

City of Tipton Board of Public Works and Safety meeting on July 28, 2025, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Schmicker, Clerk-Treasurer Clark, Councilman Kring, and BOW Member Ehman.

Others: Karen Rust with Envoy, Jeff Stout, Greg Lannan with Build BW, Stacie Conner with VS Engineering, Joe Bitner, Diana Tomlinson, Tim Richards, and Matt Quigley.

Mayor Schmicker opened the July 28, 2025, BOW meeting.

Minutes: BOW Member Ehman made a motion to approve the July 14, 2025, BOW minutes, seconded by Councilman Kring, with all in favor.

Amend Agenda: Nothing to report.

Public Hearing on Tipton Baseball Fields Project RFQ's:

Councilman Kring made a motion to open the Public Hearing on the RFQ for the Tipton Baseball Fields, seconded by BOW Member Ehman, with all in favor. Ms. Karen Rust with Envoy read the Script for Tipton Board of Works Presentation (see attached). Ms. Rust stated that the Evaluation Committee recommends BW as the preferred offeror for the Baseball Fields BOT project. Mayor Schmicker asked if there were any questions or comments from anyone. There were no comments. Councilman Kring made a motion to close the Public Hearing, seconded by BOW Member Ehman, with all in favor.

Old Business: Nothing to report.

New Business:

City's BOW Evaluation Committee's recommendation on Tipton Baseball Field Project: BOW Member Ehman made a motion to approve Build BW at the preferred offeror, seconded by Councilman Kring, with all in favor.

Engineering Resources (ERI) Schematic Architecture Contract: Mayor Schmicker stated he would like the BOW to approve ERI's contract for schematic architecture since they are already familiar with the project and will give us a head start on the project. They will transfer this to BW when it is time to move to that step. Councilman Kring made a motion to approve the ERI Schematic Architecture Contract, seconded by BOW Member Ehman, with all in favor. There was a brief discussion regarding the timeline of the project. BOW Member Ehman stated that the money is set aside for this. Will you stay within budget? Mr. Greg Lannan with Build BW answered yes.

Mayor's Report: Mayor Schmicker provided an update on the following projects: The Public Safety Building will be bid out in the next 30 days, and we will open the bids at the first BOW meeting in September. The Wilson Street project was delayed. The Street Dept. is laying liquid asphalt on North Street between Main and East, and Washington Street between Green and West to help extend the life cycle of the roads. Regarding the Safe

Streets for All grant, there were six responses to the RFPs. Chief Bitner asked for details on the Wilson Street project. Mayor Schmicker stated that HPA is cutting a small section, approximately 20 ft. wide, and making a small patch. They were supposed to do it this week, but now it has been delayed a week or two.

Fire: Chief Bitner asked if there were any questions regarding the monthly report. No one had any questions. He also reviewed with the Board the new template provided by Mayor Schmicker for the Department Staff Report. Chief Bitner commented that he received a compliment from Chief Burford of the Muncie Fire Department, noting that we have two outstanding young men attending their Fire Academy - Josh Vinson and Seth Hougesen. He also stated the budget line for firefighters' wages will be in the red before year-end so that he will be moving some money around, and it might be through a resolution.

Police: Chief Stout asked if there were any questions on his stats. No one had any questions. He reviewed the Department Staff Report with the Board. Chief Stout stated that Clerk-Treasurer and he received notification that both applicants are approved, and their official start date is August 24th. He also stated that there was a large drug bust operation with the K9 officers; they got 5 oz of cocaine off the streets. They did a great job on it, working a bit of overtime. Chief Stout commented that the Department participated in the Back to School Night and completed Active Shooter and EVOC training. He also commented that he has tried to reach out to Fleet Management but has received no response. It was stated that there is a 16-week building window, so late September to early October. Chief Stout stated that we need a purchase order to order the equipment. He also mentioned that we've opened the captain position, with two candidates available: Leisure and Saltzman. This would then leave the Sergeant position open. Position open. To be a Sergeant, you have to have three years of law enforcement experience. Those applications are due by the 5th of August.

Enforcement Division: Mayor Schmicker stated this is not their regular schedule meeting.

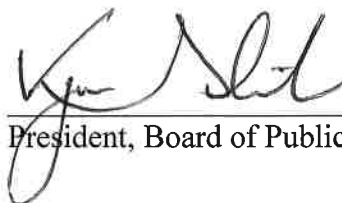
Councilman Kring stated that we will probably see more traffic stats and golf cart stats.

Adjournment: With no further business, Councilman Kring called for adjournment, seconded by BOW Member Ehman, with all in favor.

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer



President, Board of Public Works and Safety

SCRIPT FOR TIPTON BOARD OF WORKS PRESENTATION

Delivered July 28, 2025

Good afternoon members of the Board of Works,

Thank you for the opportunity to speak today on behalf of the Evaluation Committee regarding the Tipton Baseball Fields Project.

As you know, the City of Tipton is pursuing development of a new baseball complex to meet the growing needs of our community sports programs. This complex is anticipated to include three to four new fields, dugouts, and supporting facilities.

In accordance with Indiana Code 5-23—commonly referred to as the BOT Statute—the City issued a Request for Proposals and Qualifications for the design, construction, financing, operation, and maintenance of the new baseball complex through a public-private partnership, utilizing the Build-Operate-Transfer delivery method.

The City issued the RFP/Q on June 25, 2025. Proposals were due July 10th, and we received submissions from four qualified offerors:

1. Build BW (BW)
2. Garmong
3. Meyer Najem
4. RL Turner with 523 Development

The Evaluation Committee, consisting of Mayor Schmicker, Councilman Kring, Diana Tomlinson, Ryan Campbell, and Cory Mahan, met on July 11th to review and score the proposals. After careful consideration of all evaluation criteria, the committee unanimously selected Build BW as the preferred offeror.

This recommendation is based on several key factors, including:

- BW's demonstrated experience with BOT and similar public projects;
- Their developer-led, owner-focused approach that aligns with the City's budget, priorities, and construction timeline;
- A complete and responsive proposal;
- Strong financial and operational capacity; and
- A team of key personnel with relevant experience and proven track records.

Today, on behalf of the Evaluation Committee, I respectfully request that the Board of Works:

1. Approve the Evaluation Committee's recommendation to select BW as the preferred offeror for the Tipton Baseball Fields BOT Project; and
2. Approve the execution of the Services Agreement with BW, once available.

And finally, please note that the official and full memo detailing the procurement process and the Evaluation Committee's scores and recommendation has been provided to you for your reference.

We appreciate your time and consideration and look forward to advancing this important community project.

The next step is to open a public hearing and allow comments from the constituents, once the public hearing is closed then you would vote to select or not the preferred offerer of BW.

Thank you.