

City of Tipton Board of Public Works and Safety meeting held on October 9, 2023, at Tipton City Hall, Council Chambers, Tipton.

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

Others: Steve Niblick, Judy Coker, Abby Ripberger, Benny Frazier, John Ellis, Diana Tomlinson, Cassidy Sparks with West Street Christian Church, Tim Stecker, Abbie Smith – Community Development Director, Mike Terry, Ryan Speer, and Jeffrey Ogden.

Mayor Dolezal opened the October 9, 2023, BOW meeting. He announced that at 4-way stops, all pedestrians have the right of way no matter what.

Minutes: Councilman Rippy made a motion to approve September 25, 2023, BOW minutes, seconded by Councilman Kring, with all in favor

Amend Agenda: Nothing to report.

Old Business: Nothing to report.

New Business:

Street Closure – South Pole Car Show/Trunk or Treat Event – Oct. 28, 2023, 5-8 p.m.: Mayor Dolezal asked if there were any questions with the request submitted for the closure of South Street on October 28th from 5 p.m. to 8 p.m. for South Pole's trunk or treat. All department heads signed approval. Councilman Rippy made a motion to approve the closure, seconded by Councilman Kring, with all in favor.

Street Closure – West Street Christian Church – Oct. 29, 2023, 5-7 p.m. (Alleys): Ms. Cassidy Sparks asked for the closure of the alley at Washington and Jefferson and the alley entrance of West Street for West Street Christian Church's trunk or treat event on October 29th from 5 p.m. to 7 p.m. All department heads signed approval. Councilman Kring made a motion to approve the closure, seconded by Councilman Rippy, with all in favor.

Cemetery: Cemetery Manager Tomlinson reported there were 2 burials, 2 cremations, and 5 lots sold totaling \$3500.00.

Park: Park Superintendent Tomlinson reported that IU Health bought 6 trees and Lees Landscaping planted them last week. Repairs have been/ are being made on two pieces of equipment. A new piece of equipment has been delivered and will be installed on October 12th. Diana asked for a change to the attachment on the Gazebo contract. She stated there has been an issue with people moving benches and not putting them back. Two men from her crew must move them back. She asked for a \$50.00 damage deposit to be added. She stated the Park Board approved \$50 to be added to #5 on the contract. Kring also asked if \$50.00 was enough to cover the cost of labor for her crew moving them back. She confirmed it was enough. Councilman Rippy confirmed the damage deposit would be refunded. Mayor Dolezal stated as long as stuff is moved back to where it belongs. Councilman Rippy made a motion to approve adding the \$50 damage deposit to the Gazebo Agreement, seconded by Councilman Kring, with all in favor. Clerk-

Treasurer Clark confirmed the amount would be \$75.00 with \$50.00 being the refundable damage deposit and \$25.00 being the rental fee. Diana reported the fencing for the baseball diamonds went out for bid last week in both the Kokomo and Tipton papers. Seeding is complete at both the Cal Ripken and Peewee fields and grass is growing. Nothing to report on the skate park.

Planning Department - Enforcement Division: Building Commissioner Niblick reported there were 17 permits issued in September which is down from 27 last September and down overall in permits compared to last year. New Construction cost is down 9 million dollars this year. He stated it has been a slower year. The Board of Zoning meeting has been canceled for Wednesday, October 11th due to a lack of agenda. The Planning Commission meeting is scheduled for Thursday, October 12th at 6 p.m. for which a couple of items from last month will be discussed, one being the ordinance the council forwarded to the planning commission concerning allowing tattoo parlors. The second is the proposal for the accessory dwelling units. Building Commissioner Niblick stated they will hopefully schedule a public hearing for November for that proposal. Mayor Dolezal restated the information for confirmation. Enforcement Officer Judy Coker reported one new complaint being the McDonalds sign. She has attempted to contact them but has not heard back. She will be sending another letter. 121 S Independence: Enforcement Officer Coker asked the Board for an Order to Appear for October 23rd. She stated she has contacted the owner, who is believed to be in Chicago, a couple of times and has not heard back. There is bulk trash behind the building that has been there all summer. This is a commercial property with 3 units; therefore, the city will not pick up. Councilman Kring asked about the weeds behind the property. Enforcement Officer Coker was not sure about them but stated the property has been a mess since purchased. Mayor Dolezal confirmed the property owner as EV Holdings. Councilman Kring made a motion to issue an Order to Appear for October 23rd for the 121 S Independence property, seconded by Councilman Rippy, with all in favor. Enforcement Officer Coker gave an update on 225 Maple Street showing pictures of the property that she had taken that day. She said the property is not pristine but is much better than it was. She feels it is good enough to no longer require government involvement. However, there are piles of garbage bags by the alley and a scheduled pick-up has not been done through the Street Department. Enforcement Officer Coker has checked with Carolyn at the Street Department several times to see if arrangements have been made. She then directed Carolyn to have the bags picked up and the bill sent to the property owner. She stated if they don't pay then a lien can be placed on the property. Mayor Dolezal asked if they paid for a couple of trash pickups. She confirmed they paid for two. No motion was issued to allow the case to remain open to allow Enforcement Office Coker to take any needed further action. Enforcement Officer Coker also gave an update on 124 Fourth Street stating plenty of time has been allowed for cleanup. She has received numerous complaints about the property and the debris that is in the yard. She is requesting an order to demolish. Timothy Stecker, owner of the property, was present at the meeting. He has cleaned up the property the best he can and is waiting for the gas company, CenterPoint Energy, to sign off on the property so he can have it demolished. He stated

TMU has done their job with the electricity and water, but he can't get information from CenterPoint about the property. He was told he would receive the signed paper needed by today. He has not. CenterPoint marked the neighbor's property and not his. He contacted them in August, September, and October. He has been receiving help from a realtor out of Noblesville, Patty Uphus 317-414-7788. Councilman Kring asked if in fact, the gas was still on. Mr. Stecker said he has not verified that it is or isn't and CenterPoint will not confirm. Mayor Dolezal asked for confirmation that the neighbor's house was marked by the gas company. Mr. Stecker stated again that they marked his neighbor's gas lines and he cannot get them to confirm that his gas has been turned off. Mayor Dolezal asked Mr. Stecker if he is prepared to pay for a permit and get things torn down as soon as he receives the authorization from the gas company. He stated he is and that he has two men waiting on the call to start the demolition. Councilman Kring asked when the fire occurred to which Mr. Stecker stated, "March 21st." Councilman Kring then asked why he waited until August to contact CenterPoint. Mr. Stecker said he wasn't certain but believed he first contacted them in June. Councilman Kring asked if he was still receiving bills from CenterPoint. Mr. Stecker said he has not. He went on to say that the person he spoke with at CenterPoint verified his address and spoke with multiple people out in the field, but no one could confirm if the property was signed off on. Mayor Dolezal asked how CenterPoint was supposed to contact him when it was done. Mr. Stecker stated he gave his phone number and email address. The number he has been calling to contact CenterPoint is 1-800-227-1376. Mr. Stecker has tried to dismantle what he can without bringing in big machines. Mayor Dolezal asked Enforcement Office Judy Coker if CenterPoint sign-off is the last step before the demo can begin. She stated he needed to get the sewer cut and capped and signed off on. Mr. Stecker showed the TMU signed paper and asked if they did the cut and cap. She instructed him that he or a contractor does it and the contractor will sign off on it. She said the permit can be issued the same day. If he has the cut and cap done and signed off on prior to permit application, then he will not have to pay the \$500 deposit. Public Works Manager Terry informed Mr. Stecker that Wastewater Collections can guide him through cutting and capping and what they expect to see. Mr. Stecker stated he has the number for the street department and Public Works Manager Terry instructed him to call for any street closures needed during demolition. Enforcement Office Judy Coker asked to give two weeks to get what is needed. Councilman Kring said by the next meeting he wants to see something about the cutting and capping and the gas being taken care of. Enforcement Officer Coker wants the permit issued and hopefully has the property ready for demo if not already started. Councilman Kring asked her about the Red Brick. She said the owner came in and submitted his first date design release. He knows he has a certain amount of time that he must file with the state either a viable business in the building that meets the zoning regulations, or it needs to be demolished.


Street: Public Works Manager Terry stated they are moving forward with the street grants and design approvals and all that. He has more information on the pedestrian project. The goal is to turn the downtown into two lanes and shorten the crosswalk to make it safer for pedestrians. There are three downtown intersections to be improved with paint and


flowerpots. There will be stop signs with pedestrian crossings placed in the center lanes. He has a meeting this afternoon with a local striping and coating company to set timelines for how quickly they can get in and get the project going. Councilman Rippey asked if weather was a factor. Public Works Manager Terry stated it is a factor because they are using paint and not thermoplastic. He said once it is decided how we like it improvements can be made to something more permanent. Clerk-Treasurer Clark asked about the center lane stop sign to which Mayor Dolezal further explained how it would look. Councilman Kring commented they would be the type that could not be damaged if run over by a vehicle. Councilman Kring stated he had two questions. Why not add infrastructures such as flowerpots, etc. to all lanes? What keeps someone from cutting short on a right turn and possibly hitting a pedestrian? Public Works Manager Terry informed that there will be delineator posts which are skinner and made to bend over in place that would extend the space between the cars and pedestrians. Councilman Kring then asked when this project would be done to which Public Works Manager Terry replied as quickly as it can be. Starting with lighted stop signs being up tomorrow. Councilman Kring asked if stoplights are put back in use in the future, this is still safer and overall, it is not a sunk cost. Do you agree? Public Works Manager Terry agreed stating in the future this plan can be carried out to more than just the three intersections.

Mayor's Report: Mayor Dolezal stated the council has affirmed the desire to move forward with the 4-way stops. A formal process with ordinance was followed. The first reading was approved, and the second reading was scheduled for this afternoon. He reiterated that the right of way at a 4-way stop always goes to the pedestrian. He also stated these are improvements that all communities are moving forward and that produce some type of modest growth and attraction for other folks to come to the community have established, so, that is what we are about putting in place here. Councilman Kring stated that he saw Police Chief Stout and a couple of other officers having a semi pulled over and a couple private vehicles on Jefferson Street and one on Park Road. He said it seemed the new Pittman schedule was helping them in getting enforcement out.

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

Submitted by Tamera Clark, Clerk-Treasurer


Tamera Clark, Clerk-Treasurer


President, Board of Public Works and Safety