

**Board of Public Works  
Meeting Minutes**

A regular meeting of the Board of Public Works was held on Tuesday June 16, 2026 at 5:30 p.m. at  
Bloomington City Hall, 401 North Morton Street in the  
McCloskey, Room 135.

The public could attend virtually at the following Zoom link:

<https://bloomington.zoom.us/j/83055656981?pwd=uXahfhO21NkSndj1FFC202N8XVr5DP.1>

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**

**Jeremy Bettis HAND**

**Steve Tamewitz, HAND**

**Kyle Baugh, Engineering**

**Rebecca Davis, Engineering**

**1. Messages from Board Members**

Roach asked for an update on the Clubhouse Drive Bridge.

**2. Title 6 Abatements**

**1. 1520 S. Woodruff**

Adam Wason, Public Works, on the behalf of HAND, presented a request for abatement at 1520 S. Woodruff. This is based on violations of Title VI for overgrown weeds, grass or noxious plants. HAND issued a notice of violation on May 14, May 21<sup>st</sup>, May 28<sup>th</sup> and June 5<sup>th</sup>. This is for an overgrown lawn area. Six pictures have also been attached. Roach asked if this house was vacant. Jeremy Bettis from HAND, stated the property is going to be foreclosed. There has been no contact with the owner even though there have been several attempts. Cox Deckard asked if this was a continuous abatement. Bettis stated yes. Cox Deckard made a motion to approve the Continuous Abatement at 1520 S. Woodruff. Roach seconded. Karon called roll, all in favor, motion passed.

**2. 501 E. Grimes Lane**

Adam Wason, Public Works, on the behalf of HAND, presented a request for abatement at 501 E. Grimes Lane. Hand staff issued notices of violation on May 21<sup>st</sup>, May 29<sup>th</sup> and June 3<sup>rd</sup>. In the pictures provided it shows quite a bit of garbage, debris, and recyclables throughout the property. The abatement is to clean up the property. Staff are requesting a continuous abatement as this is likely to reoccur. Roach asked if there had been direct contact with the owner. Steve Tamewitz from HAND stated he emailed the owner on 5/11. about this property. He also spoke with the tenants in person and gave multiple verbal warnings.

Karon stated this item had three NOVs. The first one incurred a monetary penalty, the last one we heard was a

four and the first one was a warning. What is the difference when you attach a warning the first time versus going straight to a \$50, \$100, \$150 fine? Wason restated to Tamewitz that Karon was asking, there was originally a notice of violation that was a warning on May 14<sup>th</sup> and three subsequent fines. On this one, we just didn't issue a fine, because you verbally warned them. Karon asked Tamewitz if he had already spoken with the property owner or tenants at that point. Tamewitz stated that was correct and then he emailed the property owner on 5/11.

Wason stated there was someone online that wanted to speak about this property. Katie Norris, Executive Director of Hotels for Homeless stated that she spoke with Tamewitz earlier about the plan going forward. If there are any issues due to the abatement, the City can contact her so she can send her people over there to keep it clean. She was informed by Angela Van Rooy from HAND that the best hope to get the fees waived would be to come to this meeting because the deadlines were already missed. Wason stated that a decision on the spot tonight is not something he would ask this Board to do. Cox Deckard wanted to clarify about approving or denying the abatement. That if by the time we go abate the property to clean it up and the cleaning of the property has already happened, then the abatement isn't needed. The abatement does carry a cost. Wason said there is a 10-day notice after tonight's meeting for the property. Wason said there would be time to get the property into compliance before we would actually send a contractor out to do the abatement. Karon asked if they were voting on the approval of the abatement itself and not necessarily the fines incurred along with that. Wason said he would be glad to talk to Ms. Norris tomorrow about how to make a formal appeal but since the deadline has passed they might have to do so through the circuit court. Aubrey Brittingham and Taylor Brown from Legal stated they will look into the process after the meeting about the appeal and this meeting is just for the approval of the abatement. Cox Deckard made a motion to approve the Continuous Abatement at 501 E. Grimes Lane. Roach seconded. Karon called roll, all in favor, motion passed.

### **3. Petitions and Remonstrances**

John Simpson stated he did some work for the City cutting trees back in March and April. He hasn't been paid yet and would like to know why. Adam Wason said they would follow up with Engineering to get some answers.

### **4. Consent**

1. Minutes April 21, 2026
2. Minutes May 4, 2026
3. Resolution 2026-029 Mobile Vendor Liquid Sunshine, LLC
4. Right of Way Special Event - 2026 Taste of Bloomington
5. Right of Way Special Event - 2026 Fourth of July Parade
6. Right of Way Special Event - 2026 Bloomerang! Music Festival
7. Memorandum of Understanding between City of Bloomington Parks and City of Bloomington Engineering for Median Improvements
8. Change Order #1 for Union Street Crosswalk with E&B Paving
9. Resolution 2026-030 Art on Traffic Box at Waldron
10. Payroll

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

### **5. New Business**

1. Right of Way Closures Request for HR Green at 2500 W. 3<sup>rd</sup> Street

Kyle Baugh, Engineering presented a Right of Way Closures Request for HR Green at 2500 W. 3<sup>rd</sup> Street for approval. HR Green is requesting approval of temporary right-of-way closures at West 3rd Street and South Kimble Drive to accommodate curb and sidewalk reconstruction for the Chick-Fil-A Project at 2500 West 3rd Street. The request includes temporary closures of a sidewalk and travel lane, as necessary to safely complete the work. The closure(s) are proposed from August 24, 2026 through September 7, 2026. Pedestrian and vehicular traffic will be

maintained, shifted, or rerouted in accordance with the approved maintenance of traffic plan. The sidewalk diversion will be on the north side of the sidewalk along West 3rd Street. The travel lane closure will occupy the northern west bound travel lane of West 3rd Street. HR Green will be reconstructing that sidewalk in that area and along Kimble Drive as well. The sidewalk on the west side of Kimble Drive is non-continuous. It doesn't go north of that property. Cox Deckard made a motion to approve the Right of Way Closures Request for HR Green at 2500 W. 3<sup>rd</sup> Street. Roach seconded. Karon called roll, all in favor, motion passed.

## 2. Right of Way Closure Request for Michealis on S. Walnut Street

Kyle Baugh, Engineering, presented a Right of Way Closure Request for Michealis on S. Walnut Street for approval. The petitioner is requesting approval of a temporary right-of-way closure at 405 South Walnut Street to accommodate guardrail replacement. The request includes temporary closure of the sidewalk, as necessary to safely complete the work. The closure is proposed for 4 consecutive days between July 1st and July 14th. Pedestrian and vehicular traffic will be maintained, shifted, or rerouted in accordance with the approved maintenance of traffic plan. The sidewalk closure will be on the east side of the sidewalk along S. Walnut with a detour to the west side of S. Walnut Street. Wason, Public Works Director, asked which block is this. Baugh said this is just south of Smith Ave and this company has worked on several facades throughout that area in the last couple of years. Cox Deckard said the sidewalk will be on the eastside and asked if it would potentially be in front of Chocolate Mousse. Baugh said that it is some kind of fencing that is seen at some of the establishment's downtown. Cox Deckard if this had more to do with the building and not the streetscape. Baugh stated that was correct. Cox Deckard made a motion to approve the Right of Way Closure Request for Michealis on S. Walnut Street. Roach seconded. Karon called roll, all in favor, motion is passed.

## 3. Right of Way Closure Requests for Ridge Point Construction on W. 8<sup>th</sup> Street

Kyle Baugh, Engineering, presented a Right of Way Closure Requests for Ridge Point Construction on W. 8<sup>th</sup> Street for approval. RidgePoint Construction is requesting approval of a temporary right-of-way closure at 1617 W. 8<sup>th</sup> Street to accommodate sidewalk replacement. The request includes temporary closure of the sidewalk, as necessary to safely complete the work. The closure is proposed for a duration of 2 consecutive days between June 17th and June 30th, for the entire 2 days. Pedestrian and vehicular traffic will be maintained, shifted, or rerouted in accordance with the approved maintenance of traffic plan. The sidewalk closure will be on the south side of the sidewalk along W. 8<sup>th</sup> Street with a detour to the north side of W. 8<sup>th</sup> Street. Cox Deckard asked how this fulfills city ordinance related to pedestrian diversion. Baugh stated in these cases, we should have a pedestrian diversion for every sidewalk closure throughout the city but at some closures make it impossible for smaller contractors to be able to complete the work because of the sheer cost of erecting one of those diversions. If you have a closure for two days, the cost of operating the closure is going to be more than what you are going to make on any of those jobs. The other argument is the location of the closure.. If we are asking for a pedestrian diversion to be erected down W. 17<sup>th</sup> Street, that's an extremely long stretch of road next to high speed traffic so this is not an ideal scenario. Cox Deckard asked if the pedestrian assisted guidance fulfilled the walk around. Wason said W. 8<sup>th</sup> Street is in a small residential neighborhood, so there is lighter traffic. As long as you're doing a walk around or let them get to the other side of the street. There's not a sidewalk on the other side and that would be when a contractor assists a pedestrian with any type of challenging circumstance to get around their site, to help them get around. It's not ideal but it is a low volume residential side street. Karon asked if the contractors are made aware it's their responsibility. Baugh said absolutely. Wason stated staff could follow up and make sure written communication is on their permit to highlight that as one of their conditions. Cox Deckard made a motion to approve the Right of Way Closure Requests for Ridge Point Construction on W. 8<sup>th</sup> Street. Roach seconded. Karon called roll, all in favor, motion passed.

## 4. Right of Way Closure Request for Advantage Painting and Maintenance on S. Curry Pike and W. Roll Avenue

Kyle Baugh, Engineering, presented a Right of Way Closure Request for Advantage Painting and Maintenance on S. Curry Pike and W. Roll Avenue. Advantage Painting and Maintenance is requesting approval of a temporary right-of-way closure at 1933 South Curry Pike to accommodate sidewalk replacement. The request includes

temporary closure of sidewalks as necessary to safely complete the work. The closures are proposed to have a duration of two weeks and will remain closed during this time. Pedestrian and vehicular traffic will be maintained with the approved maintenance of traffic plan. The sidewalk closure will be on the east side of the sidewalk along South Curry Pike and the north side of W. Roll Avenue. The closure will be executed as a guided pedestrian detour as there are no paired sidewalks available to detour too. Roach stated they are replacing the sidewalk as part of our site approval and wanted to know if the building is being rebuilt. Baugh stated he believed a new restaurant is going in there and triggered some kind of compliance requirement where all the sidewalks have to be updated, as well as have a curb ramp placed there at Roll and Curry Pike. This area in general is not accessible as it stands. Wason added that this was the safest way to detour the traffic in the parking lot if trying to cross. Karon asked for written follow up with the contractor to make sure that everybody knows the guided detour goes through the parking lot. Cox Deckard made a motion to approve the Right of Way Closure Request for Advantage Painting and Maintenance on S. Curry Pike and W. Roll Avenue. Roach seconded. Karon called roll, all in favor, motion passed.

#### 5. Right of Way Closure Request for CFC at 205 N. College Avenue

Rebecca Davis, Engineering, presented a Right of Way Closure Request for CFC at 205 N. College Avenue. The petitioner is requesting approval of a temporary right-of-way closure at the 200 block of North College Avenue and the 200 block of West 6th Street to accommodate crane placement and masonry tuck pointing on the Graham Plaza building by Umphress Masonry. The request includes the temporary closures of metered parking adjacent to the building, the western most lane of North College Avenue and the west bound lane of W. 6th Street, as necessary to stage a crane and safely complete the work. The closure(s) are proposed in two separate phases from June 22, 2026 through July 28, 2026. The intention is to have one lane closure at a time as work is performed on two separate faces of the building. Pedestrian and vehicular traffic will be maintained, shifted, or rerouted in accordance with the approved maintenance of traffic plan. The travel lane closure will occupy the western most south bound lane of College Ave. In addition, the only west bound lane of West 6th St will be closed and a detour route will be travelling south on College Avenue, west on West Kirkwood Avenue, north on North Morton St, ending at West 6th St. The parking lane closures will occupy approximately 7 parking stalls in two separate phases of 3 and 4. Two short duration sidewalk closures will be necessary for the staging and set up of the overhead protection. One will be on the west sidewalk along North College Ave with a detour to the east sidewalk of College Avenue. The other closure will be on the north sidewalk along W. 6th St with a detour to the south sidewalk of 6th St. Karon asked if the westernmost southbound lane of college be closed at the same time or a different time as the westbound lane of W. 6th Street. Davis said at a different time, because they are going to have one crane and they will start on the College facing side. Cox Deckard made a motion to approve the Right of Way Closure Requests for CFC at 205 N. College Avenue. Roach seconded. Karon called roll, all in favor, motion passed.

#### 6. Staff Reports

Adam Wason addressed Roach's question earlier about an update on the Clubhouse Drive road closure. Due to the issues with the bridge there isn't an official update at this current time. Wason will get with the Mayor's office, legal, and engineering, who are heading up that conversation with the county and will follow up. There are a lot of road closures and detours. The near west side, southwest side of City Hall has a lot going on such as the Hopewell Project with the Roger Street reconstruction and paving. Staff are advising the traveling public to avoid 2nd Street and Rogers, and to find an alternative route for that area for next few weeks up to a month. The Kirkwood brick sidewalk project is going pretty well. The rain hampered that project for the onset but the Contractor was able to start making up some ground. Work is currently in the 400 block area. The 500 block is the most intense block with tree plots and more intensive work. Karon stated the work that has been done on Kirkwood so far looks beautiful and E&B has done a fantastic job. Wason said that will help with the trip hazards and is a good investment in the downtown.

#### 7. Approval of Claims

Cox Deckard made a motion to approve the Claims in the amount of \$3,558,733.06. Roach seconded. Karon called roll, all in favor, motion passed.

## 8. Adjournment

Elizabeth Karon called for adjournment at 6:10pm.

Accepted By:

Signed by:

*Elizabeth Karon*

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Elizabeth Karon, President

Signed by:

*Kyla Cox Deckard*

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Kyla Cox Deckard, Vice President

Signed by:

*James Roach*

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James Roach, Secretary

Date: 7/29/2026

Attest to:

Signed by:

*Miranda Beaver (BPW)*

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