

City of Tipton Board of Public Works and Safety meeting held on September 14, 2020, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Dolezal, Councilmen Kring and Rippy, and Clerk-Treasurer Clark.

Others: Diana Tomlinson, Kaylee Horton, Kimberly Hearn, Vicky Boyd with Tipton Tribune, Bob Edinger, Mike Terry, Steve Niblick, Emily Nafziger, Judy Coker, Arthur Gutierrez, and Sherry Landseadel.

Mayor Dolezal opened the September 14, 2020, BOW meeting.

Minutes: Councilman Kring made a motion to approve the August 24, 2020, BOW minutes without amendment, seconded by Councilman Rippy, with all in favor.

Old Business: Nothing to report.

New Business:

5K for Rock Prairie on September 26th – Emily Nafziger: Mrs. Nafziger stated the 5K is to raise money for a mission trip in Guatemala. She also commented the 5K will be on September 26th and gave the Board a copy of the route. Nafziger stated they will not be closing any streets. Mr. Davin Nichols (Officer), Mr. Chuck Bell (911 Director), and one other person will help to keep the participants on the route and safe. There are 75 runners at this point. Mr. Bell will be getting vest for the volunteers. Mayor Dolezal spoke to Mr. Bell and stated just to make sure it is done safely. The Board of Works stated they were good with the 5K.

Cemetery: Foreman Tomlinson reported there were nine burials, three cremations, and two lots sold. She also stated that compared to last year there have been ten more burials/cremations then last year. Mayor Dolezal asked about anyone speeding through the Cemetery. Tomlinson stated she hasn't heard anything. Mayor Dolezal commented he would ask Chief Stout to have the Officers check it out. Mayor Dolezal stated he is not interested in speed bumps.

Park: Foreman Tomlinson reported there was a great crowd at the fourth concert at the Park. The Country Band "Convoy" will be playing at the last concert in the Park on September 26th from 7-9:30 p.m. She also stated cameras should be installed by the end of this month. Tomlinson commented the handicap swing was vandalized and replacement parts have been ordered. Councilman Rippy reported the Park looks great.

Planning Department – Enforcement Division: Commissioner Niblick handed out the permit summary report for August and stated there were 36 new permits compared to 27 permits a year ago. He also reported the construction cost is down, the permits are up but they are smaller projects. Mayor Dolezal stated the houses are going in well. Niblick commented the Maxey addition has quite a bit of homes and there have been permits at Buttonwood as well. It was stated residential growth is an important issue. Niblick commented the sidewalks have been pushed back and won't be on the curbs, this will avoid issues in the

future. Judy Coker with Enforcement Division reported there are seven new cases, six grass violations, and one building without a permit. She also stated 429 N. Main Street, she received the signed purchase agreement, that was delivered by John Kwaitt. They are cleaning out the property and trees. Coker stated Mr. Cunningham is not here. Mayor Dolezal commented that he spoke to Mr. Cunningham on Wednesday or Thursday. He must not be aware of the expectation and denied the early conference with you. Coker stated she has the receipt with that correspondence, and he signed for it. There has been letter after letter and served the conversation and was blunt and straight forward. Coker requested a second order to appear and if no show then fine him a \$100/ day per violation. Councilman Kring made a motion to send the second-order to appear and if he doesn't appear then charge \$100 per day per violation, seconded by Councilman Rippy, with all in favor. It was stated there are two fines. Coker commented she would site specifically the zoning ordinance or municipal code and bold it. They must rent, sell, occupy, or tear it down. The use as storage is not permitted in the downtown district. Councilman Kring asked about renting. Coker reported you have "X" amount of days to rent something. Councilman Kring stated it has been a reasonable amount of time. It was also stated it is incumbent on him to fix it not us. We don't tell them how to do it. Mayor Dolezal advised Coker she was doing a great job. Coker reported 816 Oak Street the trailer has been vacant a couple of years. There have been several letters and spoke to them. She also reported the trailer needs demolished it is in a R1 Zoning. In Sect. 701.04 states legal conforming use more than 12 consecutive months it can't be used. Coker reported she is asking for the order to demolish. Mayor Dolezal reported he concurs that it needs to be demolished. Mr. Arthur Gutierrez reported he is getting financing for it now. Mayor Dolezal reported you are on agreement with the next step. Coker asked for a timeline. The Board asked Gutierrez if he could get the financing within 30 days. He stated yes. It was reported if not you need to contact Coker. Coker commented a permit is required to tear it down, the demo permit is good for 30 days. She also stated to contact her to let her know where we are. Mayor Dolezal advised Mr. Gutierrez to respond to the Planning Office before October 12th and if not be back in here by October 26th. Coker gave Mr. Gutierrez a Planning Department business card so he could contact her. Coker stated at the Ross trailer park all six trailers have been demolished. The question of clean up is satisfactory. She also commented they stopped the fines. It was reported the fines accumulated. Clerk-Treasurer Clark reported to issue an invoice with the amounts, and we will send him a bill. It was stated to calculate the fine amount and then send it to Tammy and Lynn, and they will send out an invoice. Councilman Kring asked if there has been any communication regarding Ms. Baxter's property. She advised she was going to talk to her because someone is to flip the home and Coker would like some type of agreement. Councilman Kring asked about the note from the BOW to demolish. Coker stated that is 460 N. West Street. Mayor Dolezal stated he would give an update in a little bit. It was commented to Mrs. Coker to keep up the good work.

Street: Public Works Manager Terry reported he was down five part-time, three college students, and two part-time that he wasn't expecting. He also stated the next phase of paving will be Main and Madison. Councilman Rippy asked if they fixed all the new curbs. Terry

replied yes, all curb ramps have to meet ADA requirements. They fixed the curbs first and will be paving up to the new concrete. In the past, we would end up with a patch. It was reported anywhere there was a new curb that street will be paved. Terry stated on 460 N. West Street the Street Dept. will be performing the demolition. We got bids and the Street can get 3-4K under the contract. He also commented the Street Dept. will be utilizing equipment on another project for the City. Terry reported a week ago a request was for an asbestos inspection. It was asked what the timeline schedule would be. Terry stated there is a need to get a permit from IDEM and Planning Office, a month to a month and half, we will get the property cleaned up. It was stated Mr. Lewis contacting has been contacting the departments to get personal items out. Terry stated to give him his cell number. Mayor Dolezal commented he needs to sign a liability waiver. Councilman Kring asked if the plan is to use the property for the Street Dept. It was stated that is a different property, you are thinking of the Conde property. Coker reported North Conde, 522 N. Conde is on a tax sale. It was sold in 2018 but never redeemed in 2019 so it is back on tax sale. Mayor Dolezal commented it was a nice ceremony on Saturday for the splash pad and plaque dedication. Terry commented the Park Board purchased that plaque and we dedicated that to the Park Board, City Council, Mayor Havens, TMU, and the Tipton County Foundation, basically everyone that was involved as the team. Terry reported the ceremony went well. Mrs. Boyd asked what would happen to the property on 460 N. West. Mayor Dolezal commented just like the other lots we will get the property into the RDC hands to build. Terry stated they would remove the house and foundation; the utilities will be disconnected, and we will get it to normal grade and then seed it with grass.

Mayor's Report: Mayor Dolezal reported 136 E. Jefferson, the Old Chamber building, took potential buyers through on two different visits, hopefully in 90 days we have positive movement forward on that property. He also stated he has been meeting with Park 100 regarding the waste treatment, they are a good employer in the community and as we know, with the food products they make they have treatment needs and it is just an ongoing event that we have those discussions.

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

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer



President, Board of Public Works and Safety