

City of Tipton Board of Public Works and Safety meeting held on August 12, 2024, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Schmicker, Clerk-Treasurer Clark, Councilmen Ehman, and Kring.

Others: Tim Richards, Diana Tomlinson, Judy Coker, and Jenny Frodge.

Mayor Schmicker opened the August 12, 2024, BOW meeting.

Minutes: Councilman Ehman made a motion to approve July 22, 2024, BOW minutes, seconded by Councilman Kring, with all in favor.

Amend Agenda: Nothing to report.

Old Business: Nothing to report.

New Business: Nothing to report.

Cemetery: Cemetery Manager Tomlinson stated there were seven burials, three cremations, four lots sold for \$2,800, and one columbarium sold.

Park: Park Superintendent Tomlinson commented that the National Night Out Celebration is planned for August 24th from 5 to 7 p.m. followed by the Concert in the Park from 7 to 9 p.m. with the country band "90 Proof". She also commented that she is working on the ADA Transition Plan for the Parks Dept which should be completed soon. It will become part of the 5-Year Master Plan. Tomlinson stated she received a grant for a new piece of playground equipment that exceeds ADA requirements. This will replace an older piece of equipment. Mayor Schmicker asked who is helping with the ADA Transition Plan. It was stated the Hamilton Co. Parks Department is working with her. Tomlinson stated someone from Game Time and the Mayor are also helping with this. A few questions were asked regarding the Park Board and the Master Plan. There was a lengthy discussion regarding these items, particularly about the Park Board and how it is structured with the different park areas. There was also a brief discussion regarding homeless individuals and having a list of resources we can give them.

Pool: Mayor Schmicker stated Pool Manager, Steven Thompson's last day was today. He also stated he discussed with him the pool and his thoughts to see if any changes need to be made.

Planning Department – Enforcement Division: Enforcement Coker reviewed the permit report and case reports. She also stated the City BZA didn't meet for lack of agenda items. The Planning Dept. met on Thursday. Coker stated she received quotes for 124 Fourth Street to demolish the garage. This falls under unsafe building nuisance and health concerns. This qualifies as a nuisance. Mayor Schmicker stated it was previously stated it was not an unsafe structure. Coker explained it is unsafe because of the nuisance and health concerns and it's been open to trespass, not structurally. She advised she has two quotes

for the Fourth Street property. The quote from Bergman is \$3,000 and the other quote is from Cage & Co. in the amount of \$7,400. They possess the same service. Coker stated it is open to trespassing, which is why it is a public nuisance. She also stated she had done the title work. Councilman Kring made a motion to approve the order to demo, 124 Fourth Street, and let the Mayor choose the contractor, seconded by Councilman Ehman, with all in favor. Mayor Schmicker stated the property owner is in jail for at least 20 days for a few different charges. Coker stated she received quotes for the 928 Oak Street property. The City Attorney had suggested doing a legal notice in the paper since the owner is deceased. The quotes are for the demolition of the mobile home and shed. Mayor Schmicker stated it is on the tax sale list and we could require ownership before the demolition. Councilman Kring stated we could take ownership in one year. Coker stated the code enforcement process, the mobile home is an R1 and has been vacant for 12 months or longer, so the mobile home can't stay. Mayor Schmicker stated the quote from Bergman to demo the trailer, shed, level dirt, and plant grass seed is \$7,000. The other quote from Cage & Co. to do the same thing is \$8,300. A question was asked if Public Works Manager Terry could do the work, it would be cheaper. Mayor Schmicker stated the City Street Dept. is better spent on City activities. Councilman Kring made a motion to approve the order to demo, 928 Oak Street with Mayor Schmicker to determine when it will happen, seconded by Councilman Ehman, with all in favor. Enforcement Officer Coker gave a brief history of the property at 119 N. East Street. Councilman Kring made a motion to have the owner of 119 N. East Street come to the next BOW meeting, seconded by Councilman Ehman, with all in favor. There was a discussion regarding other nuisance properties and their status, such as White's, Compton's Hardware, the two rental properties by there, the TI-ON, the old Chamber Building, 210 and 212 Jefferson Street, and the building south of City Hall. Coker advised that the 461 N. Conde property was issued a 30-day order to demolish the house and garage, it is open to trespass and there is a big hole in the roof. There was a brief discussion regarding the trailer on Park Road, the Ross property by Senior Apartments (old Tenbrook property), and the law regarding vacancies.

Street: Mayor Schmicker stated Public Works Manager Terry is on vacation, but his report is in the packets. He also stated we are looking for a grant writer to help with yard waste toters that have been discussed at the Street, Alley, and Sidewalk meetings. Councilman Ehman asked about the sidewalk at Casey's. Mayor Schmicker stated there will be a final walk-through with Midwest and the City Engineer will have a punch list that will need to be taken care of before final payment. Councilman Ehman stated this has been 2-3 weeks now.

Mayor's Report: Mayor Schmicker commented there is a pre-construction meeting for the trails, Jefferson Street, and West Street paving projects. We will discuss the expected timelines with Midwest. He also commented that the County could transfer the old jail property to the City, this could be for housing. Councilman Ehman asked if this would be a simple transfer. Mayor Schmicker stated it is easier when it is from one unit of government to another until of government. The project could be a 13-14-million-dollar project. There

could be 6 million in incentives through local, state, and federal. Councilman Kring stated it is a liability to the County.

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

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer



President, Board of Public Works and Safety