

City of Tipton Board of Public Works and Safety meeting held on August 24, 2020, at Tipton City Hall, Council Chambers, Tipton.

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

Others: Vicky Boyd with Tipton Tribune, Laura Clouser, Matthew Stroup – 427 Green Street, Joy Floyd – 429 N. Main, Sharon Teuscher, Judy Coker, Steve Niblick, Joe Bitner, Jeff Stout, Sherry Landseadel, Brent Tragesser, Kendra Tragesser, and Bob Edinger.

Mayor Dolezal opened the August 24, 2020, BOW meeting.

Minutes: Councilman Kring made a motion to approve the August 10, 2020, BOW minutes without amendment, seconded by Councilman Rippy, with all in favor.

Old Business: Nothing to report.

New Business: Street Closure – Elks – Laura Clouser – Southside of Madison Street from Main to Court and alley between Elks/Library: Ms. Clouser requested the Street closure for Madison on Friday, September 11, 11 a.m. to 11 p.m. for a Local Service Organization event to help raise money since the Pork Festival was cancelled. The organizations that have been invited to participate are Elks, Lion's Club, K of C, Rotary. Councilman Kring asked if the Library said anything about the alley because of the drop off box. Mrs. Boyd with Tipton Tribune stated the Library opens sometime this week. Mayor Dolezal asked about a beer tent. Ms. Clouser stated no the Elks bar will be open. Councilman Kring made a motion to approve the Street Closure for September 11<sup>th</sup> from 10 a.m. to midnight, seconded by Councilman Rippy, with all in favor.

Kendra Tragesser – Food Truck – Saturday, August 29, 2020: Mrs. Kendra Tragesser stated they were having a birthday celebration at Urban Homestead and would like to have the Crouch's Food Truck in front of the shop. The trailer would be facing east but the truck would not be hooked up. There are four parking spots we would like to close, two for the 30 ft. food trailer. Mayor Dolezal asked are you asking to reserve those spots or if we are okay. Mrs. Tragesser stated that if you are okay with it and that we reserve those parking spaces so he can get in there on Saturday morning. Chief Bitner stated he was okay with it; we can maneuver around the trailer. Chief Stout commented you would just need to approve the closing of the parking spots the evening before like you do for the Flea Market. This way there is no issue in the morning. Mr. Brent Tragesser stated he can put barricades out to close those spots. Councilman Kring made a motion to allow the Tragesser's to close the 3-4 parking spaces on the south side of their property, seconded by Councilman Rippy, with all in favor.

Mayor's Report: Nothing to report.

Ms. Sharon Teuscher asked when the Library is going to be open. Mayor Dolezal stated we don't have any control over that. Mrs. Boyd commented she thought this week, she would let her know.

Fire: Chief Bitner asked if there were any questions on the monthly reports. He stated his runs are trending back up. Chief Bitner commented you should have a copy of the inspection report Asst. Chief Webster and Lt. Frazier did of Canterbury. He also stated Ambulance 10 which is the primary back-up for the County is out of service with suspension issues. The vehicle is 19 years old and Rowe Trucking couldn't find any parts. They are checking with an engineering service to have them make the part. He is not sure of the price and could be six weeks out. The backup right now would be Cicero Twp. He also reported hopefully we can go the cheaper option and have the parts manufactured and get it to us as soon as possible. Chief Bitner stated training has been delayed because of COVID. We will be having propane fire training for all departments on November 14, 2020. He also stated he attended this training about seven years ago and it was a good class. We have more training available; Mitchell Sloan has a property with a house on it and he has offered it for all Fire Departments to train on it. He also allowed the Sheriff's Dept. to train on it before allowing the Fire Departments. We are also trying to get a big training event planned. Chief Bitner reported Jacob Adams has been promoted from the rank of Lt. to Training Officer effective August 30, 2020. He also stated we are taking applications until September 4<sup>th</sup>, so far, we have only received three. Noblesville, Alexandria, and Jackson Twp. are all doing application processes. Councilman Kring asked when you advertise does it include the health benefit specific. Chief Bitner stated normally, salary and longevity benefits. Mayor Dolezal commented that our health insurance is generous we need to sell our benefit. Chief Bitner stated the base pay and retirement are what is discussed.

Police: Chief Stout asked if there are any questions on his reports. With no questions, he advised that the stats have increased. He also stated Officer Maddox (SRO) is out another 2-6 weeks. Asst. Chief Lacy has been filling in for the SRO. Chief Stout reported the pension board approved Kamden Hoycus. They are waiting on PERF for his official hire date. He also reported reserve officer Jeff Pyke started August 15<sup>th</sup> and has worked several night shifts and split shifts. Councilman Rippey asked if he is filling in for Asst. Chief Lacy. Chief Stout stated no day shift is not bad, the night shift is where he is needed. There are four officers on each shift except the afternoon shift and the plan is Kamden will go there. Councilman Kring asked about the Community Correction call. It was advised we are on standby; they will let us know.

#### Enforcement Division:

427 Green Street – Mr. Matthew Stroup: Enforcement Officer Judy Coker reported he had foundation work, and remodel work to do and the City gave him a 90-day extension, but certain items had to be completed within 60 days. She also stated the building inspector went over on Friday, August 21<sup>st</sup> and took pictures. Mr. Stroup stated he has insulation in the walls, the plumbing and electrical is 90 percent complete. He also commented he should be done by tomorrow. The foundation is 100 percent complete. It was reported there were some issues regarding the electrical outlets being so far apart but as of the 21<sup>st</sup>, most of the structure work is complete. Mr. Stroup stated that the issue will be finished up this evening. He also stated all but cosmetic will be complete. Mayor Dolezal

commented there has been a lot of progress. Enforcement Officer Coker stated the 90-day extension is September 10<sup>th</sup> and at that point, a certificate of occupancy could be issued. Mr. Stroup stated he must be out of his townhouse on the 17<sup>th</sup>. He asked if that day hits can a certificate of occupancy be issued or is that the end of the permit and a stop work order is issued. Coker commented if the structure work is complete by then, the certificate of occupancy could be issued that day. Once the structural work is complete, we are done with the permit. Mayor Dolezal stated if the structure is done, we are not going to be unreasonable. Coke reported we want you to finish the job. Councilman Kring commented on great progress. Mr. Stroup thanked the Board for their time.

429 N. Main Street – Ms. Floyd: Coker reported the violation started several months ago and has been vacant for years at least as long as she has been doing the job. The weeds are overgrown and is an unsafe building. There has been a report that someone is getting in and out through a window. She also stated she spoke to Ms. Floyd and Floyd advised her she was selling the property and has a buyer. She requested more time to clean up the property. An extension was given but at the end of August, there is still no resolution. Ms. Floyd stated she was selling the property and has a purchase agreement that needs to be signed. Mayor Dolezal asked if the agreement is with general terms. Ms. Floyd commented in needs to be tweaked. She raised the price and he added stuff. She also explained the living situation and vacancy of the property. Mayor Dolezal asked if she had a willing buyer and would it be completed in the next 30-45 days. Councilman Kring stated it is a catch-all, we revisit in 30 days and levy the property for potential fines. Coker stated in two weeks she would need a signed purchase agreement or be at the next meeting. It was reported the next meeting would be Sept. 14<sup>th</sup>. Councilman Kring stated if you are having an attorney review the agreement that is fine but get the purchase agreement ready and get it done. It was reported John Kwatt will drop off the agreement. Councilman Kring made a motion to approve the extension for three weeks to provide a signed purchase agreement, seconded by Councilman Rippy, with all in favor.

Parkview Mobile Home Park – Mr. Ross: Enforcement Officer Coker gave a brief explanation of the issues with the property and the fines levied. She also reported they would like to modify the fine structure to \$100 per day per trailer violation (six violations). Coker reported Mr. Andrew Ross will be available for a phone call. She called Mr. Ross and she put him on speakerphone with the Board members. Coker advised him and the Board that Ross guaranteed on April 13<sup>th</sup> the trailers would be removed in 45 days. She also advised Mr. Ross that we are restructuring the fines to \$100/day per trailer violation of six trailers. Mr. Ross apologized for the delay, the money fell through and he had to go to his father for the money. There was a lengthy discussion between Mr. Ross and the Board on why the trailers haven't been removed yet. Mayor Dolezal then thanked Mr. Ross for his time and allowing us to call him for a conference call, he then advised him we will take the next step and the fines will increase. Councilman Kring made a motion to approve the \$100/day per violation of six trailers for a \$600/day fine, seconded by Councilman Rippy, with all in favor. There was a brief discussion on what the conclusion would be. Coker reported the max is \$5,000 per event per trailer, capped at \$30,000. The violation

could go up to \$250/day for a max of \$5,000. If you do the violation per trailer it raises the ceiling from \$5,000 to \$30,000. It was reported mobile homes are titled as vehicles like recreation vehicles. Coker reported this would fall under an Abandoned Vehicle Fund instead of Unsafe Building. Councilman Kring stated Coker is doing a great job.

816 N. Oak Street – Arthur Gutierrez: Enforcement Officer Coker stated a determination order was issued at the beginning of August and they had 10 days to get the violation cleaned up. The trailer is located in R1 – Zoning District and they can't rent or sell but the trailer must be removed. This trailer has been vacant 12 months or longer. It is a single-family structure, not a trailer. Councilman Kring asked if the owner has responded to Planning Department at all. Coker stated that this morning the girlfriend spoke to our Office Asst. and said someone is buying the property. Mayor Dolezal stated the trailer has been abandoned for a considerable amount of time. Coker stated renting or selling is not an option. We are going to ask for it to be demolished, she will send an order to appear for the September 14<sup>th</sup>. Councilman Rippey made a motion to set a hearing for September 14<sup>th</sup> for 816 N. Oak Street, seconded by Councilman Kring, with all in favor.

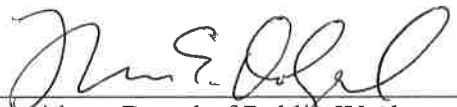
Enforcement Officer Coker reported Mr. John Cunningham has received a determination order and order to appear, but not sure when the letter was sent. Mayor Dolezal asked if we wait 30 days from the letter. Coker stated the order to appear we give a 10-day notice. Councilman Kring made a motion to issue an order to appear when available, seconded by Councilman Rippey, with all in favor.

Ms. Sharon Teuscher commented she understands the legal without the violation regarding Mr. Ross rights but why can't the payments for rental be applied to the penalties. Councilman Kring stated he didn't think we have that authority. The Judge would have to order it to be garnished. Mrs. Boyd with Tipton Tribune asked if he has paid on the Utilities. Councilman Kring stated it shows no liens on the utilities.

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