying.
- The building lacks compliant ventilation and isolation areas between the apparatus bays and living spaces.
- The building also needs a compliant smoke / carbon monoxide detector system in sleeping and living spaces.
- The fire department should be equipped with a specialized, isolated alerting system for incident response dispatching.

Overview of Stakeholder Discussions

Shared Functions:

- Reception and Conference Rooms
- Restrooms / Showers
- Fitness Room
- Training Room



Existing Space

- Police Department
2,766 SF
- Fire Department
6,633 SF
- Shared Functions
1,890 SF
- Support Functions
2,967 SF

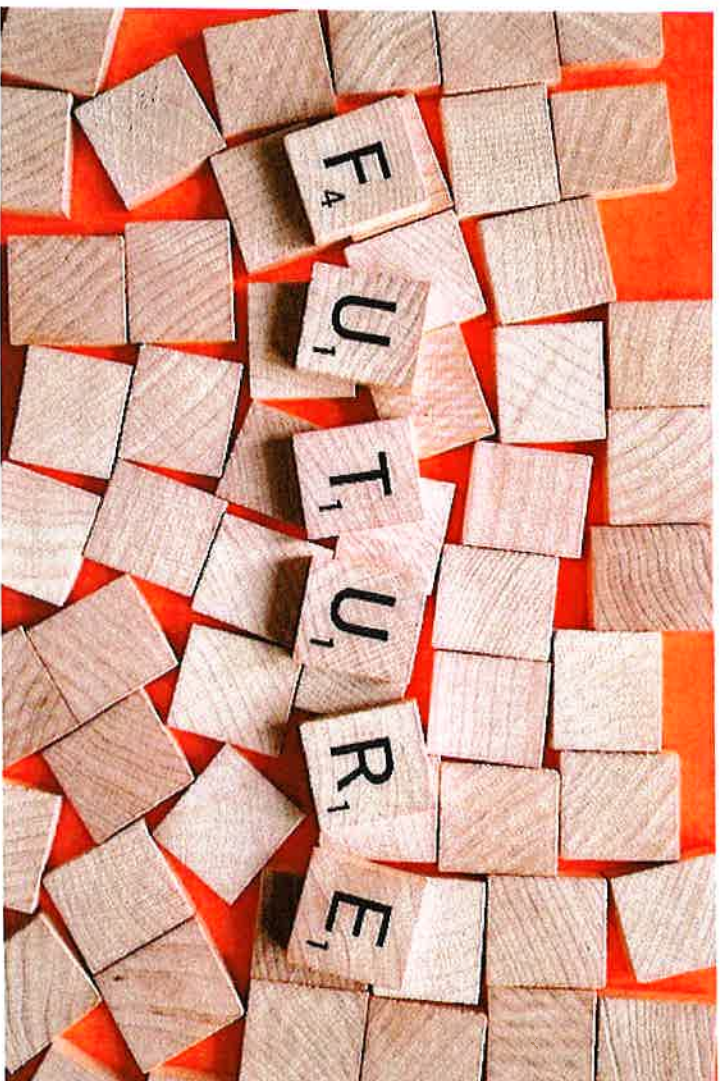


Overview of Space Needs

**24,400 –
proposed
square
feet**

- Police Department 6,290 SF
(add 3,524 SF)
- Fire Department 11,517 SF
(add 4,884 SF)
- Shared Functions 2,603 SF
(add 713 SF)
- Support Functions 792 SF
(support functions included above)
- The total increase needed is approximately
10,000 square feet.

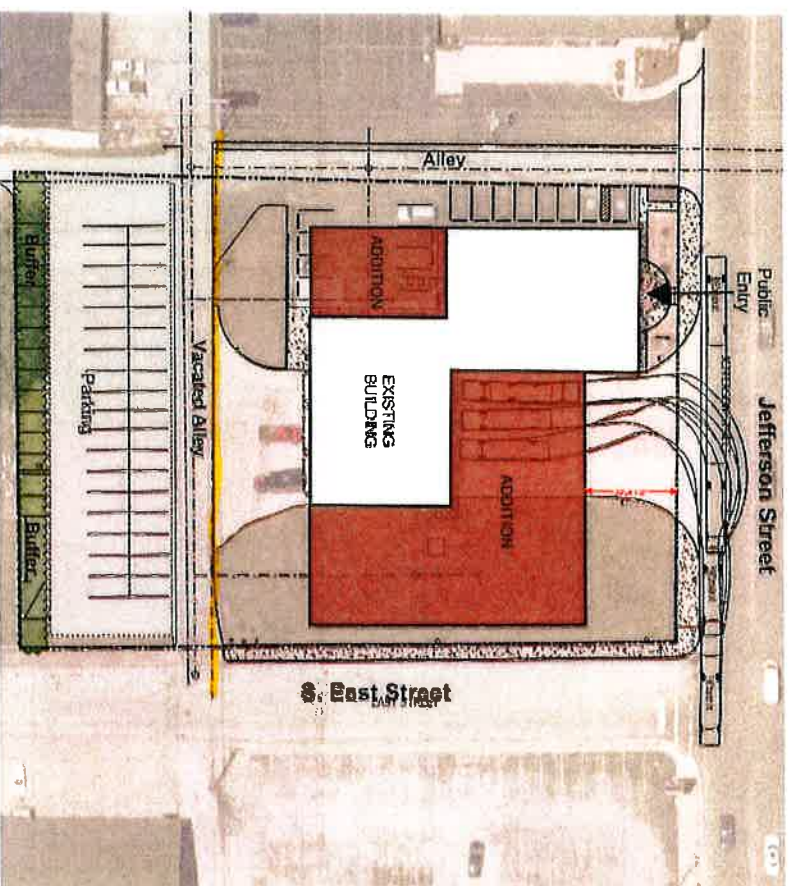
Conceptual Options & Budget Scenarios



Scenario #1 – Expansion at Existing Site

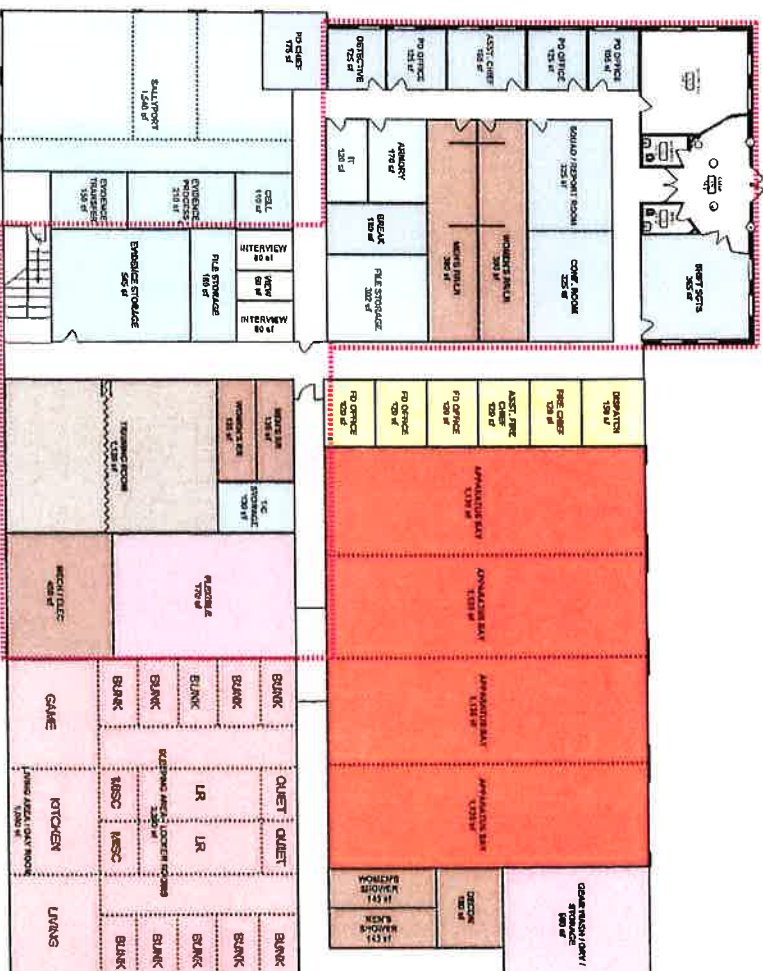
Key Points:

- Maintains both departments together
- Keeps station in City
- Most difficult to phase



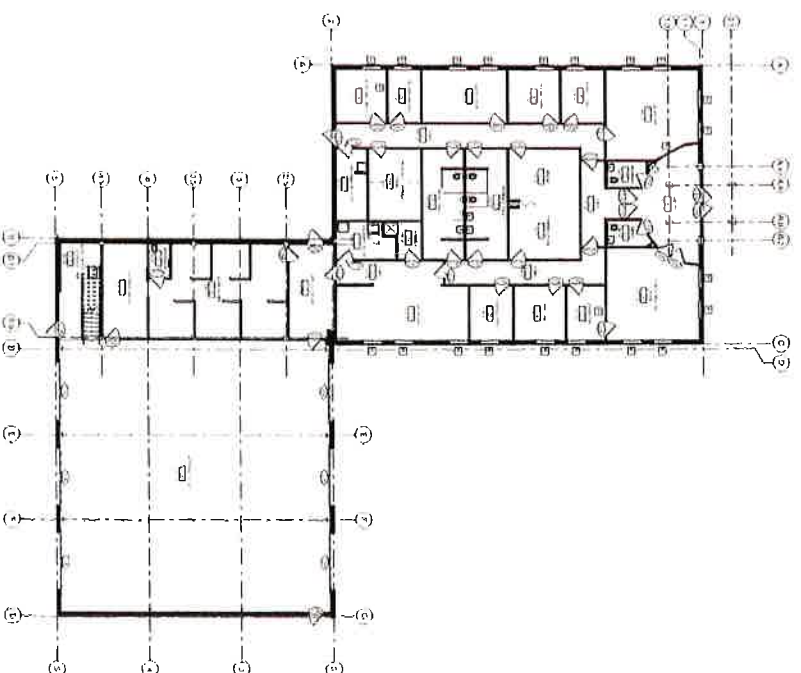
TOTAL AREA: 24,991 sf

- EXISTING BUILDING



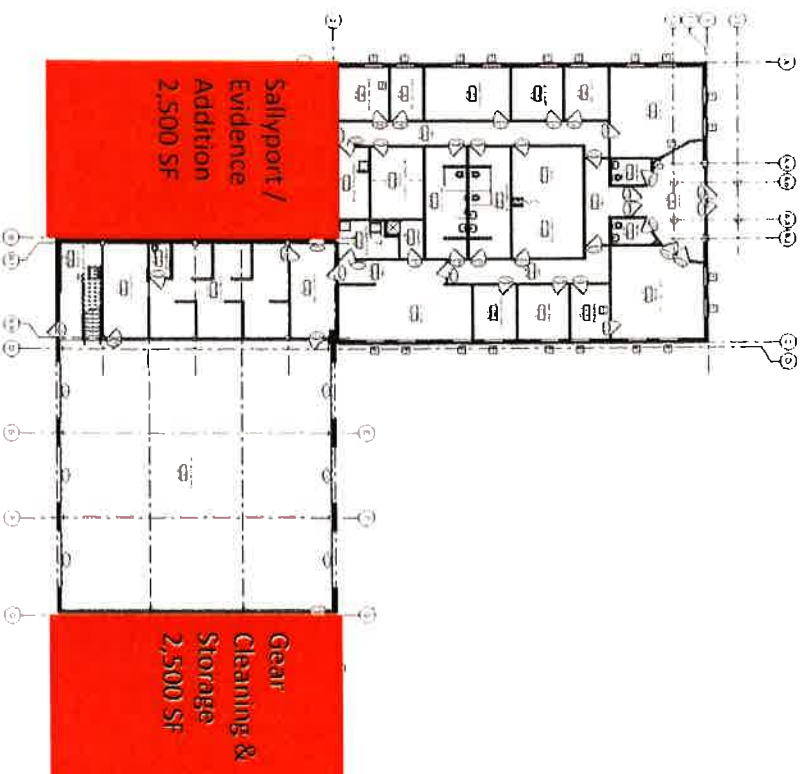
Scenario #2 – New Fire Station / Renovated Police

- Phase 1 – Construction New Fire Station, 15,000 SF (location TBD)
- Phase 2 - Renovate existing building to house police department

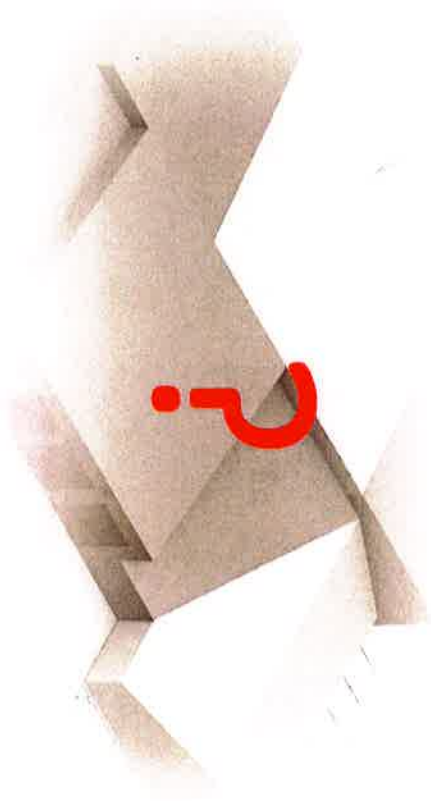


Scenario #3 – Interim Phased Approach

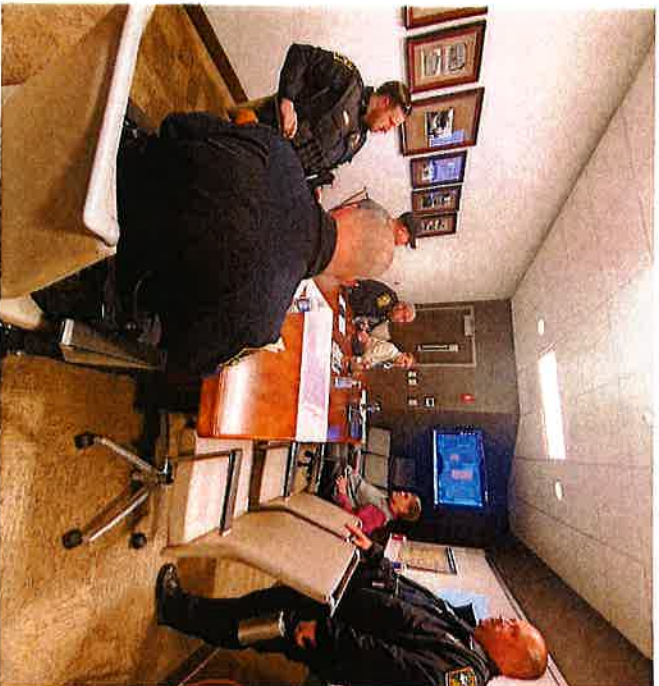
- Phased approach with lower cost initial phase
- Initial phase will address most critical facility needs – approximately 5,000 SF addition
- Second Phase would be a new fire station



Scenario #4 – New Public Safety Facility



Where do we go from here?



Risk Analysis

Cost Analysis

Decision-Making Tool

Stakeholder Support





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JEFFERSON STREET RECONSTRUCTION

SEPTEMBER 23, 2024

PHASE I



INTRODUCTIONS



JAMIE STEITZEL, PE
DESIGN CONSULTANT
American Structurepoint



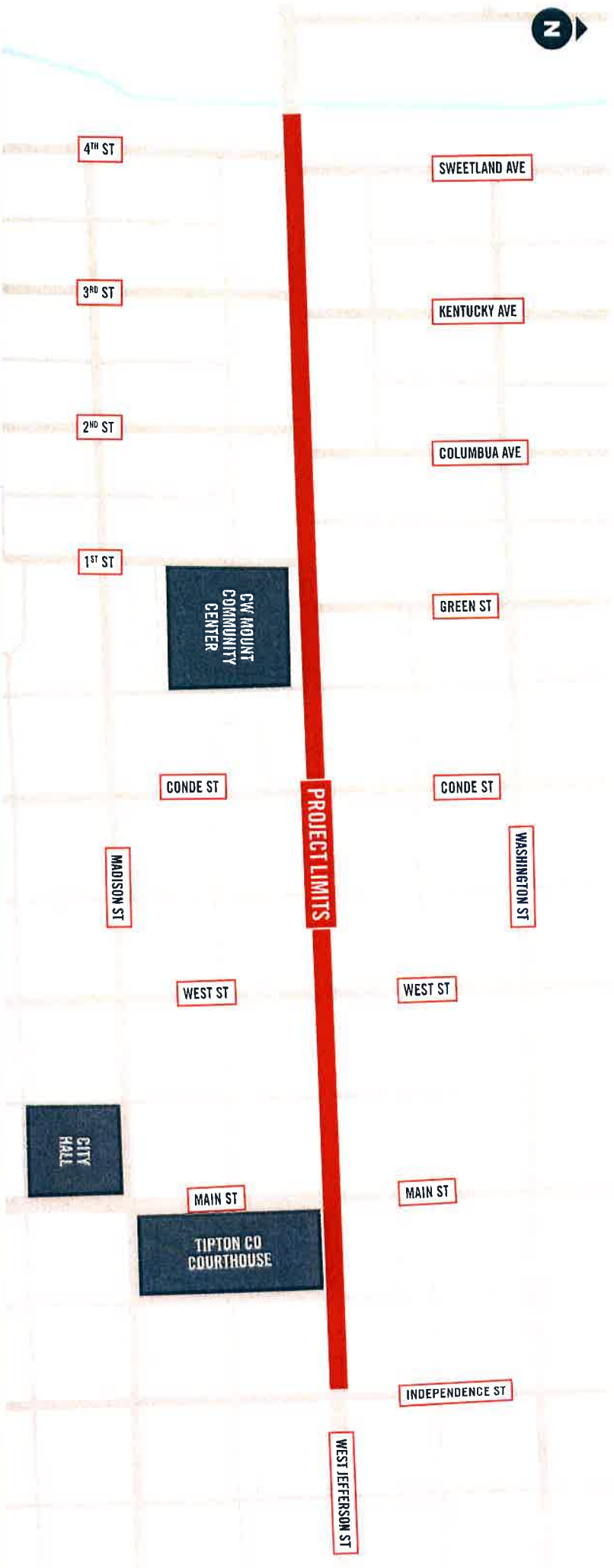
LEVI MICHALKE, PE
DESIGN ENGINEER
American Structurepoint



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CITY OF TIPTON



JEFFERSON STREET PHASE 1



THE
TIPTON
SCHOOL
DISTRICT

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COLLABORATION WITH CONSTITUENTS

Demographic group meetings in spring 2024 to identify project purposes, needs, and desirable improvements, including:

- Municipal utilities, fire, police, planning, and street departments
- Local pedestrian, bicyclist, and multi-modal interests
- Local business owners - West Street to Independence Street
- Local homeowners and residents - Buck Creek to West Street



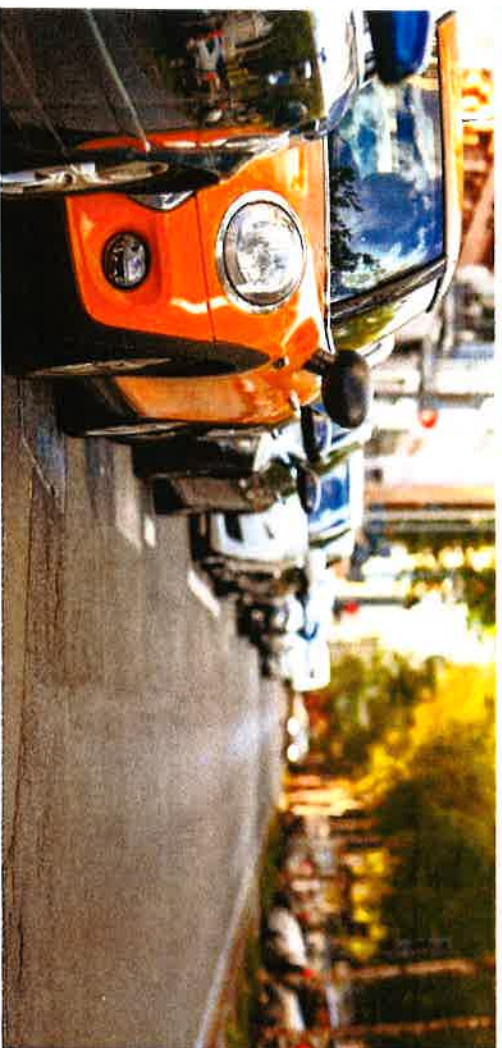
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COLLABORATION WITH CONSTITUENTS

Commonly identified issues:

- Traffic exceeding speed limits
- Large thru-truck volumes
- Pedestrian and bicyclist safety and mobility
- Drainage issues and flooding
- Perceived lack of available parking



City of
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INDEPENDENCE

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COLLABORATION WITH CONSTITUENTS

Project needs:

- Roadway right sizing
- Pedestrian accessibility
- Drainage improvements
- Traffic calming measures



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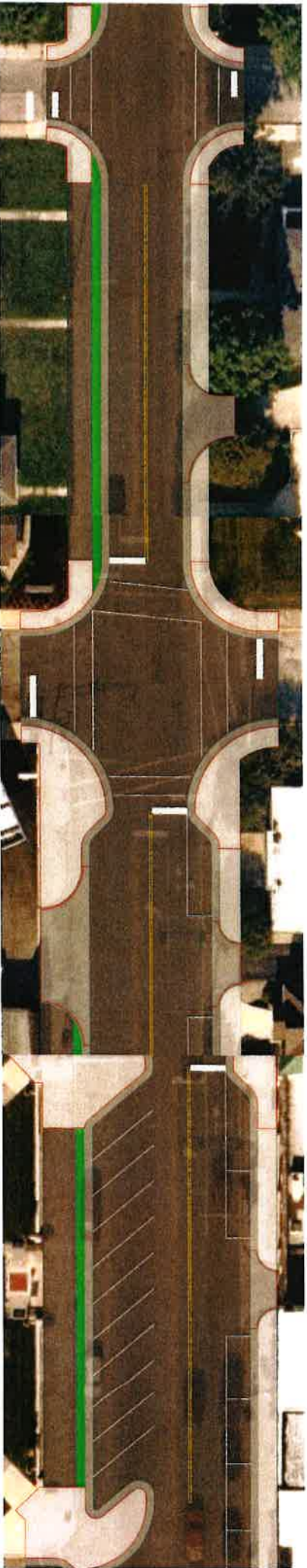


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COLLABORATION WITH CONSTITUENTS

Project Improvements

- Roadway right sizing – reduce lane widths, keep parking lanes, and add angled parking
- Pedestrian accessibility – shared use path, grass buffer, and curb extensions
- Drainage improvements – CSO separation, curb inlets, gutters, and underdrains
- Traffic calming measures – raised intersection at Main Street and new street lighting

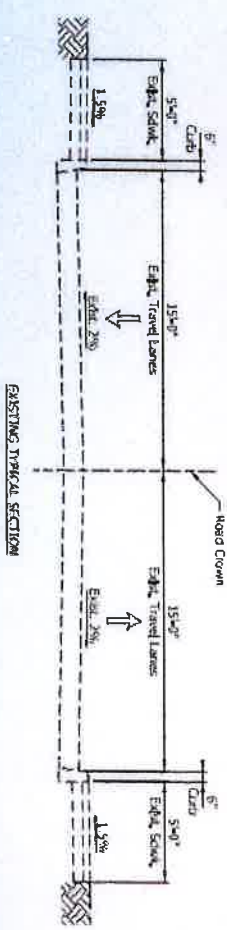


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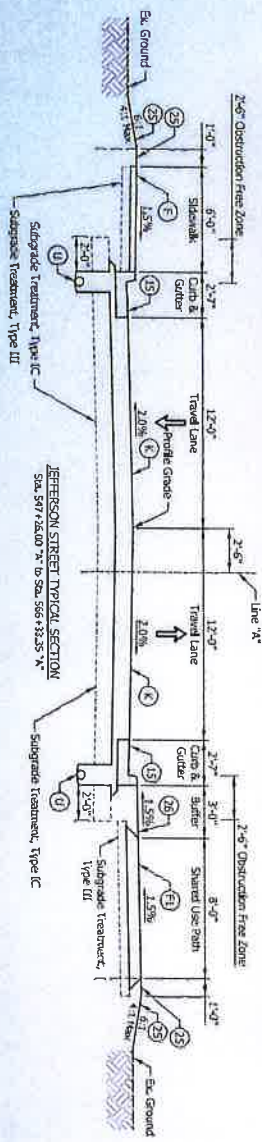
TYPICAL CROSS SECTIONS - RESIDENTIAL

CURRENT



TYPICAL CROSS SECTIONS - RESIDENTIAL

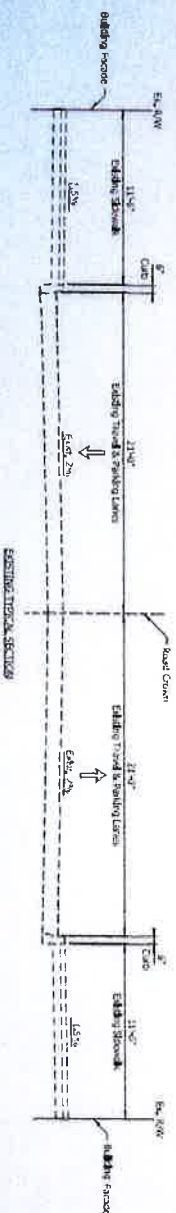
PROPOSED



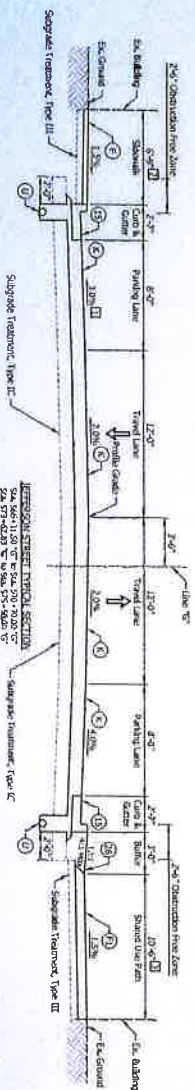
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CURRENT

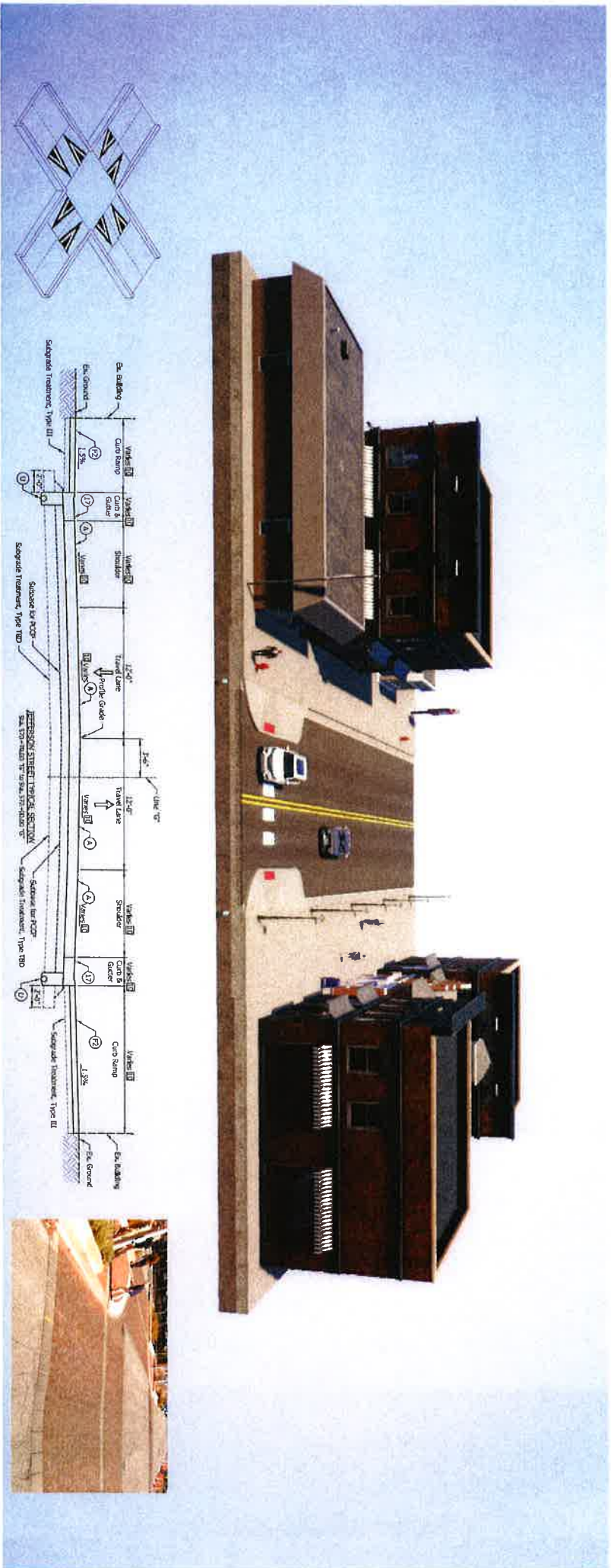


PROPOSED



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TYPICAL CROSS SECTIONS - MAIN STREET INTERSECTION



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SURFACE RECONSTRUCTION

- ADA curb ramp and curb extensions, less distance to cross Jefferson Street
- Pavement marking restriping, adds 10 parallel and 10 angled parking spaces
- New decorative lighting, Buck Creek to West Street



TIPTON
MICHIGAN

JEFFERSON STREET RECONSTRUCTION CITY OF TIPTON



SURFACE RECONSTRUCTION

- Underdrains and storm sewer trunkline, drains to Buck Creek
- Lighting conduit installations, remove overhead wiring
- TMU sanitary and water main upgrades

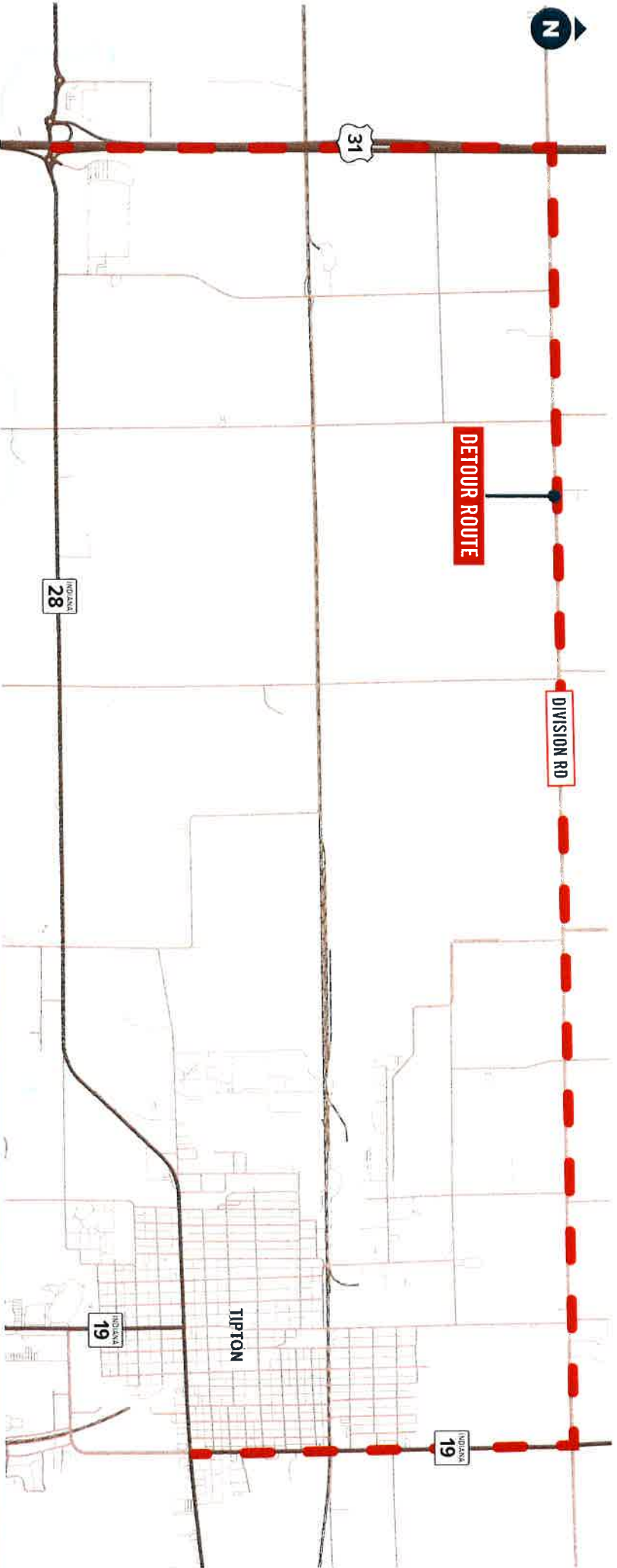


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PRELIMINARY CONSTRUCTION ZONING & DETOURS



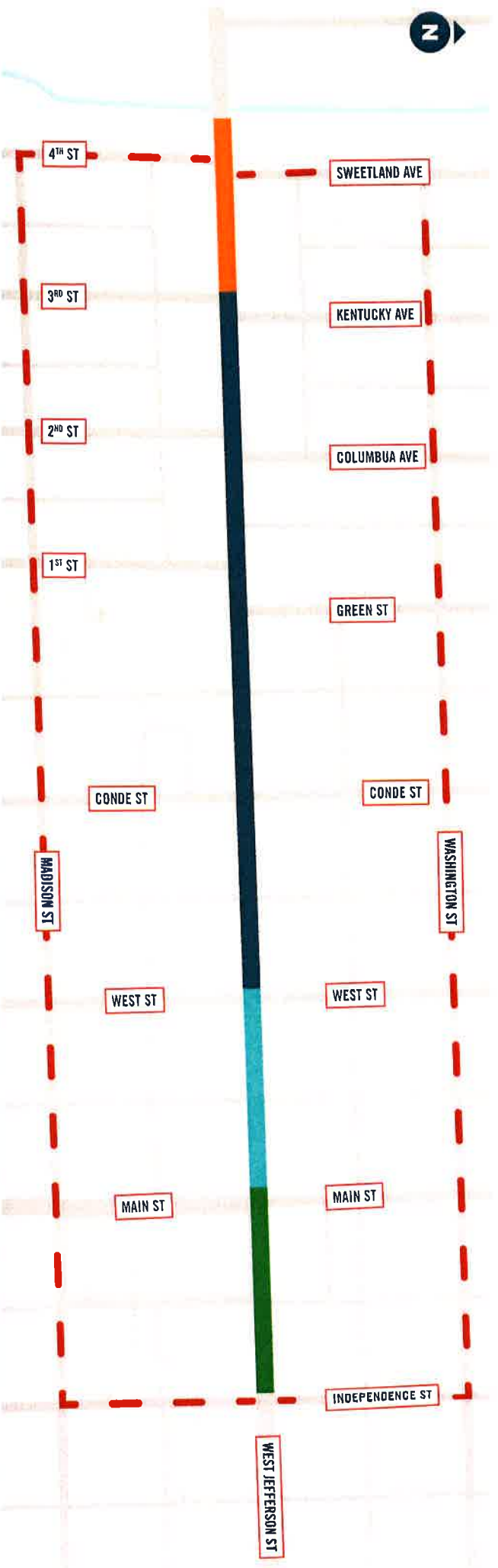
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PRELIMINARY CONSTRUCTION ZONING & DETOURS

- **Goal:** One construction season!



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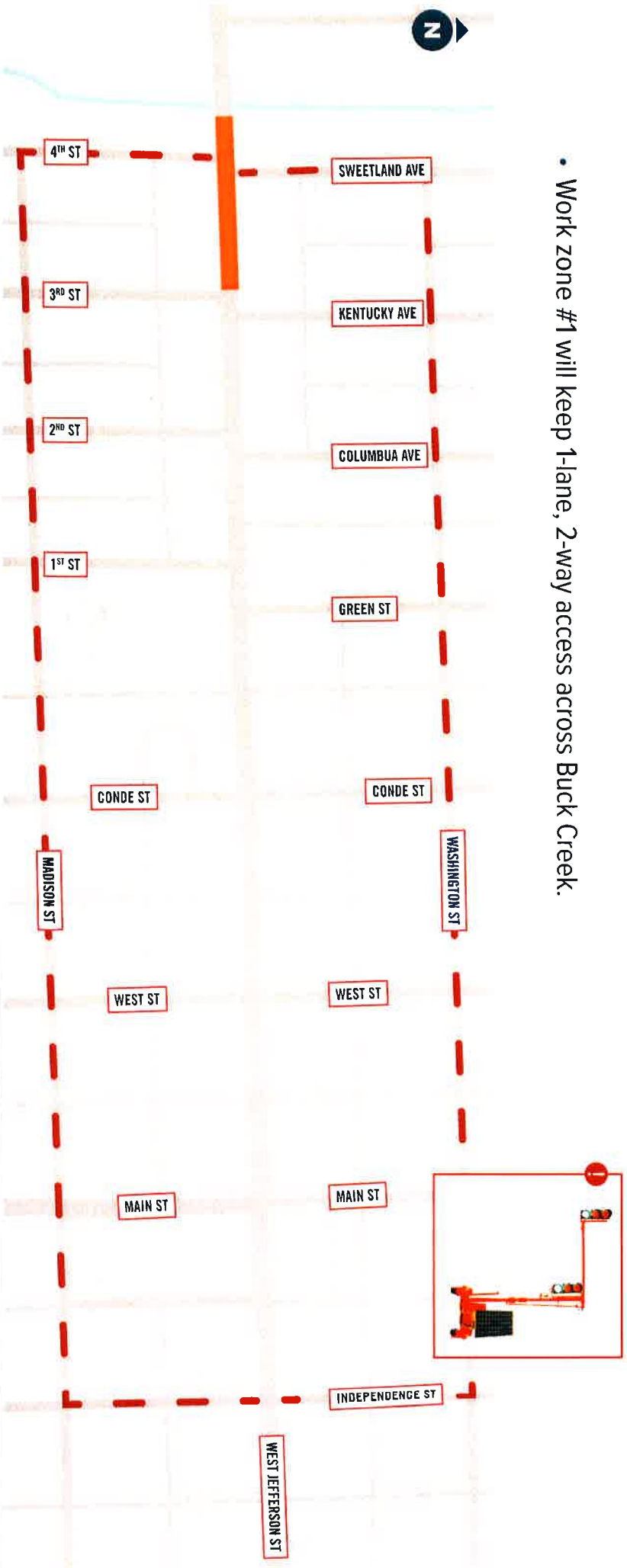
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CITY OF TIPTON



ANDERSON
STRUCTURAL STEEL
INC.

PRELIMINARY CONSTRUCTION ZONING & DETOURS

- Work zone #1 will keep 1-lane, 2-way access across Buck Creek.



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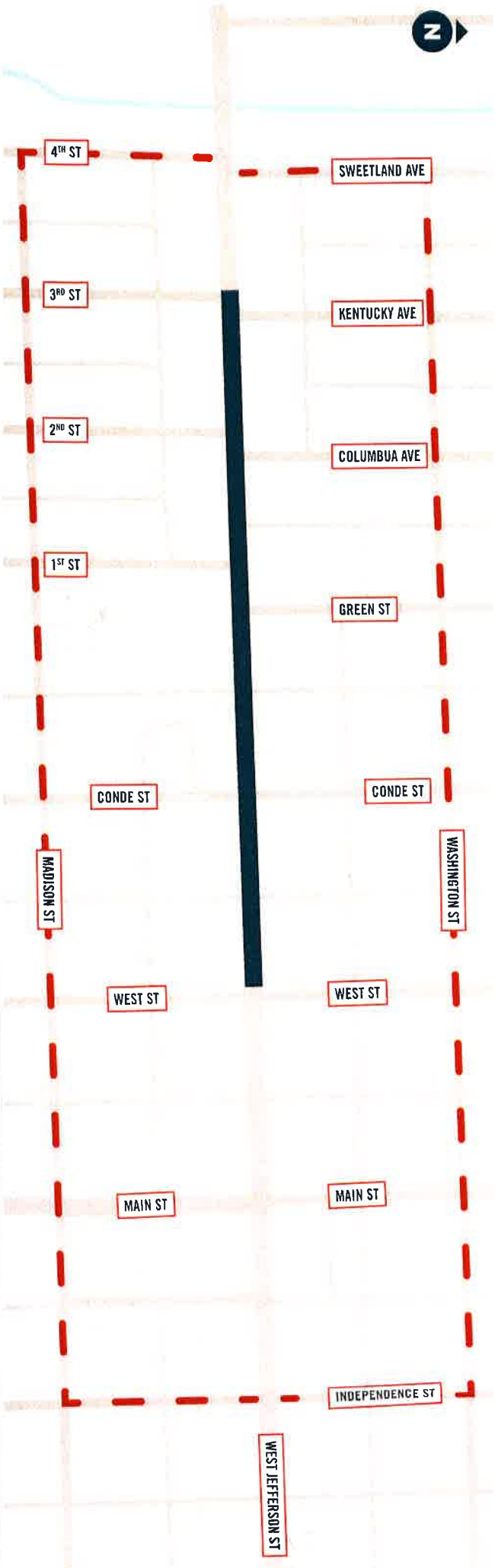
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PRELIMINARY CONSTRUCTION ZONING & DETOURS

- Additional phases will be completed under full closure with local route access onto Washington Street and Madison Street.



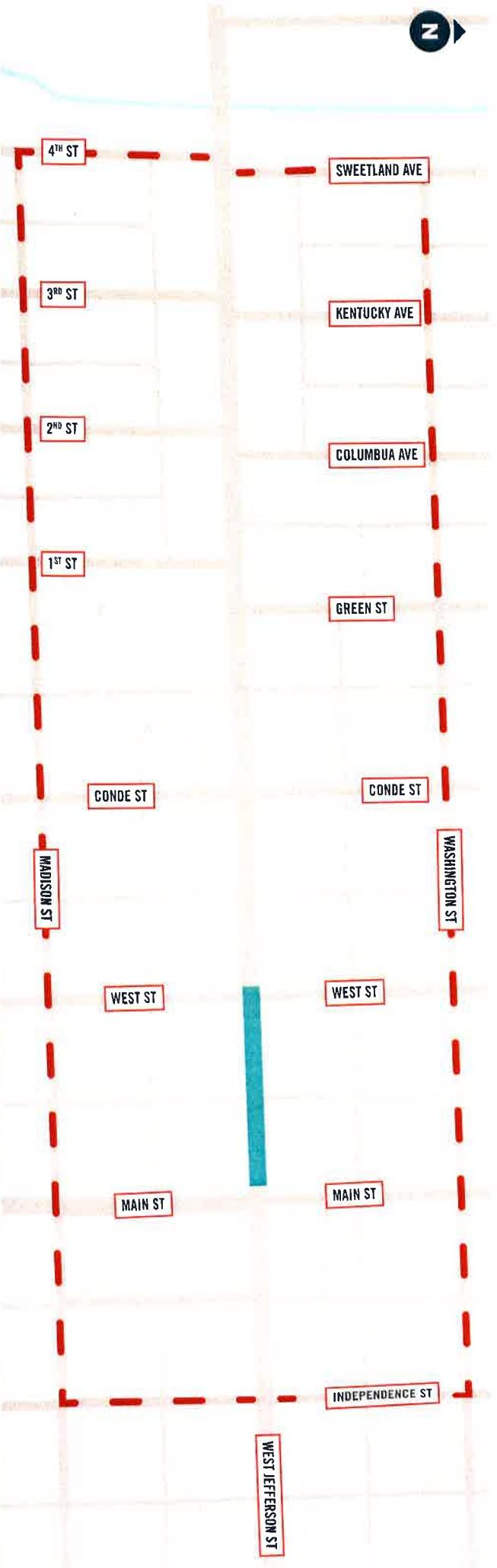
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PRELIMINARY CONSTRUCTION ZONING & DETOURS

- Work zones will be staged to provide additional north-south access across Jefferson Street for adjacent thoroughfares



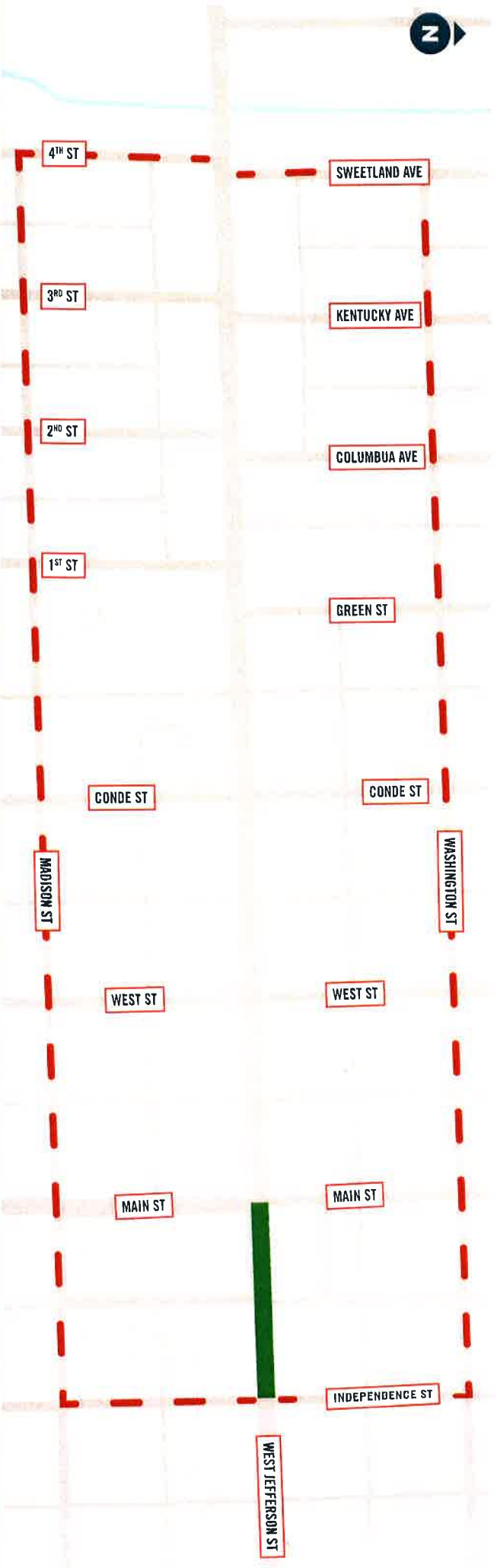
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PRELIMINARY CONSTRUCTION ZONING & DETOURS

- West Street and Main Street shall not be closed concurrently. Business access via sidewalks and side streets shall be maintained at all times.

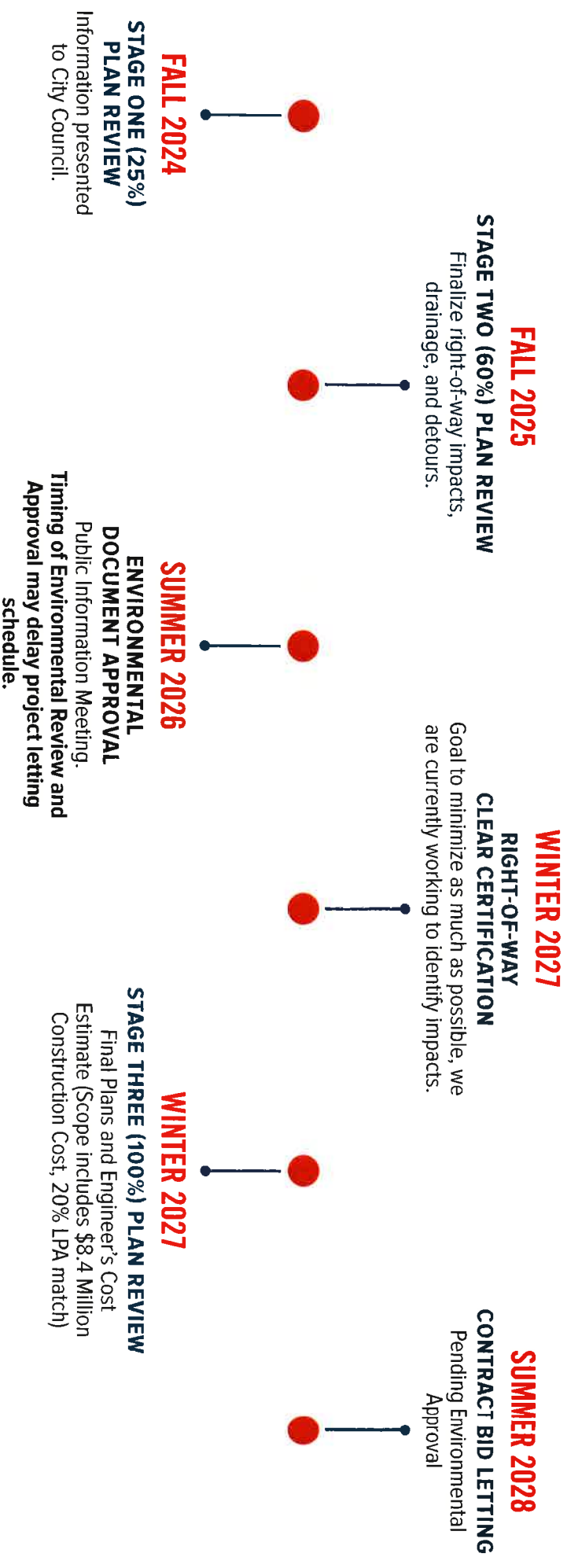


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PROJECT DEVELOPMENT SCHEDULE



JEFFERSON STREET RECONSTRUCTION
CITY OF TIPTON



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QUESTIONS AND CONTACT US



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JEFFERSON STREET RECONSTRUCTION
CITY OF TIPTON



THANK YOU!