

The Board of Public Works meeting was held on Tuesday, April 30, 2019, at 5:30 pm in the Council Chambers of City Hall at Showers, 401 N. Morton Street, Bloomington, Indiana, with Kyla Cox Deckard presiding.

**REGULAR MEETING
OF THE BOARD OF
PUBLIC WORKS**

Present: Kyla Cox Deckard
Beth H. Hollingsworth
Dana Palazzo

ROLL CALL

City Staff: Adam Wason – Public Works
Christina Smith – Public Works
Michael Large – Public Works
Dee Wills – Housing and Neighborhood Development
Sara Gomez – Planning and Transportation
Elizabeth Carter – Planning and Transportation
Larry Allen – City Legal
Jackie Moore – City Legal

None

**MESSAGES FROM
BOARD MEMBERS**

None

**PETITIONS &
REMONSTRANCES**

Dee Wills, Housing and Neighborhood Development, presented Permission to Abate Property at 1645 S. Olive Street. See meeting packet for details.

**TITLE XI
ENFORCEMENT**

Board Comments: Hollingsworth asked if anybody was living at this residence. Wills said she doesn't believe so. Hollingsworth also asked if anybody has responded to the violations. Wills said nobody has responded. Hollingsworth asked if there should be a continuous abatement. Wills said she doesn't believe so.

**Permission to Abate
Property at 1645 S. Olive
Street**

Hollingsworth made a motion to approve Permission to Abate Property at 1645 S. Olive Street. Palazzo seconded. Motion is passed.

CONSENT AGENDA

1. **Approve Minutes 4 – 16 – 19**
2. **Resolution 2019 – 38: Approve Renewal of Pushcart in the Right-of-Way (Rasta Pops)**
3. **Resolution 2019 – 39: Approve Renewal of Mobile Vendor in the Right-of-Way (JD's Taste of Chicago)**
4. **Approve Black Y Brown Arts Festival 2019 (Tuesday, May 14th)**
5. **Approve 2019 Granfalloon (Saturday, May 11th)**
6. **Approve Payroll**

Hollingsworth made a motion to approve the items on the consent agenda. Palazzo seconded the motion. Motion is passed. Consent agenda is approved.

Adam Wason, Public Works, asked that Resolution 2019-43: Authorization to Purchase Private Property for Public Need 4th St. Garage Project, be added as New Business item #8.

NEW BUSINESS

Sara Gomez, Planning and Transportation, presented to Approve Request from Grand Contracting, LLC for Closures for Alley, Sidewalk, and Bike Lane Closure on S. Walnut St. for Construction of Urban Station II. See meeting packet for more details.

Board Comments: Hollingsworth asked if the relocation of the pole will cause any problems or if the pole is just going to come down. Gomez said it's not a relocation; they will just temporarily remove it during construction and replace it when construction is complete. Cox Deckard asked if there were any remaining issues that needed to be resolved. Gomez said there was an issue with the closure of the alley that the school was concerned about. Grand Contracting has worked with the developer to hire staff to help with the school during the pickup and drop off times until June 12th. There was another issue with the excess parking that the Middle Way House needs. They are in the process of creating a document to accommodate those parking issues. Lastly, there was an issue with the transit stop but it is already being coordinated. Gomez wanted to let the board know that Grand Contracting, LLC was in the process of working through renting sites to let their employees park at. Hollingsworth asked if Smith Avenue was going to be closed. Gomez said it would not be.

Approve Request from Grand Contracting, LLC for Closures for Alley, Sidewalk, and Bike Lane Closure on S. Walnut St. for Construction of Urban Station II (Monday May 6, 2019-Saturday, August 1, 2020)

Hollingsworth made a motion to Approve Request from Grand Contracting, LLC for Closures for Alley, Sidewalk, and Bike Lane Closure on S. Walnut St for Construction of Urban Station II. Palazzo Seconded. Motion is passed.

Sara Gomez presented to Approve Gilliatte General Contractors for Temporary Lane and Sidewalk Closure on S. Walnut St. See meeting packet for details.

Board Comments: Hollingsworth asked if everyone affected has been notified. Gomez confirmed. Tom Ritman, Gilliatte General Contractors confirmed that he had reached out to everyone affected. Hollingsworth asked if the rain will affect the timeline. Ritman said it shouldn't be a problem but it could be when it's time to do the concrete work, but that won't be until the tail end of the timeline. Cox Deckard needed clarity about the sidewalk closure. Ritman said the east side of the sidewalk will be closed on May 6th and May 7th, and the west side of the sidewalk will be closed from May 13th – May 17th. Cox Deckard asked if most of the closure will be on the west side. Ritman confirmed. Hollingsworth asked who the interceptor is being put in for. Ritman said it is being put in for the 215 South Walnut project.

Hollingsworth made a motion to Approve Gilliatte General for Temporary Lane and Sidewalk Closure on S. Walnut St. Palazzo seconded. Motion is passed.

Sara Gomez presented to Approve Request from BRCJ Engineering for Temporary Lane Closure on E. 10th St. for IU Teter Quad Waterline Improvements. See meeting packet for details.

Board Comments: Hollingsworth asked if they are tapping into the main water line. Gomez confirmed. Cox Deckard wanted to state for general public awareness that there are many closure through the stretch of 10th Street. Hollingsworth asked if they have coordinated with City of Bloomington Utilities. Gomez confirmed. Gomez said CBU should be done and that they have moved their dates back for this project, so it shouldn't be an issue.

Hollingsworth made a motion to Approve Request from BRCJ Engineering for Temporary Lane Closure on E. 10th St. for IU Teter Quad Waterline Improvements. Palazzo seconded. Motion is passed.

**Approve Request from
Gilliatte General
Contractors for
Temporary Lane and
Sidewalk Closure on S.
Walnut St. (Monday,
May 6th – Friday, May
17th)**

**Approve Request from
BRCJ Engineering for
Temporary Lane Closure
on E. 10th St. for IU Teter
Quad Waterline
Improvements (Monday,
June 10th – Saturday,
June 15th)**

Elizabeth Carter, Planning and Transportation, presented to Approve Request from South Central Roofing for Road Closure on E. 10th St. for Wells Library Roof Repair. See meeting packet for details.

Board Comments: Hollingsworth wanted to let the public know that the crane is very big. Carter confirmed. She went on to say IU plans to use the library parking lot for normal operations.

Hollingsworth made a motion to Approve Request from South Central Roofing for Road Closure on E. 10th St. for Wells Library Roof Repair. Palazzo seconded. Motion is passed.

Elizabeth Carter presented Approve First Amendment to MOU with Strauser Construction, Inc., for Right-Of-Way Use Extension at W. 4th St. and S. College Ave. See meeting packet for details.

Board Comments: Hollingsworth asked if the board is just amending the original MOU. Carter confirmed.

Hollingsworth made a motion to Approve First Amendment to MOU with Strauser Construction, Inc., for Right-Of-Way Use Extension at W. 4th St. and S. College Ave. Palazzo seconded. Motion is passed.

Adam Wason, Public Works, asked that all bids be rejected. The bid came in well above budgeted amounts. They will be looking at other ways to get the crosswalks repaired and likely will do the paving in house.

Hollingsworth made a motion to reject the Award of Construction Contract for Kirkwood Ave. Maintenance Project. Palazzo seconded. Motion is rejected.

Wason presented to Approve Dedication of Right-of-Way with Indiana University for Real Property Located Adjacent to Range Road. See meeting packet for details.

Board Comments: Cox Deckard asked if we have an MOU. Wason stated that the MOU is between IU Health and the City of Bloomington, but he is just asking to approve the acceptance in the public Right-of-Way. Cox Deckard was not provided with the correct document so Wason discussed the Dedication of Right-of-Way with the Board.

Approve Request from South Central Roofing for Road Closure on E. 10th St. for Wells Library Roof Repair (Monday, May 6th – Sunday, May 19th)

Approve First Amendment to MOU with Strauser Construction, Inc., for Right-Of-Way Use Extension at W. 4th St. and S. College Ave.

Approve Award of Construction Contract for Kirkwood Ave. Maintenance Project

Approve Dedication of Right-of-Way with Indiana University for Real Property Located Adjacent to Range Road

Hollingsworth made a motion to Approve Dedication of Right-of-Way with Indiana University for Real Property Located Adjacent to Range Road. Palazzo seconded. Motion is passed.

Larry Allen, City Attorney, presented Resolution 2019-43: Authorization to Purchase Private Property for Public Need 4th St. Garage Project. See meeting packet for details.

Board Comments: Hollingsworth asked if he will get it appraised and then make the offer. Allen confirmed and said there is a twofold process. The Redevelopment Commission (RDC) is involved in bonding. He states that the Redevelopment Commission has their own process when purchasing. The RDC has to have two appraisals done so the City will be using the same process to negotiate with the owner. Hollingsworth asked if they will have to wait 30 days after the appraisals are done. Allen says they will approach the owner within the next week with a formal offer after the Board approves. Cox Deckard asked if the RDC is purchasing the property or if the City is, through Public Works. Allen said if the offer is accepted, the RDC would be funding the purchase on behalf of the City of Bloomington. Allen said at a later date, it would make sense to sign over ownership of the 4th Street Garage to the RDC since it's all going to be funded through the bond for public purchase. He would bring that back to the Board at a later date. Hollingsworth asked when the demolition of the 4th Street garage will occur. Wason said it should be in the early parts of June. Allen said he would like this to happen before the demolition, but ideally as soon as possible. Hollingsworth asked what happens if the deal doesn't go through, will he go on to do eminent domain. Allen said it's one of their options. Hollingsworth asked how long that process takes. Allen said it's not a set schedule, it just depends on the owner. He said it could be as quickly as 4 months or it could be as long as 9 months to one year. Cox Deckard asked if the owner was aware this was under consideration. Allen said there has been ongoing negotiations. Cox Deckard stated that the Board makes motions of Declarations of Public Need regularly. This type of agreement would always come to the Board regardless of which entity within the City is making the purchase. Allen stated that even if the City were to go through the process of condemnation, the City would purchase the property with the approval of the Board of Public Works. The RDC would then be responsible for financing the new garage. Palazzo asked Allen if all purchases include eminent domain proceedings. Allen agreed that the City did follow this procedure with all right-of-way procedures because it provides the City with the most options. Jackie Moore, City Legal, stated if this public benefit went to condemnation, they would prove in court that it serves as public benefit and they would use the Board's resolutions to satisfy the court. Palazzo asked Allen what the public benefit requirements are for eminent domain. Allen said as long as it proves to be of public benefit, so in this case, this would be a public parking garage that would be available for public use. Cox Deckard asked if there was a full alley way between the property and the parking garage because they are too close. Allen said it's not even half of a parcel difference between the two properties. Cox Deckard expressed her concern about this property

**Resolution 2019-43:
Authorization to
Purchase Private
Property for Public Need
4th St. Garage Project**

during the demolition of the parking garage. Allen said it is a key concern and they are trying to be mindful of the closeness of the properties.

Hollingsworth made a motion to Resolution 2019-43: Authorization to Purchase Private Property for Public Need 4th St. Garage Project. Palazzo seconded. Motion is passed.

None

STAFF REPORTS & OTHER BUSINESS

Hollingsworth made a motion to approve claims in the amount of \$710,856.85. Cox Deckard seconded. Motion is passed. Claims are approved.

APPROVAL OF CLAIMS

Cox Deckard called for adjournment. Meeting adjourned at 6:15 P.M.

ADJOURNMENT

Accepted By:

Kyla Cox Deckard, President

Beth H. Hollingsworth, Vice-president

Dana Palazzo, Secretary

Date:

Attest to: