

**Board of Public Works
Meeting Minutes**

A regular meeting of the Board of Public Works was held on Tuesday March 24, 2026 at 5:30 p.m.
Bloomington City Hall, 401 North Morton Street
Council Chambers, Suite 115

The public could attend virtually at the following Zoom link:

[ZOOM LINK](#)

Meeting ID: 830 5565 6981

Passcode: 788140

Members of the Board of Public Works Present

- Elizabeth Karon, President Appointed January 5, 2022 by the Mayor
- Kyla Cox Deckard, Vice President Appointed January 2, 2016 by the Mayor
- James Roach, Secretary Appointed January 17, 2024 by the Mayor

BMC 2.09.020 states these members serve at the pleasure of the Mayor.

City Employees Present:

Adam Wason, Public Works

Miranda Beaver, Public Works

Neil Kopper, Engineering

Sarah Gomez, Engineering

Zach Bell, Engineering

Kyle Baugh, Engineering

1. Opening of Bids

2. Messages from Board Members

3. Appeals – Heard only at meeting

- a. Request for Appeal of Notice of Violation Issued to Wells & Wells on September 20, 2025

Engineering staff finds that the contractor had both an approved extension and advance written notice of the deadline and potential enforcement action. As the roadway restoration work was not completed within the permitted timeframe, staff recommends upholding the Notice of Violation and associated penalties. Right-of-Way Permit ROW2025-05-1601 was approved by the Board of Public Works on May 20, 2025 and issued June 5, 2025 for roadway and utility work along E 19th Street, N Lincoln Street, and N Washington Street associated with the HUB II project. The permit included a phased schedule for roadway closures and restoration work with a completion date of September 19, 2025. At the request of the contractor, the Board approved an extension of the permit on August 12, 2025, establishing September 19, 2025 as the revised completion deadline. Prior to the extended deadline, Engineering staff notified the contractor on September 12, 2025 that failure to reopen the affected streets and restore the roadway surfaces by the approved date could result in enforcement action. Despite this notification, the roadways were not restored within the permitted timeframe. Documentation and photographs show that base asphalt paving did not occur until September 20th - 24th, 2025, several days after the approved completion deadline. Because the roadway restoration work associated with excavation was not completed within the authorized permit period, the project remained in violation of BMC 12.08.140, which requires the responsible party to restore excavated portions of the right-of-way in accordance with City standards. Based on the documented duration of the violation, a total fine of \$27,700 was assessed.

Jesse Graber from Wells and Wells pleaded his case. Adam Wason replied to Graber that they stated they were working with engineering staff directly to set the timelines for the extensions and Staff let you know when the deadlines would need to be met. Wason asked Graber how that falls to the subcontractor to be at fault. Graber stated that subcontracting staff were present at the initial meeting and agreed to the dates. Engineering has worked with Wells and Wells to set achievable dates before the students return. This is eight months after the fines were issued. Graber said that was an offer that was made to Transportation prior to the fines being issued. Graber stated an appeal was filed as soon as they were aware of the fines. It was initially denied, due to not meeting the 7 day requirement. Graber stated an appeal was once again requested to the Legal Department. It was reconsidered and now they are asking for grace. Wason said the petitioner asked for the extensions and the extensions were granted. Karon asked what the dates for the gas leak were and the associated shutdown dates. Graber said he was unsure and would have to check, but there were three separate occurrences. Roach asked if they were prior to the first extension request. Graber said one of them was prior to the first extension request. Cox Deckard asked what was the cause of the gas leaks. Graber said the gas line in the street is one of the original old cast iron gas lines. It is close to the surface of the road and as construction took place, due to vibrations, the gas line leaked through deterioration of the existing line.

Karon asked Staff for clarification about the fine table and the increased amounts. Baugh explained the process for the evaluation of an occurrence is on a per day basis per block. These are violations on the same day, different locations associated with the same project and same violation type. Karon asked if it doubled the second day. Baugh stated that was correct. Cox Deckard explained that there are two violations on the 20th, 100 it doubled, 200, next violation is a doubling of 400. Baugh said that they just started with Lincoln as the first location. Cox Deckard said every violation doubles across the days. There are multiple violations. Karon said the notice of violation was 9/20, the appeal was written on 12/11, which is longer than the seven days. The appeal is getting to us late. Baugh said there was a series of NOVs and subsequent appeals that all came in at the same time frame. This was the first of four appeals. The dating was scant to support not hearing it and once that was reviewed by legal, they brought it back to our attention. Wason added as they were working through these multiple NOVs for this particular site, we realized we need to improve some of our internal processes on how those are communicated to the developers. Graber said a letter was sent to their office in Champaign, IL over Thanksgiving break. The letter was not opened until after the appeal deadline had passed. We reached out to Kyle and his team to start that process. Wason suggested since the staff has approached Wells and Wells about the possibility of investing this fine amount into other improvements near the site, that the Board table this for right now and give engineering two weeks to discuss to determine if that amount being invested in the west side of the road makes sense for us. Cox Deckard made a motion to table the request for the Appeal of Notice of Violation issued to Wells and Wells on September 20, 2025. Roach seconded. Karon called roll, all in favor, motion passed.

4. Petitions and Remonstrances

5. Consent

- a. Minutes from January 13, 2026
- b. Minutes from January 27, 2026
- c. Resolution 2026-014 Mobile Vendor Travelin’ Tom’s Coffee
- d. Right of Way Special Event - Tuesday’s Farmer’s Market
- e. Right of Way Special Event - Saturday Farmer’s Market
- f. Right of Way Special Event – Bloomington Handmade Market
- g. Outdoor Lighting Service Agreement with Duke Energy for South Southern Pines Court
- h. Public Improvement Bond Estimate and Street Lighting Plan Waiver for Oakstead Subdivision
- i. Supplement #3 to Construction Contract with Crossroads Engineers for B-Line Extension Project
- j. On-Call Service Agreement with Bledsoe Riggert Cooper & James for Engineering Services
- k. Payroll

Cox Deckard made a motion to approve the Consent Agenda. Roach seconded. Karon called roll, all in favor, motion passed.

4. New Business

a. Pete Ellis/Discovery Transfer with INDOT

Neil Kopper, Engineering, presented Pete Ellis/Discovery Transfer with INDOT. This Memorandum of Agreement will temporarily transfer portions of Pete Ellis Drive and Discovery Parkway from the City of Bloomington to the Indiana Department of Transportation. This transfer will allow INDOT to construct intersection modernization at the intersection of Pete Ellis Drive/Discovery Parkway at State Road 45. After project completion, these roadways will transfer back to the City. This MOA also clarifies the City's maintenance responsibilities for the sidewalk and multiuse paths being constructed adjacent to SR45. The City has no funding responsibilities for construction of this project. Cox Deckard asked what had been done regarding the mature trees that have been a hot topic at this location. Kopper stated there has been a lot of conversation and compromise in the way that the trees are handled. Cox Deckard asked if there is a planting plan such as if INDOT is planning on planting new trees that don't interfere with the right of way. Kopper said that INDOT is planting a small number of trees and doesn't think they are planning to replace them in these areas where the trees are being removed. Staff have been working with the Parks Department and the most important thing to them was protecting as many trees as we could. The goal was to protect seven or eight and Staff achieved eight. Kopper added this is a phase of INDOT plans for that whole area. Their project stretches from the bypass to east of Pete Ellis. INDOT will continue improvements up past Smith and further for a future phase. Cox Deckard made a motion to approve Pete Ellis/Discovery Transfer with INDOT. Roach seconded. Karon called roll, all in favor, motion passed.

b. Contract for Sare Road Mitigation Project with Eco Logic

Sarah Gomez, Engineering, presented a Contract for Sare Road Mitigation Project with Eco Logic for approval. This project includes, but is not limited to, the removal and replacement of 22 dead native trees and the treatment of a woody invasive species at an IDNR-permitted mitigation site for a City project. Bids were received at 12pm EST on January 26th, 2026. Eco-Logic was the lowest responsible and responsive bidder. Engineering recommends awarding the contract to Eco-Logic. Roach asked where this was located. Gomez said it was south of where Moore's Pike and College Mall intersection is. The trail that comes down, goes over a creek and there is a pedestrian bridge to the right hand side heading south. There is an acre of land that looks to be dead trees and shrubbery. Roach asked if this was mitigation planning from another project. Gomez stated that was correct. The Sare Road project that went from Buttonwood to College Mall to Moore's Pike intersection, was for the trail extension. That also included the pedestrian bridge. There were a number of trees taken down as part of that project, so the IDNR said they needed to have a mitigation site so they can plant other trees, because those trees will not be able to be replaced in their current location. Karon asked how long the project would take and what phase is this? Gomez said they will process each item that has to be taken care of separately. There will be multiple times where they spray for invasive species. They will come back for the tree removal and then for planting trees. Cox Deckard mentioned that it was discussed during the work session that there is a renewal clause in the agreement that if the work should have to continue beyond the planned timeline that we do have the opportunity to renew for another additional two, one year terms if something was needed during that time. Gomez stated that was correct. Cox Deckard made a motion to approve the Contract for Sare Road Mitigation Project with Eco Logic. Roach seconded. Karon called roll, all in favor, motion passed.

c. Contract with Precision Concrete for Sidewalk Cutting

Adam Wason, Public Works, on the behalf of the Street Division, presented a Contract with Precision Concrete for Sidewalk Cutting for approval. Precision Concrete, Inc. is proposing a saw cut solution (not grinding) for the City of Bloomington to remove sidewalk trip hazards on sidewalks located in various locations. Trip hazards will be eliminated leaving a maximum running slope (ramp) of 1:8 as permitted to meet ADA requirements. Precision Concrete Services will correct 4,559 trip hazards. This is a continuous project to repair trip hazards within the City. Precision Concrete is a well-known vendor for sidewalk cutting repairs. They specialize in trip hazard removal and uneven sidewalk repair using saw-cutting technology. PCC services are ADA compliant and cost-effective. They are prompt with communication and have the ability to provide GIS detailed updates on the status of sidewalk repairs. This contract was done through Cooperative Purchasing with BuyBoard #756-24 and they have met Indiana's Proof of Publication Requirements. A municipal discount of \$146,808.51 is obtained by using this agreement. The total service agreement will be set at a not to exceed amount of \$300,000.00. Cox

Deckard made a motion to approve the Contract with Precision Concrete for Sidewalk Cutting. Roach seconded. Karon, called roll, all in favor, motion passed.

d. Right of Way Closure Request for Duke Energy on Grant Street, Dunn Street, and 6th Street

Zach Bell, Engineering, presented the Right of Way Closure Request for Duke Energy on Grant Street, Dunn Street, and 6th Street. Duke Energy is requesting lane and sidewalk closures on Grant St., Dunn St. and 6th St. from 05/11/26 to 07/06/26 for work on IU's Circuit Loop. There will be ten work zones. There will be communication with adjacent businesses and all affected people. Bell stated he reached out to Duke about the reasoning for the night work and encouraged them to apply for a noise permit. With the maintenance of the traffic plan, a portion of the MUTCD that is normally provided to us by Duke Energy. Wason said this is a major project for Duke for the transmission lines that go into Indiana University. It starts in the alley behind Village Deli, Osterio Rago, moves out to Grant Street, goes up to 6th Street, back towards campus and down behind Von Lee. Cox Deckard asked if Duke Energy gave an indication that they believed that there would be some additional noise. Bell said no but he encouraged because of the time period of the work. Cox Deckard made a motion to approve the Right of Way Closure Request for Duke Energy on Grant Street, Dunn Street, and 6th Street. Roach seconded. Karon called roll, all in favor, motion passed.

e. Right of Way Closure Request and Noise Permit for City of Bloomington Utilities on Gates Drive

Kyle Baugh, Engineering, presented the Right of Way closure Request and Noise Permit for City of Bloomington Utilities on Gates Drive for approval. City of Bloomington Utilities is requesting approval of a full road closure and associated noise permit to complete storm water infrastructure improvements along North Gates Drive. The work will occur between 301 West Jonathan Drive and 401 North Gates Drive and includes the replacement of four storm inlets (6865, 6862, 6864, and 6861). Due to the depth and size of the excavations required to replace the inlets, both travel lanes will be closed to maintain a safe working environment for crews and the public. Work is proposed to occur overnight from 7:00 PM on Thursday, April 9, 2026 through 9:00 AM on Friday, April 10, 2026 to minimize traffic impacts in this commercial area. Maintenance of Traffic plan has been provided that includes advanced warning signage, detour routing, and Type III barricades to fully close the roadway and direct traffic around the work zone. Cox Deckard made a motion to approve the Right of Way Closure Request and Noise Permit for City of Bloomington Utilities on Gates Drive. Roach seconded. Karon called roll, all in favor, motion passed.

f. Right of Way Closure Request for A&A Concrete at 1307 and 1317 South Henderson Street

Zach Bell, Engineering, presented the Right Of Way Closure Request for A&A Concrete at 1307 and 1317 South Henderson Street for approval. A&A Concrete is requesting sidewalk closures totaling up to 2 weeks for sidewalk replacement at 1307 and 1317 South Henderson Street. Karon asked in a case like this, if the staff report written is verbal and if there are no additional documents does that mean nothing is accessible. Miranda Beaver said yes. If we're using portions of the MUTCD, if we include just one page, we have to make that page accessible. Otherwise Staff must give the document in its entirety to not change the accessibility. The Board will start to see a staff report with an explanation of where that closure will be versus a map of that closure. Cox Deckard made a motion to approve the Right of Way Closure for A&A Concrete at 1307 and 1317 South Henderson Street. Roach seconded. Karon called roll, all in favor, motion passed.

5. Staff Reports

a. Adam Wason stated that every year there is a certain amount of dollars and limited resources towards sidewalk improvement citywide. For several years Staff have come to the board with a sidewalk improvement plan to identify the location and the types of repairs planned in a given year. The City has a \$300,000 contract for trip hazard removal. Staff also have plans for our paving season to update 122 ADA compliant ramps and trip hazard repairs listed by location in the document as well. There is a sidewalk assistance program for residents that are income eligible in areas of the community development block grant geographic zones. That grant is \$100,000 that we make available for a matching program for residents that are in low income areas wanting to

make sidewalk repairs that are their responsibility. This is our annual plan and it is a possibility that this could get moved into a subsequent year if resources don't allow for a certain project to be made. Wason asked that the Board make a motion to accept the sidewalk improvement plan. Roach asked if this is typical, a rolling three years. Wason said that they are working on a three year plan and would love to work on a five year plan. It depends on the winter and the deterioration of the road. Roach asked if the sections of the block that are being paved and the number of the curb ramps are associated with those. Wason said for the 2026 paving list, there are eleven specific locations for paving that will have 44 updated ramps. Cox Deckard asked if these were all repair sites and not new. Wason said that was correct and that new sidewalks, connections and requests go through a separate process. That is not part of our annual maintenance and repair budget. Sidewalk repairs and maintenance falls to the adjacent property owner per city code as the responsible party. The tree between the roadway, sidewalk and tree plot within city limits, then that is where we will take care of the trip hazard repairs. Roach asked what the maps were supposed to represent. Wason said it is the location in which the sidewalk grinding is going to occur. Cox Deckard made a motion to approve the 2026 Fiscal Sidewalk Improvement Plan. Roach seconded. Karon called roll, all in favor, motion passed.

6. Approval of Claims

Cox Deckard made a motion to approve the Claims in the amount of \$4,889,314.71. Roach seconded. Karon called roll, all in favor, motion passed.

7. Adjournment

Karon called for adjournment at 6:40pm.

Accepted By:

Signed by:



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Elizabeth Karon, President

Signed by:



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Kyla Cox Deckard, Vice President

Signed by:



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James Roach, Secretary

Date: 6/9/2026

Attest to:

Signed by:



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Certificate Of Completion

Envelope Id: FC3F7C63-3C50-8D66-8218-C72BFCD140ED

Status: Completed

Subject: Complete with Docusign: 03.24.2026 Minutes.pdf

Source Envelope:

Document Pages: 5

Signatures: 4

Envelope Originator:

Certificate Pages: 2

Initials: 0

Miranda Beaver

AutoNav: Enabled

PO Box 100

Envelopeld Stamping: Enabled

Attn: ITS Purchasing

Time Zone: (UTC-05:00) Indiana (East)

Bloomington, IN 47402

miranda.beaver@bloomington.in.gov

IP Address: 192.188.224.3

Record Tracking

Status: Original

Holder: Miranda Beaver

Location: DocuSign

5/28/2026 2:07:39 PM

miranda.beaver@bloomington.in.gov

Signer Events

Signature

Timestamp

Elizabeth Karon

boardofpublicworks@bloomington.in.gov

Board President

Security Level: Email, Account Authentication (None)

Signed by:

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Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Kyla Cox Deckard

boardofpublicworks@bloomington.in.gov

Board President

Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

James Roach

boardofpublicworks@bloomington.in.gov

Board President

Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Miranda Beaver (BPW)

miranda.beaver@bloomington.in.gov

Office Manager

City of Bloomington

Security Level: Email, Account Authentication (None)

Signed by:

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Timestamp

Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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