

Utilities Service Board Regular Meeting

6/1/2026

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Call to Order

Board President – White called the regular meeting of the Utilities Service Board to order at 5:01 p.m. The meeting took place in the Utilities Service Boardroom at the City of Bloomington Utilities Service Center, 600 East Miller Drive, Bloomington, Indiana.

Board members present: Kirk White, Seth Debro, Megan Parmenter, Graham McKeen, Jim Sherman, Molly Stewart, David Hittle

Board members absent: Amanda Burnham, Matt Flaherty

Staff present: Hector Ortiz Sanchez, Shane Ira, Kelsey Thetonia, James Hall, Missy Waldon, Ginger Davis, Daniel Frank, Phil Peden, Chris Wheeler, Justin Meschter, Steven Stanford, Nolan Hendon, Katherine Zaiger, Tonia Ikediashi

Guests present: Yes.

Petitions and Communications:

Property Owner, Maryanne Fadae, addressed the Board regarding repeated sewer backups and flooding at her rental property located at 501 E. Cottage Grove Avenue. She stated that she and her husband have owned the property since 1992 and had never previously experienced issues of this severity. She reported that recent flooding events resulted in sewage backing up into the basement, causing significant damage. Fadae requested information regarding the City's investigation of the issue, the timeline for determining responsibility, and the potential for compensation if the problem is found to be related to City infrastructure.

Property Manager, Dave Kerber, provided additional details regarding the situation. He reported that since assuming management of the property in August, approximately seven backup incidents had occurred during the year, with the most severe event occurring on April 20. He stated that repeated flooding had rendered the property uninhabitable, requiring tenants to vacate and extensive cleanup and repairs to be undertaken.

Kerber explained that plumbing contractors had inspected the property's lateral line and found no obstructions. He noted that City staff had conducted camera inspections and discussed several possible causes, including debris in the system, fiber optic installations affecting sewer infrastructure, stormwater infiltration, or other capacity-related issues. He observed that the backups appear to occur during significant rainfall events and expressed concern that conditions in the area had changed compared to previous years.

Kerber stated that the owners' primary concern was ensuring that the underlying cause is identified and corrected before repairs are completed and new tenants occupy the property. He also noted that the property owners had incurred repair costs and lost rental income as a result of the flooding.

Board members asked clarifying questions regarding the property's location, configuration, history of flooding, and whether neighboring properties had experienced similar issues. Kerber indicated that nearby properties had reportedly experienced plumbing-related problems and reiterated that inspections had not identified any private-side blockages.

Board members thanked Fadae and Kerber for bringing the matter forward. Board Member – White stated that staff would continue investigating the issue, review the information provided, and follow up with the property owners regarding findings and next steps. White also acknowledged the owners' desire for a timely resolution given the need to complete repairs and secure new tenants by August.

Minutes

Board Member – White suggested that the minutes be updated with clarification on which “White” is speaking when in conversation with each other.

Stewart moved, and Sherman seconded the motion to approve the Regular Meeting minutes of the 6/1/2026 meeting with clarifications. Motion carried, six ayes.

Claims

Board Member – McKeen asked where CBU hauls its sludge. CBU Director – Zaiger said the sludge gets hauled to Sycamore Landfill. McKeen asked whether UV disinfection is used for wastewater, drinking water systems or all of the above. Zaiger responded that UV is used for wastewater at Blucher Poole to clean up the fluid before it gets discharged.

Stewart moved, and Sherman seconded the motion to approve the Standard Invoices:

Invoices included \$233,494.51 from the Water Fund, \$350.00 from the Water Sinking Fund, \$2,847.50 from the Water Construction Fund, \$168,501.90 from the Wastewater Fund, \$350.00 from the Wastewater Sinking Fund, \$164,052.94 from the Wastewater Construction Fund, \$49,331.19 from the Stormwater Fund and \$618.75 from the Stormwater Construction Fund.

Motion carried, six ayes. Total claims approved: \$619,546.79

Stewart moved, and Sherman seconded the motion to approve the Utility Bills:

Invoices included \$4,490.40 from the Water Fund, \$15,132.61 from the Wastewater Fund, and \$802.38 from the Stormwater Fund.

Motion carried, six ayes. Total claims approved: \$20,425.39

Stewart moved, and Sherman seconded the motion to approve the Wire Transfers, Fees, and Payroll:

Motion carried, six ayes. Total claims approved: \$570,367.13

Stewart moved, and Sherman seconded the motion to approve Customer Refunds: Invoices included \$40.47 from the Water Fund and \$943.96 from the Wastewater Fund. **Motion carried, six ayes. Total claims approved: \$984.43**

Consent Agenda:

CBU Director – Zaiger presented the following items recommended by staff for approval:

- a. SET Environmental, Inc., \$8,393.62, Transportation and disposal of two 275 gallon totes of Hydrofluorosilicic Acid (HFS) at Monroe
- b. Crown Equipment Corporation dba Crown Lift Trucks, \$4,429.63, Modify the Crown fork truck tilt at Dillman Waste Plant
- c. First Appraisal Group, Inc., \$2,500.00, Copper Beach lift station appraisal
- d. Gripp Incorporated, \$14,923.00, TOC monitoring system at Monroe Water Plant
- e. Gripp Incorporated, \$13,241.00, Water quality monitoring analyzers for basins 1 and 2 at Monroe Water Plant

Consent Agenda was approved as recommended by staff. Total approved: \$43,487.25 (non-chemical contracts)

Request Approval of On-Call Service Agreement with Marshall Security, LLC

Assistant Director - T&D – Hall presented an on-call agreement with Marshall Security, stating that they provide traffic control. Hall said it will be easier to have an on-call vendor for traffic control needs, rather than having to do a contract every time CBU needs to rent equipment. Board Member – White clarified that this contract is for temporary equipment rather than personnel. Hall confirmed this, and mentioned that the vendor also sets up the traffic control equipment and systems as well.

Stewart moved, Sherman seconded to approve on-call service agreement with Marshall Security, LLC. Motion carried, six ayes.

Request Approval of On-Call Service Agreement with Grace-Ann Flanagan dba Dirt Hounds Excavation, LLC

Assistant Director - T&D – Hall presented an on-call agreement with Dirt Hounds Excavation, to help CBU with hydroexcavation or other digging operations in case a piece of equipment fails or extra equipment is needed.

Stewart moved, Sherman seconded to approve on-call service agreement with Grace-Ann Flanagan dba Dirt Hounds Excavation, LLC. Motion carried, six ayes.

Request Approval of Service Agreement with First Appraisal Group, Inc.

City Legal – Wheeler presented a service agreement with First Appraisal Group to do appraisals of CBU real estate located at and around Lake Griffy and at and around Lake Lemon. Wheeler stated it's a first attempt at getting a professional appraisal done to determine what the value of CBU's real estate is at those lakes. Wheeler said the information from the appraisal will inform CBU and the board on what steps may be taken in the future in regard to CBU's ownership of those lakes, primarily because they are no longer used as a water source. Wheeler said CBU continues to incur expenses in managing the properties, which are becoming challenging to justify. Wheeler went on to say that CBU may ultimately decide to keep the properties as emergency water sources, but at the moment they're not even a viable emergency back up. Wheeler said the first step is to determine the value of the properties and then come back to the Board and discuss in more detail what to do with the properties. Board Member – White asked if the appraisal would include partials around the lakes. Wheeler confirmed that the appraisal includes dry land and lake bed. Board Member – Stewart asked to see the ongoing costs of maintaining the properties at a future presentation. Wheeler acknowledged the request and said that staff would try to include that information as part of the overall presentation of the appraisal.

Stewart moved, Sherman seconded to approve service agreement with First Appraisal Group, Inc. Motion carried, six ayes.

Request Approval of Amendment to Agreement with Electric Plus, Inc.

Monroe Water Treatment Plant Superintendent – Ira presented an amendment to an agreement with Electric Plus, Inc. related to a scheduled power outage at Monroe Water Plant that had been planned for a couple weeks earlier. Ira explained the originally rented generator was too small for the planned work and that a larger unit would be required, increasing the project cost by approximately \$5,000. Board Member – McKeen asked when the new date for the outage was planned. Ira said the outage is now tentatively scheduled for June 10th, based on equipment and personnel availability, coordination with Duke and Potomac, as well as weather conditions.

Stewart moved, Sherman seconded to approve the amendment to agreement with Electric Plus. Motion carried, six ayes.

Request Approval of MOU between CBU and City Engineering

Assistant Director - Engineering – Peden presented a memorandum of understanding between City of Bloomington Utilities and the City's Engineering Department for the South Rogers Street project. Peden explained that the project area, located near Dodds Street and Rogers Street, has experienced ongoing stormwater drainage issues. Peden stated that City Engineering's project provided an opportunity to incorporate additional stormwater improvements, including two new inlets, approximately 130 linear feet of storm sewer pipe, associated paving, curbs, and related infrastructure. Peden explained that City Engineering's funding limitations prevented inclusion of the improvements without utility participation and that coordinating the work through the existing project represented an efficient solution.

Stewart moved, Sherman seconded to approve MOU between CBU and City Engineering. Motion carried, six ayes.

Presentation of 2026 Water Quality Report

Water Quality Coordinator – Meschter presented the 2026 Water Quality Report, noting that the report summarizes water quality data collected during calendar year 2025. Meschter explained that federal regulations require public water utilities to publish annual Consumer Confidence Reports to inform customers about drinking water quality and contaminants detected through monitoring so everyone who's drinking water from a public utility knows what's in the water and can make decisions based on their health issues or what they deem responsible for their families. Meschter provided historical context regarding the reporting program, noting that Bloomington Utilities has produced annual reports since 1999. Meschter highlighted a picture of CBU Chemist – Abbott, whose photo appears on the first water quality report published in 1999. Abbott continues to be CBU's chemist. Meschter explained that beginning in 2027, reports will be issued twice annually to reduce the time between data collection and public reporting. Meschter noted that many of Indiana's water regulations have been repealed from state code, which means that CBU is now deferring to EPA regulations from the federal government.

Meschter reviewed the report's contents, including contaminant monitoring results, regulatory requirements, and public health information. Meschter reported that the utility had no water quality violations during 2025, and that all detected contaminants remained within applicable EPA standards. Meschter also noted that deficiencies identified during the most recent sanitary survey are currently being addressed through ongoing improvements at the Monroe Water Treatment Plant and will be completed by late fall 2026.

Meschter reported that PFAS and UCMR compounds remained non-detectable. Meschter highlighted the utility's ongoing program offering free residential lead testing and noted that approximately 100 residences have participated in the program to date.

During review of contaminant monitoring results, Meschter explained several minor changes from the previous year's report, including:

- One positive coliform sample out of more than 1,000 samples collected, resulting in no regulatory violation. Meschter explained that one positive sample out of so many is likely caused by some bacteria accidentally getting into the bottle from someone's hand.
- Separation of radium-226 and radium-228 reporting requirements.
- Detection of a very low level of atrazine in one sample. Meschter explained that atrazine is runoff from herbicides being used for agricultural purposes.
- Updated lead and copper sampling results, which remained well below action levels despite slight changes from previous monitoring cycles.
- Resumption of fluoride addition beginning in January 2026, with current levels within the utility's target range.

Meschter reviewed source water monitoring for:

- PFAS, with Meschter highlighting that there is some cutting back of regulations from what was proposed, as well as pushing the deadline back, which will likely help some utilities.
- Perchlorate; Meschter noted that this is on the EPA's radar, and that CBU tests well below the lowest threshold the EPA may implement for it.
- Microplastics; Meschter said CBU is looking into testing for microplastics because it's been four or five years since it's been tested for.
- Cyanotoxin; Meschter noted that CBU tests yearly for cyanotoxin because of the algae blooms in Lake Monroe.

Board Member – McKeen asked about the nature of the deficiencies that are currently being addressed. Meschter explained that the deficiencies are related to the backwash tank at Monroe Water Plant; there is an overflow port that needs to be extended down to the ground, and a secondary backwash pump needs to be installed as a backup to the primary backwash pump. Board Member – McKeen suggested highlighting the fact that PFAS has not been detected in Bloomington's water. Board Member – White asked about the deleted state requirements, and asked which requirements (state or federal) were more favorable for the consumer. Meschter explained that both sets of requirements were virtually the same with small differences in language, and noted that the contaminant lists were identical. Meschter added that some states have more stringent regulations for drinking water than the EPA, stating that the EPA rule is that states can make their regulations more stringent than the EPA's, but they cannot make them less stringent than the EPA's. Board members commended staff for maintaining high water quality standards and noted the utility's continued strong performance in comparison to national averages for detected contaminants.

Old Business: None

New Business:

Board Member – Sherman asked for an update at the next meeting on anything new about the Cottage Grove property spoken about at the beginning of the meeting.

Staff Reports:

Zaiger congratulated Justin Meschter who received his DSL license, as well as Alan Christy and Josh Wathen in T&D who earned their water collection licenses.

Petitions and Communications: None.

Adjournment:

White adjourned the meeting at 5:49 pm.

Signed by:


Kirk White, President

6/16/2026

Date