

Utilities Service Board Regular Meeting

10/5/2026

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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, Molly Stewart, Seth Debro, Jim Sherman (attending via Zoom), Megan Parmenter, Lynn Coyne, Matt Flaherty

Board members absent: Amanda Burnham

Staff present: Katherine Zaiger, Matt Havey, Chris Wheeler, Phil Peden, Kelsey Thetonia, Daniel Hudson, James Hall, Daniel Frank, Rachel Gray, Ginger Davis, Bryan Blake

Guests present: Kari Bennett - Habitat for Humanity of Monroe County, Ava Grell - Daupler, Inc.

Petitions and Communications: None.

Minutes

Stewart moved, and Debro seconded the motion to approve the minutes of the Regular Meeting held on 9/21/2026. The motion received a roll-call vote: Sherman - yes, White - yes, Parmenter - yes, Stewart - yes, Debro - yes.

Claims

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

Invoices included \$325,778.92 from the Water Fund, \$155,356.50 from the Wastewater Fund, \$22,060.00 from the Wastewater Construction Fund, \$53,048.39 from the Stormwater Fund, and \$4,482.50 from the Stormwater Construction Fund.

The motion received a roll-call vote: Parmenter - yes, Debro - yes, White - yes, Stewart - yes, Sherman - yes. Total claims approved: \$560,726.31

Stewart moved, and Debro seconded the motion to approve the Utility Bills for 9/24/2026:

Invoices included \$5,288.89 from the Water Fund, \$7,398.30 from the Wastewater Fund, and \$966.07 from the Stormwater Fund.

The motion received a roll-call vote: Sherman - yes, Debro - yes, White - yes, Stewart - yes, Parmenter - yes. Total revised claims approved: \$13,653.26

Stewart moved, and Debro seconded the motion to approve the Utility Bills for 10/1/2026:

Invoices included \$393.05 from the Water Fund, \$544.19 from the Wastewater Fund, and \$48.38 from the Stormwater Fund.

The motion received a roll-call vote: White - yes, Sherman - yes, Debro - yes, Parmenter - yes, Stewart - yes. Total revised claims approved: \$985.62

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

The motion received a roll-call vote: Stewart - yes, Parmenter - yes, Debro - yes, White - yes, Sherman - yes. Total claims approved: \$648,106.92

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

Invoices included \$28.79 from the Water Fund, \$4,967.54 from the Wastewater Fund, \$2.24 from the Stormwater Fund, and \$0.00 from the Sanitation Fund.

The motion received a roll-call vote: White - yes, Parmenter - yes, Stewart - yes, Sherman - yes, Debro - yes. Total claims approved: \$4,998.57

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

Invoices included \$40.00 from the Wastewater Fund.

The motion received a roll-call vote: White - yes, Sherman - yes, Debro - yes, Parmenter - yes, Stewart - yes. Total claims approved: \$40.00

Consent Agenda:

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

- a. Stephen Lee Kleiman dba Stites Scale Co., LLC, \$3,370.00 with 2 automatic renewals, Service and calibration of scales at Blucher, Dillman, and Monroe
- b. JH Waters, Inc., \$9,500.00, EQ Basin repairs at Dillman Wastewater Treatment Plant
- c. SET Environmental, Inc., \$2,937.71, Sodium hydroxide day tank clean out at Monroe Water Treatment Plant
- d. Wheeler Coaching Systems, LLC, \$3,550.00, Environmental supervisors communication workshop

Consent Agenda was approved as recommended by staff. Total approved: \$19,357.71

Habitat for Humanity Appeal

City Legal – Wheeler presented the settlement agreement between CBU and Habitat for Humanity of Monroe County regarding Habitat’s appeal concerning the release of water meters for Phase 2 of the Osage Place development which was brought before the Board at the previous meeting on 9/21. Wheeler said the USB had been asked to take the matter under consideration and come back with its findings and conclusions at today’s meeting. Wheeler said that during those two weeks, Habitat and CBU had been in negotiation in an effort to try and reach a settlement, which the parties had. Wheeler said the agreement had already been reviewed and signed by Habitat for Humanity. Wheeler read the entirety of the settlement agreement into the record:

This Settlement Agreement (Agreement) is entered into between the City of Bloomington Utilities Department (CBU) by and through its Utilities Service Board (USB) who are together referred to as the City, and Habitat for Humanity of Monroe County, Inc. (Habitat) (collectively the Parties). Upon signature of this agreement, it shall be considered binding upon the Parties.

Whereas, Habitat is the developer of real property known commonly as Osage Place which is split up into two phases (Phase 1 and Phase 2); and

Whereas, the Parties have been working together to resolve a discrepancy between the approved design plans for a western storm swale and the storm swale that Habitat has installed in Phase 1 of the Osage Place development; and

Whereas, CBU has withheld approval for the release of water meters in Phase 2 of the Osage Place development until the western storm swale discrepancy is resolved; and

Whereas, CBU and Habitat wish to see the discrepancy resolved without CBU having to continue to withhold approval for the release of water meters in Phase 2 of the Osage Place development; and

Whereas, the Parties wish to avoid potential litigation in the form of judicial review and possible appeal of said judicial review over this matter along with the uncertainty of its outcome and the costs associated with such litigation.

Now, therefore, the parties have agreed to the following terms and conditions:

1. Upon submission of Habitat’s application for water service for homes in Osage Place, CBU will process the application and provide water service.
2. Habitat shall submit responses to CBU’s September 21, 2026, comments on Habitat’s September 2, 2026, stormwater infrastructure design submission which was submitted in an effort to resolve the discrepancies noted for the existing western storm swale.
3. The Parties shall conduct a meeting to review the submitted design, CBU comments and Habitat responses on a mutually agreed upon date between October 19, 2026, and October 30, 2026. This meeting shall be facilitated by the Deputy Mayor of the City of

Bloomington. The focus of this meeting shall be to identify and resolve any remaining issues regarding the submitted design and to then have CBU approve the design plans for the new stormwater infrastructure.

4. Habitat shall, no later than October 30, 2027, install or cause to be installed the new stormwater infrastructure in accordance with the approved design plans.
5. If the Parties should reach an impasse on the design, and/or if after final design plans are approved by CBU, should Habitat fail to install the stormwater infrastructure in accordance with said approved design plans or fail to complete the installation of said stormwater infrastructure in the timeframe set forth above, then CBU may pursue enforcement and penalties against Habitat in accordance with Bloomington Municipal Code 13.08.
6. This Agreement shall be reviewed and approved by the USB and by a Habitat executive authorized to sign on behalf of and to bind Habitat.
7. Habitat shall withdraw its Appeal to the USB. All parties shall be responsible for their own attorney's fees and related expenses.

Board Member – Parmenter asked about the timeline for installation, and Wheeler clarified that the final deadline is October 30, 2027. Wheeler explained that the October meeting in item 3 will include representatives from Habitat and CBU and will be facilitated by the Deputy Mayor to help keep the parties moving toward resolution.

Board Member – White discussed the importance of resolving the stormwater issue in a manner that protects existing and future utility customers and homeowners.

Stewart moved, Debro seconded to approve the Settlement between Habitat and CBU. The motion received a roll-call vote: Stewart - yes, Parmenter - yes, Debro - yes, White - yes, Sherman - yes.

Board Member – Coyne left the meeting at 5:15pm.

Request Approval of First Amendment to Agreement with Davies Engineering Group, Inc.

Capital Projects Manager – Hudson requested approval of a change order to the Davies Engineering contract for the Dillman Road Wastewater Treatment Plant. Hudson explained that the existing contract provides design services for the HVAC systems in the administration building, including CBU's laboratory, as well as the headworks. Because the current contract does not include bidding or construction services, Hudson requested an additional \$18,700, increasing the contract's not-to-exceed amount to \$80,600, so the project can proceed to bidding and construction.

Stewart moved, Debro seconded to approve the First Amendment to the agreement with Davies Engineering. The motion received a roll-call vote: White - yes, Parmenter - yes, Stewart - yes, Sherman - yes, Debro - yes.

Request Approval of First Amendment to Agreement with Thieneman Construction, Inc.

Capital Projects Manager – Hudson presented a substantial amendment to the Thieneman Construction contract for the Dillman Wastewater Treatment Plant. Three bids had been received in April, with Thieneman determined to be the lowest responsive and responsible bidder. The original project did not include replacement of the filter underdrains because CBU had expected the existing system to continue operating based on experience with an older filter system at the Monroe Water Treatment Plant. Shortly after the bidding process, however, one of the Dillman filters experienced an underdrain failure. The manufacturer initially indicated that the failed row and the rows on either side would need to be replaced, but subsequently determined that it would not warranty the repair unless all of the underdrains were replaced. Additional filter failures have since occurred, leaving only one operational filter at Dillman and raising concerns among CBU staff about the plant's ability to continue operating if another filter fails. CBU has also discussed the situation with IDEM.

Hudson stated that amending the existing contract is the fastest way to complete the work. Rebidding the project would add approximately two to three months. The proposed amendment adds \$1,125,000, increasing the contract's not-to-exceed amount to \$1,875,000. Hudson noted that the increase exceeds the normal 20 percent statutory limitation on contract amendments, but CBU's legal counsel determined that the circumstances meet the applicable statutory requirements.

Board members discussed the proprietary nature of the filter system, the need for a reliable replacement, and the warranty. Hudson explained that another manufacturer's product would not fit the existing filters without modification that would void the warranty. He also compared the cost with a similar failure at Citizens Energy in Indianapolis and stated that, although the project is expensive, the cost is reasonable compared with that project.

Stewart moved, Debro seconded to approve the First Amendment to the agreement with Thieneman Construction. The motion received a roll-call vote: Parmenter - yes, Stewart - yes, Debro - yes, White - yes, Sherman - yes.

Request Approval of Service Agreement with Daupler, Inc.

Communications Manager – Frank presented a three-year service agreement with Doppler, Inc., in the amount of \$223,826.27, for a response-management solution for CBU's Control office. The system is intended to streamline daily control-office processes and improve customer notifications. The agreement includes an approximately \$18,000 implementation fee and integration with the City's CityWorks system.

Frank explained that the system would consolidate the current process of receiving customer calls, entering information into email, and separately entering information into CityWorks. The Daupler system would automatically create CityWorks work orders, automate dispatching, and allow customers reporting issues such as water main breaks to provide photographs and receive updates as work progresses. The system would also provide notifications to staff and customers and could automate responses for larger incidents, including geographically targeted notifications.

Board Member – White asked how Daupler would work alongside the City's existing Everbridge notification system. Frank stated that Daupler would provide supplementary functionality rather than replace Everbridge. Customer information could also be used to supplement or update information maintained in Everbridge. The first-year annual cost is approximately \$61,000, with the proposal allowing for annual increases of up to 12 percent to cover inflationary costs; Frank noted that the vendor indicated actual increases have generally been closer to 5–8 percent.

Stewart moved, Debro seconded to approve a service agreement with Daupler, Inc. The motion received a roll-call vote: Debro - yes, Parmenter - yes, Sherman - yes, Stewart - yes, White - yes

Request Approval of On-Call Agreement with Affordable Waste Solutions

Assistant Director - Finance – Havey presented a request for an on-call agreement with Affordable Waste Solutions. The agreement will allow CBU staff to call the company as needed for assistance with septic-related issues.

Stewart moved, Debro seconded to approve the on-call agreement with Affordable Waste Solutions. The motion received a roll-call vote: Sherman - yes, Stewart - yes, White - yes, Debro - yes, Parmenter - yes.

Request Approval of Resolution 2026-17 for Dillman Sewer Expansion

City Legal – Wheeler requested approval of Resolution 2026-17 to initiate the process of securing easements for the Dillman Sewer Expansion Project and, if necessary, pursuing eminent domain. The project will increase the capacity of the sanitary sewer system between Weimer Road and the Dillman Road Wastewater Treatment Plant. The improvements include upsizing and realigning portions of the existing sewer system and creating additional redundancy.

Wheeler explained that CBU has already contacted the affected property owners and has generally received favorable cooperation. The requested easements are primarily small strips that would expand existing easements or allow the sewer to follow a more direct alignment. Wheeler noted that the Public Investment Corporation property is involved in separate, larger negotiations with the City regarding road infrastructure. He also discussed the Joe Smith property, where CBU is reconsidering an earlier proposal to purchase the property outright and is

instead likely to pursue a substantial easement. That easement would accommodate additional sewer lines as well as underground storage facilities intended to provide additional capacity during wet-weather events.

Assistant Director - Engineering – Peden provided additional information regarding the project. He explained that most of the easements are approximately 20 feet wide, with some smaller additions to existing easements. The project is intended to reduce the frequency of sanitary sewer overflows on South Rogers and increase system capacity during wet-weather events and future community development. Engineering modeling from Dillman to the Bloomfield Road area identified specific sections of sewer with capacity limitations due to factors such as pipe diameter or slope. Rather than replacing the entire sewer line, the project will address those specific sections through replacement or parallel sewer construction. Peden stated that the improvements should substantially reduce overflow occurrences while providing additional capacity for future growth and wet-weather conditions.

Stewart moved, Debro seconded to approve Resolution 2026-17. The Motion received a roll-call vote: Stewart - yes, Debro - yes, Parmenter - yes, White - yes, Sherman - yes.

Old Business: None.

New Business: None.

Subcommittee Reports:

Board Member – White reported on the Property and Planning Subcommittee meeting that met prior to the regular Board meeting. White reported that the Property & Planning subcommittee discussed plans for the new Service Center and made a recommendation to the full Board to amend the design contract and move forward with bond documents and appraisals of the existing service center.

Board Member – Sherman had technical issues at this time that caused him to leave the meeting early.

Stewart moved, Debro seconded to approve the subcommittee's recommendation. The Motion received a roll-call vote: Stewart - yes, White - yes, Debro - yes, Parmenter - yes.

Staff Reports:

Zaiger welcomed two new staff members: Corbett Hall as the new temporary part-time Bike Maintenance Laborer, and Stephanie Golberg-Dugan as the new Purchasing Manager.

Petitions and Communications: None.

Adjournment:

Board Member – Stewart adjourned the meeting at 5:48 pm.

Signed by:


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Kirk White, President

10/20/2026 | 11:33 AM EDT

Date