

City of Tipton Board of Public Works and Safety meeting held on September 22, 2021, at Tipton City Hall, Council Chambers, Tipton.

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

Others: Vicky Boyd with Tipton Tribune, Chelsea Ligoncain, Sharon Teuscher, Karen Billing, Diana Tomlinson, Mike Terry, Steve Niblick, Judy Coker, Craig Lutz with Republic, Paul Cardinal with Republic, Ken Ehman, KC Hiatt, and Sherry Landseadel.

Mayor Dolezal opened the September 22, 2021, BOW meeting.

Minutes: Councilman Kring made a motion to approve the August 23, 2021, BOW minutes, seconded by Councilman Rippy, with all in favor.

Amend Agenda: None.

Old Business:

210 & 212 E. Jefferson Street – Cunningham property: Mayor Dolezal reported the Council approved the purchase of the real estate for \$18,300, there are fees associated with that property from the BOW and since the purchase price is less than the average of the two appraisals, he presents an interest of waiving the fees assessed on that property so the City can purchase the real estate and get it cleaned up. Councilman Rippy made a motion to waive the fees assessed on that property from the BOW so the City can purchase the property and get it cleaned up, seconded by Councilman Kring, all in favor. The Planning and Zoning were thanked for all their hard work on this property. Councilman Kring asked when the conveyance of the property would be complete. Mayor Dolezal stated he thought next week.

New Business:

Street Closure – N. Independence Street (from Washington to North Street including alleys) on September 26th – K.C. Hiatt: Ms. Hiatt stated she was requesting the street closure of N. Independence Street for a neighborhood party. A group of them thought it would be nice to get to know each other and have a safe party for the kids as well. They would like to have a bounce house and games in the street. Ms. Ligoncain stated the block party is this coming Sunday. Mayor Dolezal reported the Chiefs and Dept. Heads had denied the request, and you are here to appeal the case. It was expressed to have block parties doesn't warrant closing the streets. You can have them in yards. Councilman Rippy reported we used to have block parties in my neighborhood, and we done it in the back yard, etc. Ms. Ligoncain reported there is a lot of small children, and we have fences in the yards which would make it difficult with the bounce house. She also reported Jason Humrichous has volunteered his large parking pad and lot, but we were hoping to close off the street. There was a lengthy discussion regarding closing off the street, future block party request and establishing a policy for future request. Councilman Kring made a motion to modify the request to the alley east and west north of Jason Humrichous (Independence Street west to Encompass) and the alley north and south from Washington Street to North Street on Sunday, September 26, 2021, from noon to 6 p.m. with you

taking the barricades down when finished, seconded by Councilman Rippy, with all in favor.

Open Trash Bid for 2021: Clerk-Treasurer Clark reported we received two bids one from Republic and the other from Rumpke. Public Works Manager Terry thanked the vendors for taking time to submit the bids for residential trash, dumpster and landfill fees. Terry stated the first bid is from Rumpke. There was no bid just a letter thanking us for the request. The second bid was from Republic Services. Landfill Disposal price per ton is \$39.95 per ton, the Transfer Station Disposal price per ton is \$49.97 per ton and the 30-yard Roll-off Container is \$278.65/haul and \$39.95 per ton. There is an annual escalator per year will be set at 3% per unit rate annually. Public Works Manager Terry asked to take the bid under advisement and bring back to next meeting. Councilman Kring asked who provides the service now and is it close to what we pay. Terry reported Republic and the average rate is \$48.46 per ton as of August. Councilman Rippy stated you will have recommendation at the 27th meeting. A question was asked if Terry seen a problem with one bid. Terry commented it was properly advertised and we had interest from other providers. He also stated one of the providers is in the process of building a transfer station, which might be why they didn't bid this time. Councilman Kring made a motion to take under advisement until September 27th, seconded by Councilman Rippy, with all in favor.

Cemetery: Foreman Tomlinson stated there were ten burials, two cremations and twenty lots sold at a cost of \$14,000.

Park: Foreman Tomlinson commented the band last weekend had a good turnout. She also commented that the gazebo has some rotten wood and she received two estimates but will not do the work until after October. Tomlinson stated the Park restroom on the men's side the outside wall has separated from the inner support wall. She also stated she has received two estimates, we are going to mortar it and keep an eye on it for now. Tomlinson commented the history of the restroom was it was owned by Fuller's house built in 1914 and the back end is the men's side, and the front end is the women's side. Mr. Ken Ehman stated he thought it needs to be tied together maybe with angle iron. Tomlinson reported the one contractor that has done work for the city, stated it had been there for years, but we would keep an eye on it. She also reported the flagpole at the Commons is up and once the Veterans group is done with some landscaping then she will contact the Tribune to have an article in the paper. Tomlinson stated she met with the Mayor, Dick Parker, Park Board President, the Heinzmann's, Steve Raber and Chad Huff to discuss the information received from the Hunger Skateparks group. Mayor Dolezal stated he asked for a call out meeting and they done a survey instead. Tomlinson asked if there are any results yet. Mayor Dolezal stated not yet. Mayor Dolezal commented that Tomlinson done a great job with the Concert series that was provided to the community. He also asked about the cameras. Tomlinson reported they are running behind because they are waiting on parts. Mayor Dolezal asked if there has been any contact regarding

the baseball fields. Tomlinson stated she has heard nothing. Mayor Dolezal commented that Park Board President Parker had mentioned a plan about adding a Little League or Cal Ripken side field in the plan which they would like to be north of the Cal Ripken field. They would have to add fill in that area.

Planning Dept. – Enforcement Division: Commissioner Niblick reviewed the August permit report with the BOW. He stated the number of permits is ahead of last year with the construction cost is up at 25.3 million. This is because of the new Catholic Church and McCreary warehouse on Industrial Drive. Niblick commented the October BZA is cancelled for lack of an agenda and the City Planning Commission on October 14th is still on with no petitions but for discussion of some Planning Committees. He also commented they are discussion modifying the fees schedule to lower fees or clarifying fees. The Planning Commission and the City Council will be involved in the changing of the fees. Mayor Dolezal asked if the Design Review Committee has certain deadlines. Commissioner Niblick reported on a subdivision or Development Plan they would file in our office, and we would schedule it after application is filed. Enforcement Division Coker reviewed the case reports for August. She stated all the nuisance violation were closed. Coker stated 437 N. Main Street has been sold and the owner has applied for a demolition permit. She also reported the owner also bought the lot north (Tragesser's lot) and they plan to build two new homes. Mayor Dolezal asked about the impact of the new trash ordinance. Coker reported the process has been fine. Public Works Manager Terry reported they received some complaints because we don't pick up construction debris, but we have given them other names of individuals that do pick up construction debris. Councilman Kring asked if we have heard anything from Needlers we asked for a plan in 90 days. Coker commented we had heard from an architect. Niblick stated he spoke with a contractor on what our concerns were. There was brief discussion on properties on N. Conde Street. Councilman Kring stated by Casey's there is a safety issue on a property just west of there. Coker commented there are three houses right there to 606 E. Jefferson that will be getting letters sent tomorrow.

Karen Billing – Fence application (in City ROW along Armstrong Street): Ms. Billing stated she was a new resident to the City of Tipton at 428 Ash Street, at the corner of Ash Street and Armstrong. She also stated she purchased a fence at Lowe's, and they advised her they would get the permit. When they applied for the permit the Building Commissioner's Office advised them the fence is in the right of way. Commissioner Niblick reported only the BOW can allow the fence to be placed in the right of way. Mayor Dolezal stated we value your opinion on this. Niblick stated there are laws and requirements for future undetermined city needs utilities, sidewalks and streets being widened. There were comments about if allowed to file a deed restriction for future owners of the property. Public Works Manager Terry stated it is standard across the board that if work must be done in the right of way it would have to be removed and replaced at the homeowner's expense. There was a brief discussion about the right of way, lot size, sidewalk and street size. Councilman Kring made a motion to allow the fence five feet off sidewalk but still in right of way on north end of property (Armstrong),

the alley side is fine as requested on the presented diagram and that a restriction notice is filed on the deed that should the fence require removal for any reason to include maintenance, all costs shall be paid by the property owner, also include in the deed per the mayor's request, seconded by Councilman Rippey, with all in favor. Ms. Billing stated thanks for solving the problem for me.

Street: Public Works Manager Terry stated outside the typical report we had a full-time gentleman retiring as of Friday, September 24, 2021, Dave Sharp. He has been with the Street Dept. forever, good employee. He also stated he would get with Clerk-Treasurer Clark on looking for Dave's replacement. Terry stated to Congratulate Dave on his retirement. Public Works Manager Terry stated the automatic trash truck has been down 5-6 weeks with a significant repair to the packing system, parts are hard to get. The mechanic working on it has been quarantined, so it will be even longer now. He also stated the employees at the Street Dept are working hard and longer hours to keep up with trash and recycle pick up. The yard waste and curb painting has suffered. Mayor Dolezal reported you have done a great job. Terry stated a trash truck life span is five to seven years and we are in year five, its time to investigate a new trash truck and back up truck. He also stated he will be looking into purchasing a new truck, once he locks down numbers soon and Clerk-Treasurer Clark is satisfied with the payment he would bring it back to the BOW. Terry stated when we went to the automatic truck, we downsized the department. Hopefully with more growth we can get a second truck. Terry commented leaf season will soon be here and we are getting the leaf vac ready.

Mayor's Report: Mayor Dolezal stated there is a subdivision in the process of being developed in the city.

Ms. Teuscher stated this might be premature, but it is regarding Police and Fire. Mayor Dolezal stated let's wait till they are here, not being neglected; it is important.

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