



Board of Public Works and Safety Agenda

MEETING DATE: Tuesday, February 17, 2026, at 11:30 AM

MEETING PLACE: Madison City Hall- Council Chambers

LIVE STREAM LINK: <https://www.youtube.com/@CityofMadisonIndianaGovernment>

- A. Calling of roll and notice of absentees.
- B. Approval of minutes
- C. Claims
 - General
 - Payroll
- D. Adjustments
- E. Unfinished business
- F. New business
 - Lease Purchase Agreement for Fire Apparatus
 - PACE Finals: 412 W Third & 414 W Third
 - Appeal of Vacant and Abandoned Determination: 420 Broadway
- G. Mayor's comments
- H. Public comments
- I. Next Meeting: **Monday, March 2, 2026**, at 11:30 AM.
- J. Motion to adjourn.

Board Member	Appointing Authority	Term
Mayor Bob Courtney	NA	N/A
Dave Carlow	Mayor	1/6/2020 - 12/31/2027
Karl Eaglin	Mayor	1/6/2020 - 12/31/2027

City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To plan, contact ADA Coordinator at 812-265-8300.



Board of Public Works and Safety Minutes

MEETING DATE: Monday, February 2, 2026, at 11:30 AM

MEETING PLACE: City Hall- Council Chambers

The Board of Public Works and Safety, City of Madison, Indiana, met at 11:30 AM in the Council Chamber, City Hall.

Calling of roll and notice of absentees: Eaglin, Courtney, and Carlow were present (3-0).

Approval of Minutes: Eaglin moved to approve the January 20, 2026, minutes, seconded by Carlow. All in favor, motion carried (3-0).

Claims—General/Payroll: Carlow moved to approve the general and payroll claims as submitted, seconded by Eaglin. All in favor, motion carried (3-0). The general claims totaled \$778,637.10. The payroll claims totaled \$406,294.27.

Adjustments: None.

Unfinished Business: None.

New business:

Madison Schools – E.O. Muncie Project – Vacation of Streets & Alleys: Aaron Schmoll, legal counsel for Madison Consolidated Schools, presented a request related to a construction project at the former E.O. Muncie School. As part of the project, Madison is requesting the vacation of two alley rights-of-way and one street right-of-way. The parcels on both sides of each requested right-of-way are owned by Madison Consolidated Schools. The request was presented to the Board of Public Works and Safety for either a positive or negative recommendation, which, along with the request, will be forwarded to the Common Council for final consideration and decision. **Motion:** Eaglin moved to give the Council a favorable recommendation regarding the vacation of streets and alleys for Madison Schools, seconded by Carlow. All in favor, motion carried (3-0).

All Star Paving – Pay Application #6: This is for work on the Main Street CCMG project in the amount of \$78,877.35. **Motion:** Courtney moved to approve Pay App #6 for All Star Paving, seconded by Carlow. All in favor, motion carried (3-0).

Change Order #14 – INDOT: Change order #14 had to do with the extension of days allowed because the project carried on into a second season. This is a zero-cost change order. **Motion:** Eaglin moved to approve Change Orders #14 and #15, seconded by Courtney. All in favor, motion carried (3-0).

Change Order #15 – INDOT: Change order #15 is for the renegotiation for INDOT to participate in the asbestos water line removal. This change order amount is -\$211,584.81, a deduction from the original change order. **Motion:** Eaglin moved to approve Change Orders #14 and #15, seconded by Courtney. All in favor, motion carried (3-0).

Resolution 2026-2: Establishing a Handicap Space at 409 Broadway St. – TUMC: A request was presented from Trinity Church to designate the parking space directly in front of 409 Broadway Street as handicap parking. The proposed resolution would establish the space as handicap parking while Trinity Church remains a tenant at that location, with the space reverting to regular parking once the church vacates the property. The space would remain available to any person legally authorized to use handicap parking. The resolution also authorizes the Street

Department to install appropriate signage and traffic control devices if adopted. **Motion:** Eaglin moved to approve Resolution 2026-2, seconded by Carlow. All in favor, motion carried (3-0).

Resolution 2026-3: Street and Parking Space Closings for 2026 Music in the Park: A request was presented by Ed Ray on behalf of the Madison Main Street Program for temporary street and parking space restrictions in connection with the 2026 Music in the Park events scheduled for June 12, July 10, and August 14, 2026. The proposed resolution would reserve Central Avenue between First Street and Vaughn Drive for golf cart parking and designate parking on the south side of First Street and north of Bicentennial Park for residential parking only from 12:00 p.m. to 10:00 p.m. on the listed dates. Additionally, parking along Bicentennial Park on the north side of Vaughn Drive and south of Bicentennial Park would be reserved for food truck parking during the same hours. The Madison Main Street Program would oversee the designated street and parking areas during these events. **Motion:** Courtney moved to approve Resolution 2026-3, seconded by Carlow. All in favor, motion carried (3-0).

PACE Applications – 1063 W Main, 200 Ferry, 757 Jefferson, 319 Cragmont, 526 Jefferson, & 611B Mulberry: 1063 W Main is a rehabilitation grant for \$7,500.00. Work would include the replacement of the vinyl siding with LP Smart siding and the replacement of the windows. 200 Ferry is a rehabilitation grant for \$7,500.00. Work would include the replacement of windows, removal of lead paint, and allow for egress. 757 Jefferson is a rehabilitation grant for \$7,500.00. Work would include repainting, new windows, storm doors, and replacement of side deck. 319 Cragmont is a dilapidated structures grant for \$25,000.00. Work would include the replacement of siding, foundation repair, new windows and doors, and restoring the original front window and transom. 526 Jefferson is a dilapidated structures grant for \$25,000.00. Work would include rewiring, new floor joists, replacement of windows and doors, and structural repairs. 611B Mulberry is a dilapidated structures grant for \$25,000.00. Work would include masonry repair and replacement, new windows and doors, replacement of fascia, and structural repairs and stabilization. **Motion:** Courtney moved to approve the PACE Applications, seconded by Eaglin. All in favor, motion carried (3-0).

PACE Midpoint/Extension – 612 Mulberry: 612 Mulberry is a dilapidated structure grant for \$25,000.00. They are requesting a disbursement of \$12,500.00. Work includes masonry work, paint stripping, and chimney and foundation repairs. They are also requesting a six-month extension, so that would push their completion date back to approximately August 2, 2026. **Motion:** Eaglin moved to approve the PACE Midpoint/Extension, seconded by Courtney. All in favor, motion carried (3-0).

PACE Final – 311 East: 311 East is a rehabilitation grant for \$7,500.00. They are requesting the disbursement of \$3,750.00. Work Included the replacement of the front door and front windows, replacement of retaining wall, and front step repair. **Motion:** Eaglin moved to approve the PACE Final, seconded by Carlow. All in favor, motion carried (3-0).

Mayor's Comments: City crews continue snow removal efforts, with all roads currently open and as clear as possible. Street crews are focusing on corners and other hard-to-reach areas that have been more difficult to maintain due to hardened snow. The City also has an ongoing lineup of road projects underway. Regarding the CCMG program, recent legislation reduced the program to one funding round per year and decreased annual funding from approximately \$300–\$400 million to \$100 million, resulting in many communities, including Madison, not receiving CCMG funding for 2026. This will impact the City's ability to complete road improvements this year; however, the City is working with AIM and the Indiana Legislature to explore accelerating a portion of 2027 funding into 2026 to avoid a gap year.

Public comment: Jan Vehtrus, 701 E. Second Street, reminded the Board that February is Black History Month and shared information about related community events. She left a poster in the lobby advertising a series of programs held each Thursday at 6:00 p.m. at the Picker House in recognition of Black History Month.

Next meeting: Tuesday, February 17, 2026, at 11:30 AM.

Adjourn: Eaglin moved to adjourn, seconded by Carlow. All in favor, motion carried (3-0).

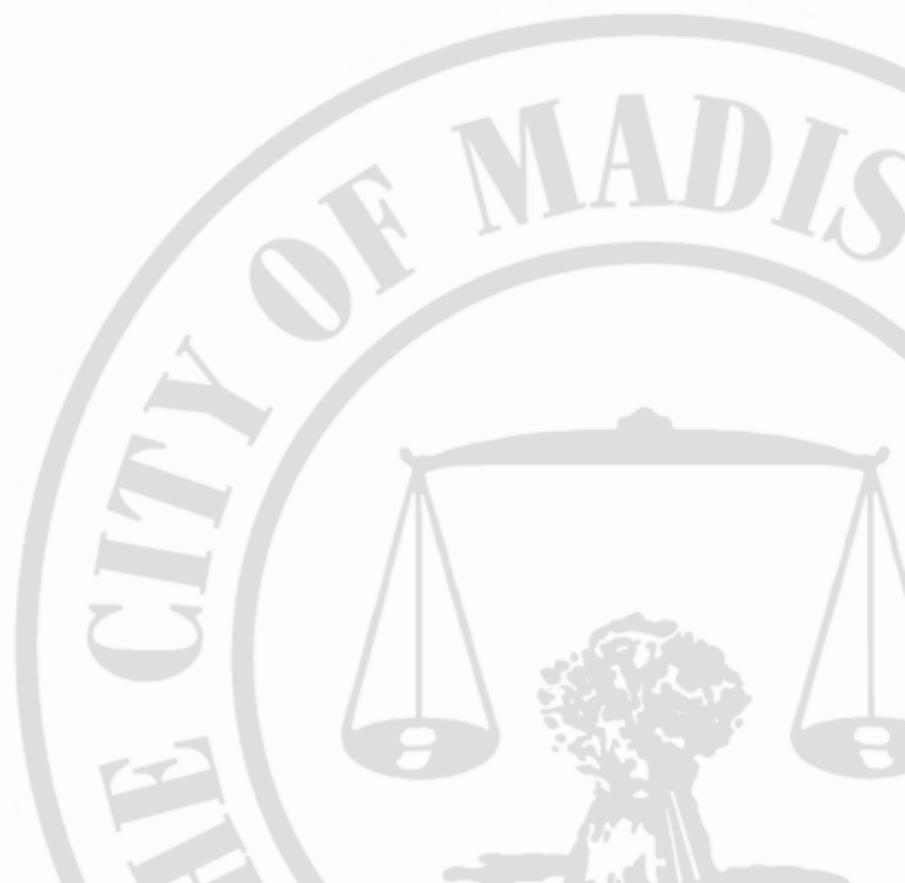
Attested:

Shirley Rynearson, Clerk-Treasurer

Karl Eaglin

Mayor Bob Courtney

David Carlow





Sales Agreement

Brindlee Mountain Fire Apparatus (Seller) hereby agrees to sell one 2008 Pierce Impel 75' Quint (Apparatus) to City of Madison FD - IN (Buyer) for the sum of \$400,000

Apparatus: 2008 Pierce Impel 75' Quint, Stock #: 20216, VIN: 4P1CJ01A48A009265

Buyer Info: City of Madison FD - IN - 101 West Main Street, Madison, IN 47250

Seller Info: Brindlee Mountain Fire Apparatus - 15410 Hwy 231, Union Grove, AL 35175

Terms and Conditions of Sale:

Services Included: SELLER WILL COMPLETE ALL ITEMS LISTED IN THE INCLUDED ADDENDUM.

Warranty: Apparatus will have a one (1) year warranty beginning with date of pick up. Warranty will cover any single component repair due to catastrophic failure in which the cost exceeds \$3,000.00 (Three Thousand Dollars and no cents) unless repairs are due to operator error, equipment misuse, or substandard maintenance. Apparatus must be maintained to manufacturer's recommended standards or warranty is voided. Total warranty costs paid by Seller to Buyer in the one (1) year warranty period shall not exceed \$12,000.00 (Twelve Thousand dollars and no cents). Apparatus components are engine, transmission, aerial device, pump, electrical system, axles, and body structure.

Payment and Title: Buyer will submit a 50% down payment of the sales price at the execution of this sales agreement. Buyer will make payment in full to Seller prior to the release of Apparatus for pick up or delivery. Seller will provide title free of lien to Buyer following receipt of payment.

FOB Seller, Freight Collect: Buyer assumes the responsibility of the Apparatus upon pick up by carrier or other designated representative. Buyer is responsible for all freight charges.

Jurisdiction: This contract shall be governed by, construed, and enforced in accordance with the laws of Alabama. The undersigned by execution and delivery of this Agreement do hereby submit to the exclusive jurisdiction and venue of the state and federal courts of Marshall County, Alabama.

This agreement is valid for execution by: January 21, 2026.

Addendum: This addendum names the specific items to be completed on the Apparatus by the Seller.

Contract Item	Description
New aerial certification	Apparatus will pass a new aerial certification.
New pump test	Apparatus will pass a new annual pump service test.
Heat in the cab	The heater in the cab will be in good working condition.

Seat bottoms in the cab	The seat bottoms in the cab will be replaced with new seat bottoms
Loose rear view mirror	The passenger's side rear view mirror will be repaired so that it is not loose.



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

PACE Total Approval

Daniel Duran has been approved by the Board of Public Works to receive a PACE grant for \$15,072.83 (amount) for the project at 412 E. Third St. (address)

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Midpoint Check

I, _____ (Print Name), received a check for _____ (amount) from the PACE grant for the project at _____ (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Final Check

I, Dan Duran (Print Name), received a check for \$15,072.83 (amount) from the PACE grant for the project at 412 E Third St (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

PACE Grant Approval

Property Address: 412 E 3rd St.

Applicant Name(s): Daniel Duran

P.A.C.E. Review Committee

Date of approval: 1/14/2025

PACE Program Staff: Brenna R. Haley

Grant Amount Approved: \$13,790.00

Mayor

Date of approval: 1-21-25

Mayor: BC

Board of Public Works and Safety

Date of approval: 1-21-25

Board of Public Works and Safety Representative: Paul Eggle

Date of approval: 1-21-2025

Board of Public Works and Safety Representative: David Carlson

Grant amount increased to \$13,072.83

BC



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

P.A.C.E. Preservation & Community Enhancement Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all paid invoices and receipts must also be submitted. If a Midpoint Report was submitted, only paid invoices and receipts after that report are required to be submitted with this form.

APPLICANT INFORMATION

Date: February 2, 2026

Property Owner Name: Daniel Duran/Equity Trust

Mailing Street Address: 270 E Broadway

City: Shelbyville

State: IN

Zip: 46176

Phone (Preferred): 317 448-6236

Phone (Alternate): _____

Email: danpd69@yahoo.com

PROJECT INFORMATION

Street Address: 412 E Third St. Madison

Total Cost of Project (include all costs to complete the entire project): 30987.15

Estimated Date of Completion of Work: Completed

Hilltop

Downtown

GRANT INFORMATION

Rehabilitation
(Downtown) Grant

Curb Appeal
(Hilltop) Grant

Dilapidated
Structures Grant

Dangerous
Buildings Grant

Total Amount of Grant Awarded (can be obtained from the office): 25000

Was a midpoint report submitted for this project?

Yes

No

DESCRIPTION OF THE PROJECT

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

Brick wall caved in - completely removed and repaired
All exterior masonry received new tuck pointing + repair
Brand new brick steps/cast in front of home
All new exterior paint / primer

Additional pages are attached.



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Cost	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Steve Land Masonry	27592	
2	Cutshalls Contracting/Painting	3395.15	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals	30987.15	

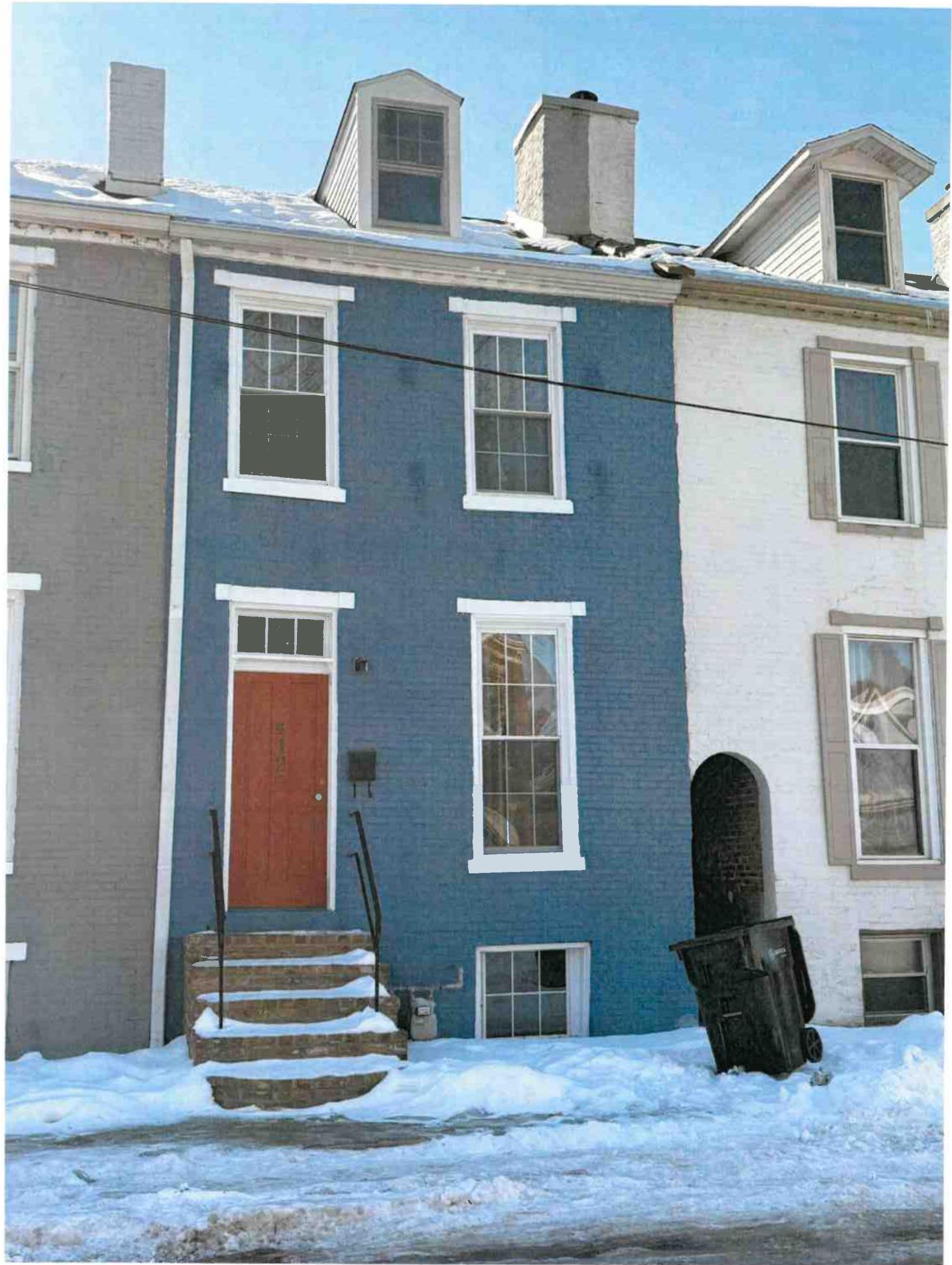
Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.

Applicant(s) Signature

02/02/2026

Date





857535

Statement		DATE	TERMS
TO	Dan Duran 412 E. Third St.		
IN ACCOUNT WITH	Steve Land 502-221-5193		
<p>I will tuck point front of house, grind out all old mortar and put in new. Back of house is falling and rock in basement is going over. I will use block and steel to brace up floor joists. I will lay it all back to look original. Redo steps.</p>			
Job Complete			
		Total:	\$27,592.00
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

PACE
Grant Approval

Property Address: 414 E. Third St.

Applicant Name(s): Daniel Duran

P.A.C.E. Review Committee

Date of approval: 7-13-25

PACE Program Staff: Brenna R. Hally

Grant Amount Approved: \$5812.20

Mayor

Date of approval: 7-21-25

Mayor: B. C. C.

Board of Public Works and Safety

Date of approval: 7-21-25

Board of Public Works and Safety Representative: Karl Eggers

Date of approval: 7-21-2025

Board of Public Works and Safety Representative: David Carlton



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

P.A.C.E. Preservation & Community Enhancement Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all paid invoices and receipts must also be submitted. If a Midpoint Report was submitted, only paid invoices and receipts after that report are required to be submitted with this form.

APPLICANT INFORMATION

Date: February 2, 2026

Property Owner Name: Daniel Duran/Signature Property Group

Mailing Street Address: 270 E Broadway

City: Shelbyville

State: IN

Zip: 46176

Phone (Preferred): 317 448-6236

Phone (Alternate): _____

Email: danpd69@yahoo.com

PROJECT INFORMATION

Street Address: 414 E Third St. Madison

Total Cost of Project (include all costs to complete the entire project): 11850

Estimated Date of Completion of Work: Completed

Hilltop

Downtown

GRANT INFORMATION

Rehabilitation
(Downtown) Grant

Curb Appeal
(Hilltop) Grant

Dilapidated
Structures Grant

Dangerous
Buildings Grant

Total Amount of Grant Awarded (can be obtained from the office): 7500

Was a midpoint report submitted for this project?

Yes

No

DESCRIPTION OF THE PROJECT

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

Full exterior tuckpointing + brick / sill repair
Full exterior paint + paint
Front brick steps re-tuckpointed

Additional pages are attached.



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Cost	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Steve Land Masonry	7850	
2	Cutshalls Contracting/Painting	4000	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals	11850	

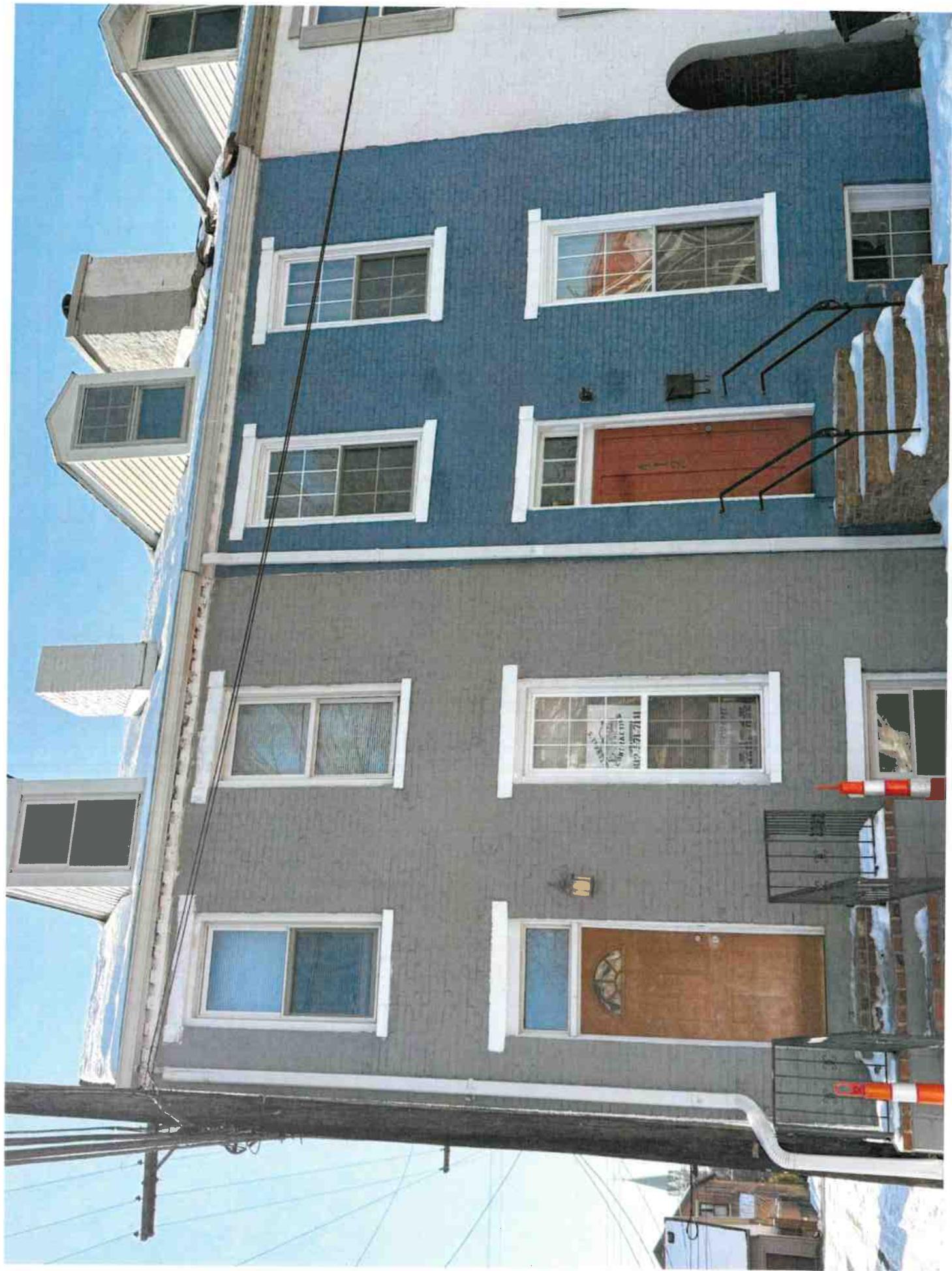
Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.

Applicant(s) Signature

02/02/2026

Date





857535

Statement		DATE	TERMS
TO	10-10-25		
Dan Duran 412 E. Third St.			
IN ACCOUNT WITH			
Steve Land 502-221-5193			

I will tuck point front of house, grind out all old mortar and put in new. Back of house is falling and rock in basement is going over. I will use block and steel to brace up floor joists. I will lay it all back to looks original. Redo steps.

Job Complete

			Total	\$27,592.00
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT	



MADISON

Indiana

Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for Determination Challenge

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting

Purpose: Per the City of Madison Vacant and Abandoned Structures Ordinance, an owner of a Property that has been deemed to be a Vacant and/or Abandoned Structure may, within 30 days from receiving notice of such a determination, challenge the determination in writing with the Hearing Authority.

APPLICANT INFORMATION

Date: Dec 30 2025

Name of person or organization challenging the determination: Ste Anne 420N LLC

Mailing Street Address: 419 Broadway St.

City: Madison

State: IN Zip: 47250

Phone (Preferred): 812-801-6649

Email: SBF419@gmail.com

DETERMINATION CHALLENGE INFORMATION

Address of Structure: 420 Broadway St. Madison IN 47250

Parcel ID (can be obtained from the office): 39-13-02-221-031-000-007

APPLICANT'S REASON(S) FOR CHALLENGE



The Owner of a Property that has been deemed to be a Vacant and/or Abandoned Structure may, within 30 days from receiving notice of such a determination, challenge the determination in writing with the Hearing Authority. The Owner who is challenging the determination must appear in person before the Hearing Authority during a public meeting.

I certify that the information provided in this application is true and accurate to the best of my ability. I have submitted this application within 30 days of receiving the notice of determination.

12/30/2025

Date

Willow Jones

Signature of Applicant

COMPLETED BY PLANNING OFFICE

Challenge Application Accepted on: _____

Challenge Application Accepted by: _____

Meeting Information: _____

101 W Main St, Madison, IN 47250 - Council Chambers

Meeting Date: _____ Time: 11:30AM

Ste. Anne 420N LLC
420 Broadway Street
Madison IN 47250

Reference:

APPLICATION FOR DETERMINATION CHALLENGE
(12/30/2025 Continued: 01/06/2026)

Applicant's Reasons for Challenge:

Stop Work Order: 10/22/2013

Mark Johnson, Building Inspector's Letter: 10/22/2013

Imes E-Mail/Mark Johnson: 10/30/2013

Fast Track Certificate of Appropriateness: 02/26/013

Mike Pittman/Ron Hopper Email: 03/25/2013

Letter, Imes/Joe Hammond/ IURC: 06/10/2013

Historic District Board of Review/Application for COA: 03/24/2013

City Ordinance 150.38

City Ordinance 150.39

Expiration of Permit: 151.23

Relief in Enforcement; Compliance with Orders: 150.39

Stop Order: 150.38

Remedies: 150.88

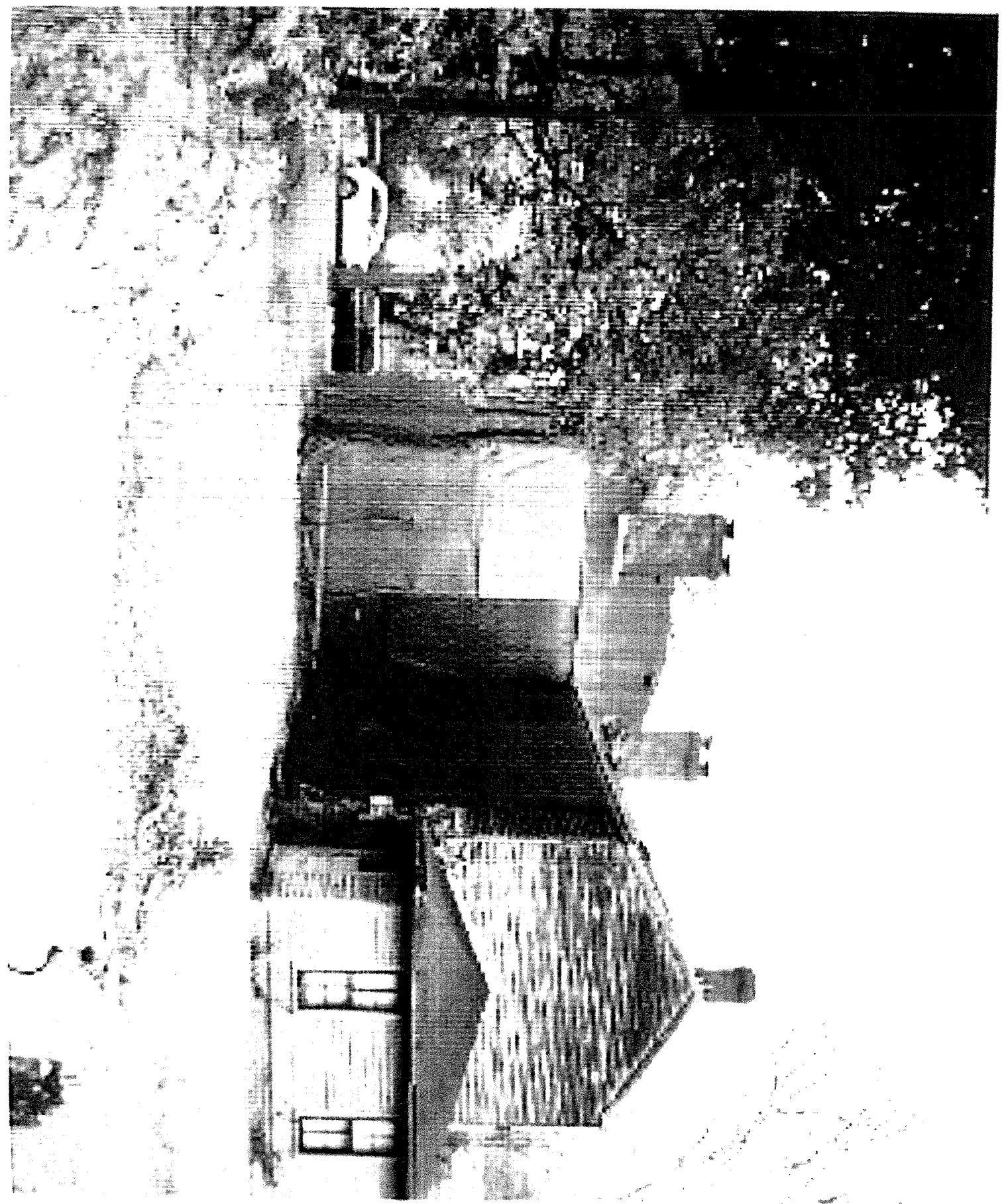
The Design Review Process: COA Not Required

Unsafe Structure Determination: April 4, 2023

Vacant and Abandoned Structure Notice of Corrective Action: December 2, 2025

T. Imes

W. Imes 01/06/2025



THIS BUILDING IS IN VIOLATION
Of City Building Regulations

STOP WORK

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION
TO REMOVE THIS NOTICE OR CONTINUE ANY WORK ON THIS BUILD-
ING WITHOUT WRITTEN PERMISSION FROM THE

MADISON PLANNING COMMISSION
ZONING BOARD OF APPEALS
CITY HALL

BUILDING INSPECTOR
MADISON, INDIANA

10/22/2013