City of Tipton Board of Public Works and Safety meeting held on August 9, 2021, at Tipton City Hall, Council Chambers, Tipton.

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

Others: Todd Jones with Needlers, Ronald Bommer Company who owns the Needlers building, Sharon Teuscher, Jerry Santen (Building Inspector) Steve Niblick, Ken Ehman, Diana Tomlinson, William Jones, Vicky Boyd with Tipton Tribune, Mike Terry, Judy Coker, and Sherry Landseadel.

Mayor Dolezal opened the August 9, 2021, BOW meeting.

Minutes: Councilman Kring made a motion to approve the July 26, 2021, BOW minutes, seconded by Councilman Rippy, with all in favor.

Amend Agenda: Nothing to report.

Old Business: Nothing to report.

New Business: Nothing to report.

Cemetery: Foreman Tomlinson reported there were three burials, four cremations and five lots sold for a total cost of $3,500.

Park: Foreman Tomlinson reported the next band is August 14th, Southern Rock Authority, a Lynyrd Skynyrd/ Southern rock tribute band. She also reported there was a break in at the Scout Cabin, a police report was done, and repairs have been made to the door. Mayor Dolezal asked what was the cost of the damage? Tomlinson reported it was under $500. Tomlinson report there was a fight at the park and the police received a download of the incident off the cameras. She also reported IU Health is purchasing a swing for their community service day.

Planning Department – Enforcement Division: Building Commissioner Niblick reviewed the permit report with the BOW. He also introduced the new Building Inspector, Jerry Santen. Niblick reported the BZA is meeting Wednesday regarding a variance request at Porter Funeral Home. He also reported the Planning Commission has a development plan for McCreary Concrete on the agenda for Thursday. Enforcement Officer Coker reported we have two hearings today. She started with Needlers and gave a summary of the timeline on this property. The deterioration of the façade on the front of the building is still an issue. Mayor Todd Jones, Manager of Tipton's Needlers, stated that Ron Bommer whose company owns the building at 899 E. Jefferson is also here today and he allowed Mr. Bommer to address this issue. Mr. Bommer reported his company bought the lease from Marsh from bankruptcy and we gave money for improvements. He also reported Marsh redone the parking lot, roof repair and the public restrooms were some improvements they done. There was a lengthy discussion regarding notifications, the improvements and getting a plan of action to the Board. Mayor Dolezal reported we

would like improvements to the façade, temporary repairs in 60-90 days and by the end of the 90 days a detailed plan on how you are moving forward with the improvements. It was reported the eastern wall is in bad shape, mold deterioration. Mr. Bommer reported the canopy on the front is a mess. Councilman Kring made a motion to patch and do repairs to make safe conditions in 60 days and a plan for larger improvement in 90 days, seconded by Councilman Rippy, with all in favor. Mr. Bommer asked that it be put in writing and mail it to him. Mayor Dolezal reported we will mail it. He also thanked Mr. Bommer and Mayor Jones for attending. Mr. Bommer apologized and thanked the Board for the time. Coker reported the second hearing is Mr. William Jones at 802 Oak Street. She gave a summary of the timeline on this property. Mr. Jones reported his daughter was ill in June and had complications then his lung collapsed and was in the hospital for a couple weeks. Mayor Dolezal asked Mr. Jones if his interest is to fix it or sell it. Mr. Jones reported he would like to fix it and maximize the value of the property along with the lot next to it. Councilman Rippy reported we need a timeline on when the repairs will start. Mayor Dolezal reported you need to secure a building permit now and start repairs within the next week or two. Mr. Jones stated yes, and he is trying to live in the house next door. There was a brief discussion on the power hook up. Coker reported the remodel permit is for all structural work, electric/plumbing. You don't need a permit for the paint and carpet work. She also reported we would like the project complete by October. Coker reported if we get to October and it hasn't happened, then she will request for a demo of an unsafe building. Councilman Kring reported State code says an unsafe building is uninhabited, not utilities and varmints. We don't want to go that route. It was reported you need to make substantial progress by October 11, 2021. Councilman Kring made a motion to require obtaining a building permit within 10 days and have substantial improvements completed by October 25, 2021, seconded by Councilman Rippy, with all in favor. Mr. Jones asked if he has a problem with the power and can't complete who does he need to contact. Mayor Dolezal reported to notify Coker. Coker then reviewed the case reports with the Board.

Street: Public Works Manager Terry reported the trash numbers are down, but it is related to the trash truck being down and the method of picking up trash. He also reported the last day for the Pool is August 9th and we will start winterizing it. The Splash Pad will still be open. The paving project with the Community Crossing Grant will start late September or first of October. Mayor Dolezal asked about the School Project on SR19 in front of the school. Public Works Manager Terry reported they were to start last week but they are behind. They are starting to stake and do the layout. In mid-September there will be driving restrictions. He also reported E&B Paving is doing this project. Terry reported Dr. Glaze, Tipton's School Superintendent, is discussing additional sidewalks. Mayor Dolezal reported there is no update on the second pedestrian walk. Councilman Kring thanked Terry for spraying the weeds on the sidewalks. Mayor Dolezal reported we are working on the east mobility plan. There at streets proposed for additional stop signs or no parking. He also reported in consideration of two-hour parking limits around the Courthouse which the merchants are asking for. Mrs. Boyd asked if it was that block of the Courthouse or all downtown. It was reported the Courthouse. Mrs. Boyd asked east

and west on SR 19. Mayor Dolezal reported we still need to talk with the Commissioners. Mrs. Boyd reported the parking in back of the Tribune is one parking lot per office.

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

Submitted by Tamera Clark, Clerk-Treasurer.

Tamera Clark

Tamera Clark, Clerk-Treasurer

President, Board of Public Works and Safety