

**BOARD OF PUBLIC WORKS AND SAFETY
CITY OF NOBLESVILLE
MARCH 25, 2025**

The Board of Public Works and Safety met in regular session on Tuesday, March 25, 2025 in the Council chamber. Jack Martin called the meeting to order at 9:00 a.m. pursuant to public notice with the following members present: Laurie Dyer, Robert Elmer, and Rick Taylor. John Ditslear was absent.

Also present were City Clerk Evelyn Lees, Deputy Mayor Matt Light, Community Development Director Sarah Reed, Chief Deputy Clerk Nancy Bragg, City Attorney Jonathan Hughes, staff, representatives of bidders, and interested citizens.

PLEDGE OF ALLEGIANCE

Mr. Martin led the chamber in the Pledge of Allegiance.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no comments from citizens.

APPROVAL OF AGENDA

Mr. Taylor moved to amend the agenda to remove New Item #11, Board to Consider Professional Services Agreement with Engineering Resources for Logan Street – Clinton Street Study, and approve the rest of the agenda as presented, second Mr. Elmer, four ayes, motion carried.

BID OPENING: 2025 STREET REHABILITATION – CONTRACT II

Mr. Hughes stated the first bid was from E & B Paving, LLC. Their non-collusion affidavit, E-Verify affidavit, bid bond, Form 96, and financial statements were included in the packet. They acknowledged receipt of the addendum. Their base bid was \$2,666,771.86.

The second bid was from Howard Companies. Their non-collusion affidavit, E-Verify affidavit, bid bond, Form 96, and sealed financial statements were included in the packet. They acknowledged receipt of the addendum. Their base bid was \$2,676,290.20.

The third bid was from Midwest Paving, LLC. Their non-collusion affidavit, E-Verify affidavit, bid bond, Form 96, and sealed financial statements were included in the packet. They acknowledged receipt of the addendum. Their base bid was \$2,439,788.20.

The last bid was from Rieth-Riley Construction Company, Inc. Their non-collusion affidavit, E-Verify affidavit, bid bond, Form 96, and financial statements were included in the packet. They acknowledged receipt of the addendum. Their base bid was \$2,296,697.58.

Mr. Hughes asked if anyone present knew of any other bids for the 2025 Street Rehabilitation – Contract II project. Seeing none, he recommended the bids be referred to the Engineering Department for review and award at a future meeting. Mr. Martin so moved, second Mr. Elmer, four ayes, motion carried.

RFPQ OPENING: LIFT STATION 20 IMPROVEMENTS PROJECT

Mr. Hughes stated an addendum was issued stating the packets would be opened at a later date. He requested permission to readvertise the RFPQ if necessary. Mr. Elmer so moved, second Mr. Taylor, four ayes, motion carried.

RFPQ OPENING: WASTEWATER HEADWORKS IMPROVEMENTS PROJECT

Mr. Hughes stated one packet was received from Thieneman Construction, Inc. He stated it appeared that all materials requested were included. He recommended the offer be referred to the

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Utility Department for review and recommendation. Mr. Martin so moved, second Ms. Dyer, four ayes, motion carried.

CONSENT AGENDA

FOR APPROVAL

- #1 APPROVAL OF MINUTES: MARCH 11, 2025
- #2 BOARD TO CONSIDER APPROVAL FOR WRITE-OFF OF UNPAID EMS DEBTS (EMS DIVISION CHIEF JAMES MACKY)
- #3 BOARD TO CONSIDER APPROVAL FOR WRITE-OFFS OF UNPAID SEWER/TRASH DEBT (JONATHAN MIRGEAUX)
- #4 BOARD TO CONSIDER TEMPORARY STREET CLOSURE FOR ANNUAL VFW LOYALTY DAY CELEBRATION (RENÉ GULLEY)
- #5 BOARD TO CONSIDER TEMPORARY STREET CLOSURE FOR ANNUAL BOYS & GIRLS CLUB AND NOBLESVILLE PARKS BED RACE (RENÉ GULLEY)
- #6 BOARD TO CONSIDER SECONDARY PLAT FOR LOTS 1 & 2 IN AVANZA AT HYDE PARK (JOYCEANN YELTON)
- #7 BOARD TO CONSIDER SECONDARY PLAT FOR LOT JJ-1 AND LOT JJ-2 IN SAXONY CORPORATE CAMPUS PLANNED DEVELOPMENT (JOYCEANN YELTON)
- #8 BOARD TO CONSIDER SECONDARY PLAT FOR A ONE-LOT NON-RESIDENTIAL SUBDIVISION TO BE KNOWN AS IDES SUBDIVISION (AMY STEFFENS)
- #9 BOARD TO CONSIDER ACCEPTANCE OF WARRANTY DEED FOR INDIANA AMERICAN WATER MAIN EXTENSION PHASE II (SACHA LINGERFELDT)
- #10 BOARD TO CONSIDER RELEASE OF EROSION CONTROL PERFORMANCE BOND FOR OUTLOOK SENIOR APARTMENTS (JUSTIN HUBBARD)
- #11 BOARD TO CONSIDER RELEASE OF COMMON SIDEWALKS, STONE, HMA BASE, HMA INTERMEDIATE, HMA SURFACE, STORM SEWER, SUB-SURFACE DRAINS, BMP, AND EROSION CONTROL PERFORMANCE BONDS FOR MIDLAND OVERLOOK, SECTION 1 (JUSTIN HUBBARD)
- #12 BOARD TO CONSIDER RELEASE OF STONE, HMA BASE, HMA INTERMEDIATE, HMA SURFACE, COMMON SIDEWALK, AND CURB PERFORMANCE BONDS FOR CONNER CROSSING AMENITY AREA (JUSTIN HUBBARD)

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- #13 BOARD TO CONSIDER ACCEPTANCE OF SECONDARY PLAT; PERFORMANCE BONDS FOR HMA SURFACE, COMMON SIDEWALK, MONUMENTATION, AND COMMON TREES; AND MAINTENANCE BONDS FOR SUBGRADE, STONE, HMA BASE, HMA INTERMEDIATE, CURBS, SUB-SURFACE DRAINS, STORM SEWER, BMP GRAY WATER, AND SANITARY SEWER; AND RELEASE OF PERFORMANCE BONDS FOR SANITARY SEWER AND STORM FOR MARILYN WOODS, SECTION 1B (JUSTIN HUBBARD)

CONTRACTS/PURCHASES UNDER \$50,000 (APPROVED BY MAYOR OR DIRECTOR)

- #14 APPROVAL OF SERVICES AGREEMENT WITH HAMILTON COUNTY LAWN AND LANDSCAPE FOR MAINTENANCE OF THE FORMER FIRESTONE PROPERTY (PATTY JOHNSON)
- #15 AGREEMENT WITH DAVEY TREE EXPERTS FOR 2025 GENERAL TREE PLANTING (JOHN EASLEY)

Mr. Taylor moved to approve the Consent Agenda as presented, second Mr. Elmer, four ayes, motion carried.

NEW ITEMS FOR DISCUSSION

- #1 BOARD TO CONSIDER PARK IMPACT FEE CREDIT AGREEMENT WITH M/I HOMES OF INDIANA LP (WHITECROFT) (JONATHAN HUGHES)

Ms. Reed spoke on behalf of Mr. Hughes. Ms. Reed stated this agreement concerned approximately 30 acres formerly a part of Silo Ridge to become part of Finch Creek Park, Phase II. She stated in lieu of cash for the property, the City would grant Park Impact Fee credits to M/I Homes for the difference between the appraised value of the property and the right-of-way that the developer pledged to the City. She stated use of the land was still being planned, but portions would be used to address drainage for Finch Creek Park and right-of-way for the roundabout at 166th Street and Boden Road. She stated the property was east of the creek from 166th Street to State Road 32. The appraised value of the property was \$1,186,000.00, and the value of the right-of-way to be dedicated to the City was \$88,830.00. The agreement credited the difference between the two values for Park Impact Fees at \$1,097,170.00. Mr. Elmer moved to approve the Park Impact Fee credit with M/I Homes, second Mr. Taylor, four ayes, motion carried.

- #2 BOARD TO CONSIDER SPECIAL PURCHASE OF NEW IRRIGATION CONTROL PANEL AT EACH GOLF COURSE (CHARLIE ELLIOTT)

Assistant Parks and Recreation Director Charlie Elliott stated this special purchase was for new irrigation control panels that were installed in the 1980s. He stated the control panel was proprietary, so other quotes could not be obtained. Mr. Martin stated the irrigation system was replaced a few years ago, but apparently the control panel was not. Mr. Elliott agreed. The special purchase from Automatic Supply was \$83,701.00 for two control panels, one for each golf course. Mr. Elmer moved to approve the special purchase of the new irrigation control panel, second Mr. Taylor, four ayes, motion carried.

- #3 BOARD TO CONSIDER SERVICES AGREEMENT WITH AUTOMATIC SUPPLY FOR IRRIGATION CONTROL PANEL INSTALLATION AT EACH GOLF COURSE (CHARLIE ELLIOTT)

Assistant Parks and Recreation Director Charlie Elliott stated this agreement was for the same company to install the control panels at the golf courses. The agreement was for \$3,500.00 for labor. Mr. Elmer moved to approve the services agreement with Automatic Supply for irrigation control panel installation, second Mr. Taylor, four ayes, motion carried.

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- #4 BOARD TO CONSIDER REQUEST TO SOLICIT QUOTES FOR REPLACEMENT AND INSTALLATION OF NEW FLOORING IN THE OVERLOOK ROOM AND MAIN ROOM AT THE FOREST PARK INN (CHARLIE ELLIOTT)

Assistant Parks and Recreation Director Charlie Elliott stated the Overlook Room and Main Room at the Forest Park Inn had a floating floor that was deteriorating. He asked permission to solicit quotes to replace the flooring with a commercial grade flooring that could withstand the mopping machine. He stated the current flooring was only three years old. Mr. Elmer moved to give approval to solicit quotes for the replacement and installation of new flooring, second Mr. Taylor, four ayes, motion carried.

- #5 BOARD TO CONSIDER AUTHORIZATION FOR THE STREET COMMISSIONER TO SIGN A COMMITMENT LETTER FOR 2025/2026 ROAD SALT PURCHASE PROGRAM WITH CARGILL (PATTY JOHNSON)

Street Commissioner Patty Johnson requested permission to sign a commitment letter to participate in a group road salt purchase program with Atlanta, Carmel, Cicero, Fishers, Hamilton County, and Westfield. She stated Noblesville's share would be approximately five thousand tons. She stated the City would have leeway to order 20 percent more or less depending upon need. Mr. Martin asked how much salt was usually needed. Ms. Johnson replied on average, the City used four to five thousand tons in a season. Mr. Taylor moved to approve authorization for the Street Commissioner to sign a commitment letter for 2025/2026 road salt purchase program with Cargill, second Ms. Dyer, four ayes, motion carried.

- #6 BOARD TO CONSIDER TEMPORARY CLOSURE OF FOUR PARKING SPACES FOR SEASONAL DINING PLATFORM ON NORTH 9TH STREET (RENÉ GULLEY)

Community Engagement Manager Aaron Head spoke on behalf of René Gulley. Mr. Head stated the Courthouse Club and its landlord requested the use of four parking spaces on north 9th Street for seasonal outdoor dining. He stated the request had been reviewed by the Mayor's Office, Engineering, the Fire Department, the Police Department, the Downtown District Committee, the Street Department, and the Traffic Committee. He stated two spaces in the block would remain open for public use. He stated the building had a parking lot on the north side, which mitigated the loss of use of the parking spaces. He stated the outdoor dining would give visitors an idea of what Embrace Downtown would look like, so the Administration supports the request. Mr. Martin asked if there were any complaints about the use of two parking spaces for valet parking. Mr. Head replied there had been no complaints. He stated the valet parking pulls cars off the streets, but valet parking would end with outdoor dining. He stated water-filled barriers would surround the dining area for safety. Mr. Martin stated concrete barriers would be safer. Mr. Head stated the barriers would be wrapped in wood paneling to be more aesthetically pleasing. Mr. Martin asked if the dining platform would be the same height as the curbs. Mr. Head replied yes, but it would not affect drainage. Mr. Taylor asked if outdoor dining would be approved on a case by case basis. He stated this was not a blanket approval. Mr. Head replied that was correct. He stated because the City did not have a program for parklets, each one would need to be approved separately. He stated the Administration's internal policy was not to allow use of parking spaces for dining on Logan Street, but they could be used on streets that branch off from Logan Street. Mr. Elmer stated he would appreciate mindfulness of Americans with Disabilities Act (ADA) requirements. He expressed concern that there might not be enough room for people in wheelchairs to get past the outdoor dining and wait staff. Mr. Elmer asked for someone to enforce a clear path past the dining area. Mr. Head replied Engineering Project Manager Andrew Rodewald watches carefully for compliance. He stated once the Embrace Downtown project was complete, there would be wider, more accessible sidewalks. Mr. Hughes stated the Courthouse Club was required to comply with the ADA and file indemnification and liability waivers with the City. Mr. Elmer moved to approve the temporary closure of four parking spaces for fun outside dining, second Mr. Taylor, four ayes, motion carried.

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#7 BOARD TO CONSIDER AWARD OF BID FOR 48" INTERCEPTOR TO LIFT STATION NO. 2 (KRISTYN PARKER)

Utilities Project Coordinator Kristyn Parker stated bids were opened at the March 11 meeting. She stated Sub-Surface of Indiana was the lowest responsive, responsible bidder. She requested approval of an agreement with Sub-Surface of Indiana for the project. The agreement would terminate on December 31, 2026 at a cost not to exceed \$1,810,740.00. Mr. Elmer moved to approve the agreement Sub-Surface of Indiana for the 48 inch interceptor to Lift Station No. 2, second Ms. Dyer, four ayes, motion carried.

#8 BOARD TO CONSIDER APPROVAL OF SERVICES AGREEMENT WITH RQAW FOR NORTH HARBOUR DRAINAGE IMPROVEMENTS (KRISTYN PARKER)

Utilities Project Coordinator Kristyn Parker stated this services agreement with RQAW DCCM for design services for the North Harbour Stormwater Improvements project. She stated drainage in the North Harbour subdivision had been studied for several years. She stated RQAW had identified three locations for storm sewer upsizing: Westchester Boulevard and Trilby Court; North Harbour Drive and Chaucer Circle; and North Harbour Drive and Dorchester Drive. She stated the Utilities had begun coordinating with the Harbour Trees golf course so as not to disrupt their business. She stated construction would take place from November to March. The proposed contract was for RQAW to provide final design and construction documents to increase stormwater conveyance capacity at the three identified areas. The agreement would terminate on December 31, 2026 at a cost not to exceed \$158,150.00. Mr. Elmer moved to approve a services agreement with RQAW for North Harbour drainage, second Mr. Taylor, four ayes, motion carried.

#9 BOARD TO CONSIDER APPROVAL OF SERVICES AGREEMENT WITH CHA CONSULTING FOR AN ADVANCED ENERGY AUDIT (KRISTYN PARKER)

Utilities Project Coordinator Kristyn Parker requested approval of a Services Agreement with CHA Consulting, Inc. for an advanced energy audit on the wastewater treatment plant as well as other City-owned buildings. She stated the Mayor's Office and the Utilities Department had been coordinating with CHA to develop the scope of work. She stated CHA would assess current conditions and identify opportunities for improvement in energy use. The agreement would terminate on December 31, 2026 at a cost not to exceed \$120,000.00. Mr. Elmer stated he would be interested to hear the results of the study. Mr. Martin requested the results of the audit be emailed to the Board. He asked if there would be plans to capture biogas.

Andy Hahn of CHA addressed the Board. Mr. Hahn stated biogas use had been considered, but it was not being considered in this project. He stated most of the energy savings would be items such as replacement of HVAC systems that had reached the end of their useful life. Mr. Martin stated biogas conversion would be an investment. Ms. Parker replied it was a part of the Headworks Build-Operate-Transfer project. Mr. Elmer moved to approve the services agreement with CHA Consulting, second Ms. Dyer, four ayes, motion carried.

#10 BOARD TO CONSIDER APPROVAL OF SERVICES AGREEMENT WITH OVERHEAD DOOR CO. OF INDIANAPOLIS FOR REPLACEMENT OF NINE GARAGE DOORS AT WASTEWATER TREATMENT PLANT (KRISTYN PARKER)

Utilities Project Coordinator Kristyn Parker requested approval of a services agreement with Overhead Door Company of Indianapolis for the purchase and installation of nine garage doors at the wastewater treatment plant. She stated quotes were opened and read at the January 14, 2025 meeting. She stated only one quote was received from Overhead Door for \$106,129.00. She stated Overhead Door had installed three other garage doors at the wastewater plant last year, and they were satisfied with the work. Mr. Taylor moved to approve the services agreement with

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Overhead Door Co. of Indianapolis for replacement of nine garage doors at Wastewater Treatment, second Mr. Elmer, four ayes, motion carried.

**#12 BOARD TO CONSIDER TEMPORARY CLOSURE OF 141ST STREET FOR
INNOVATION MILE (MICHAEL POUCH)**

Assistant City Engineer Jim Hellmann spoke on behalf of Michael Pouch. Mr. Hellmann stated this request was for closure of 141st Street at Innovation Mile. He stated there was a wetland where the road was being constructed, and approval from FEMA took longer than anticipated, which delayed the start of construction. He stated only intermediate asphalt could be installed at the time. He stated a full closure of the street would also be required to lay sanitary sewer. He stated the seven-day closure was scheduled for spring break. Mr. Martin asked how much traffic was on the road. Mr. Hellmann replied very little right now, but once the Arena at Innovation Mile opens, there would be heavy traffic from events there. Mr. Elmer moved to approve the closure of 141st Street for the Innovation Mile project, second Mr. Taylor, four ayes, motion carried.

ADJOURNMENT

There being no further business before the Board of Public Works and Safety this 25th day of March 2025, Mr. Martin adjourned the meeting.

JACK MARTIN, PRESIDENT

ATTEST:

EVELYN L. LEES, CLERK