Utilities Service Board Regular Meeting

8/24/2026

Utilities Service Board meetings are available at CATSTV.net.

Call to Order

Board President – White called the regular meeting of the Utilities Service Board to order at 5:00 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, Amanda Burnham, Jim Sherman, Megan Parmenter, Lynn Coyne

Board members absent: Molly Stewart, Matt Flaherty

Staff present: Daniel Hudson, Chris Wheeler, Kelsey Thetonia, Matt Havey, Zach Burnworth, Kevin White, Ginger Davis, James Hall, Phil Peden, Steven Stanford, Tonia Ikediashi, Jane Fleig, Hector Ortiz Sanchez, Rachel Gray

Guests present:

Petitions and Communications:

Formal Appeal of Service Denial at 3704 S Judd Ave was moved to the end of the meeting to give the appellants more time to arrive at the meeting.

Minutes

Debro moved, and Sherman seconded the motion to approve the minutes of the Regular Meeting held on 8/10/2026. Motion carried, five ayes.

Claims

Board Member – Sherman noted legal fees pertaining to the Leonard's Linens litigation and asked for an update on the proceedings. City Legal – Wheeler stated that there is a great deal of discovery still happening, and that the court had received word that mediation was unsuccessful. Wheeler added that the original court date set for November may be rescheduled for March.

Debro moved, and Sherman seconded the motion to approve the Standard Invoices:
Invoices included $712,019.67 from the Water Fund, $158,280.49 from the Wastewater Fund, $242,629.86 from the Wastewater Construction Fund, and $124,132.57 from the Stormwater Fund,

Motion carried, five ayes. *Total claims approved: $1,237,062.59*

Debro moved, and Sherman seconded the motion to approve the Utility Bills for 8/13/2026:

Invoices included $1,187.18 from the Water Fund, $6,976.77 from the Wastewater Fund, and $55.29 from the Stormwater Fund.

Motion carried, five ayes. *Total revised claims approved: $8,219.24*

Debro moved, and Sherman seconded the motion to approve the Utility Bills for 8/20/2026:

Invoices included $801.48 from the Water Fund, $998.84 from the Wastewater Fund, and $60.78 from the Stormwater Fund.

Motion carried, six ayes. *Total revised claims approved: $1,861.10*

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

Motion carried, five ayes. Total claims approved: *$562,005.98*

Debro moved, and Sherman seconded the motion to approve Customer Refunds:

Invoices included $518.57 from the Water Fund, $2,319.65 from the Wastewater Fund, and $82.50 from the Stormwater Fund.

Motion carried, five ayes. Total claims approved: *$2,920.72*

Debro moved, and Sherman seconded the motion to approve the Special Check Run:

Invoices included $2,140.09 from the Water Fund, $2,250.05 from the Wastewater Fund, and $2,825.78 from the Stormwater Fund.

Motion carried, five ayes. Total claims approved: *$7,215.92*

Consent Agenda:

Assistant Director - Finance – Havey presented the following items recommended by staff for approval:

a. MacAllister Machinery Co., Inc., $4,273.00, Generator repairs at Blucher Wastewater Treatment Plant
b. MacAllister Machinery Co., Inc., $2,543.83, Block heater replacement for West Booster generator
c. KLM Engineering, Inc., $12,000.00, Tank inspections at Monroe WTP and Dillman WWTP

Consent Agenda was approved as recommended by staff. Total approved: $18,816.83.

Request Approval of Water Supply Contract Agreement with State of Indiana

City Legal – Wheeler presented a request for approval of the renewal of CBU's existing Lake Monroe water withdrawal contract with the State of Indiana. The proposed agreement would:

- Increase the authorized daily water withdrawal from 25 million gallons per day (MGD) to 30 MGD.
- Extend the contract term from 20 years to 50 years.
- Retain the key terms of the existing agreement, with additional state-required provisions, including E-Verify and other statutory compliance language.

Wheeler explained that the agreement was still subject to review and approval by state entities. The anticipated timeline includes consideration by the NRAC on September 8 and the NRC on September 15, followed by execution by the appropriate state and City officials, including the Mayor, CBU Director – Zaiger, and USB President – White.

White asked a question regarding the role of the U.S. Army Corps of Engineers in the contract. Wheeler clarified that the water withdrawal agreement is between CBU and the State of Indiana. Wheeler added that the Army Corps is involved with matters concerning CBU's facilities and easements because the Corps owns property around Lake Monroe, but does not have approval authority over the withdrawal agreement.

Debro moved, Sherman seconded to approve agreement with the State of Indiana. **Motion carried, five ayes.**

Request Approval of Service Agreement with GAI Consultants

Utilities Engineer - Construction – Fleig presented a request to approve a professional services agreement with GAI Consultants for design of the replacement of the 6th Street limestone arch culvert in the 300 block of West 6th Street, adjacent to the Bloomingfoods parking lot.

Fleig reported that a January inspection determined the culvert to be in very poor condition and in need of replacement. The $240,700 agreement includes design services, utility coordination, and preparation of construction documents. An engineering estimate for the eventual construction cost was not yet available, although Fleig indicated that the replacement would be expensive.

Fleig also discussed GAI's inspections of other limestone arch structures. The 4th Street culvert near WonderLab was found to be in good condition. The Roger Street culvert, close to the former location of the Army/Navy Surplus, is also in relatively good condition but requires some limestone retucking and potential concrete pouring around the bottom. Those repairs will be incorporated into the current design work and completed while the contractor is mobilized.

Debro moved, Sherman seconded to approve agreement with GAI Consultants. **Motion carried, five ayes.**

Request Approval of Service Agreement with HNTB Corporation (Hydraulic modeling)

Capital Projects Coordinator – Kevin White presented a $218,000 agreement with HNTB Corporation for hydraulic modeling and system-wide water improvements.

The project will update and expand CBU's existing hydraulic flow model, with a focus on water mains six inches and larger. The work will incorporate the current water system, tank, and relevant SCADA information to develop three future demand scenarios. The modeling will assist CBU in evaluating system resiliency and identifying locations where upgrades may be needed to meet future water demands.

Debro moved, Sherman seconded to approve agreement with HNTB Corporation for hydraulic modeling. **Motion carried, five ayes.**

Request Approval of Service Agreement with HNTB Corporation (As-needed design services)

Capital Projects Coordinator – Kevin White also presented a second HNTB agreement for as-needed water system design services, directly related to the hydraulic modeling project. The agreement will allow CBU to begin design work on improvements identified through the modeling without bringing separate design contracts before the Board.

The agreement has a not-to-exceed amount of $250,000, with services performed at established as-needed rates.

Debro moved, Sherman seconded to approve agreement with HNTB Corporation for as-needed water system-wide design services. **Motion carried, five ayes.**

Request Approval of Service Agreement with CHA Consulting, Inc.

Capital Projects Manager – Hudson presented a request for approval of a professional engineering services agreement with CHA Consulting for the Blucher Pool Wastewater Treatment Plant Rehabilitation and Upgrade Project.

Hudson explained that a qualifications-based RFQ/RFP process was used to select an engineering firm. After reviewing the qualifications and proposals, CHA was determined to be the most qualified firm. The agreement totals $2.375 million and includes evaluation, design, permitting, and construction-phase engineering services.

Hudson explained that the project will serve as a roadmap for major rehabilitation of more than 30 plant systems and infrastructure areas, including headworks, clarifiers, sludge pumping and dewatering, chemical feed and controls, and site improvements. The project is intended to address aging equipment while improving reliability, redundancy, energy efficiency, operator safety, and maintainability.

Hudson emphasized that the agreement is for professional engineering services and is not a construction contract. A substantially larger construction contract will be brought forward separately.

Andy Scales of CHA Consulting was present and answered questions regarding CHA's experience and offices. He noted that CHA has completed or is currently performing similar wastewater projects in Jasper, Boonville, Washington, Culver, and Richmond, Indiana.

In response to questions regarding the project schedule and funding, Hudson stated that design work is expected to begin within approximately a month following approval and funding arrangements. Funds have been budgeted for both design and construction. Construction is expected to begin next year and may take multiple years due to the size of the project.

Debro moved, Sherman seconded to approve agreement with CHA Consulting, Inc. **Motion carried, five ayes.**

Request Approval of Service Agreement with Bluestone Tree, Inc.

Assistant Superintendent - Blucher Poole – Burnworth presented a request for a service agreement with Bluestone Tree, Inc. to clear vegetation from the dam at the south and southeast sides of the EQ basin at the Dillman Wastewater Treatment Plant.

Burnworth explained that Bluestone has the equipment and manpower necessary to perform the work, which CBU does not have. The area contains primarily sapling-sized trees, with the largest trees estimated at approximately 12 inches in diameter. Bluestone will also spray the area to help prevent regrowth.

Debro moved, Sherman seconded to approve agreement with Bluestone Tree, Inc. **Motion carried, five ayes.**

Request Approval of Service Agreement with Christopher B. Burke Engineering, LLC

Assistant Director - Environmental – Thetonia presented a $517,270 service agreement with Christopher B. Burke Engineering, LLC for the Clear Creek Corridor Renewal Project.

Thetonia explained that the project will evaluate reconstruction of the limestone block walls along Clear Creek from the daylighted section near First Street through Dodd Street and Grimes Street to Switchyard Park, including the section south of Grimes Street. The walls date from the WPA era and have been deteriorating in multiple locations.

The long-term project is intended to improve drainageway safety and capacity while providing opportunities for increased flood storage, water quality treatment, and revitalization of the corridor. Because of the project's size, construction is expected to be phased.

Board Member – Burnham asked whether the limestone walls could be designated historic and inquired about the potential cost implications. Thetonia explained that the initial contract is for a feasibility study and preliminary engineering, rather than construction. The resulting preliminary engineering report will provide three design alternatives and will include coordination with the State's Division of Historic Preservation and Archaeology regarding historic buildings and limestone wall features. The study will help identify potential mitigation requirements and associated costs before the project advances into design.

Debro moved, Sherman seconded to approve agreement with Christopher B. Burke Engineering, LLC. **Motion carried, five ayes.**

Request Approval of On-Call Service Agreement with Deckard Land Surveying, LLC

Assistant Director - Engineering – Peden presented a request for an on-call service agreement with Decker Land Surveying.

Peden explained that CBU has identified a need for rapid surveying of property and easement lines before beginning construction, land disturbance, or tree removal. The on-call agreement will allow CBU to have property or easement boundaries staked without waiting to bring individual small-dollar surveying contracts before the Board.

Debro moved, Sherman seconded to approve on-call agreement with Deckard Land Surveying. **Motion carried, five ayes.**

Old Business: None.

New Business: None.

Subcommittee Reports: None.

Staff Reports: None.

Petitions and Communications:

City Legal – Wheeler addressed the Board regarding a request from property owners at 3704 South Judd Street, outside the city limits, seeking connection to the City's sanitary sewer because their septic system is no longer functioning properly.

Wheeler explained that CBU's rules provide only limited circumstances under which county property may connect to the City's sanitary sewer:

1. The property owner may voluntarily annex into the City; or
2. The Economic and Sustainable Development Department may determine that the proposed development constitutes strategic economic development that contributes to job creation and wage growth.

Neither condition applies to the Judd Street property. Wheeler noted that there is no administrative appeal process for a denial of a sewer connection; property owners may seek judicial review if they choose.

Wheeler explained that the property does not have the required one-eighth contiguity with the City to voluntarily annex, and the City is not pursuing involuntary annexation of the property. Whether a sewer line runs in front of the property does not affect the current eligibility requirements for connection.

Board members and staff discussed the tension between the City's connection rules and public health concerns associated with failing septic systems. Wheeler noted that changing the rules could potentially address situations such as this but would require a broader administrative process involving the Director and likely the Mayor.

Adjournment:

White adjourned the meeting at 5:44 pm.

Signed by:
Kirk White
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9/9/2026

Kirk White, President

Date