

AGENDA

UTILITIES SERVICE BOARD MEETING

Utilities Service Board Room
City of Bloomington Utilities
600 E Miller Dr.
Bloomington, Indiana 47402

Amanda Burnham, President
Megan Parmenter, Vice President
Jeff Ehman
Seth Debro
Jim Sherman
Kirk White
Molly Stewart
Jim Sims, ex officio
Scott Robinson, ex officio

Monday, May 22th, 2023

4:00 p.m. Property & Planning Subcommittee

- White, Chair
- Ehman
- Sherman
- (alternate) Stewart

- I. Call to order
- II. Review Resolution 2023-07: Approval for the Exploration of a Public Works Project for the Design and Construction of a New Utilities Administrative and Service Center at the Existing Winston Thomas Property
- III. Petitions and communications*
- IV. Adjournment

* Public comment will be limited to 5 minutes per person

**UTILITIES SERVICE BOARD
CITY OF BLOOMINGTON, INDIANA
RESOLUTION 2023-07**

**RE: APPROVAL FOR THE EXPLORATION OF A PUBLIC WORKS PROJECT FOR THE
DESIGN AND CONSTRUCTION OF A NEW UTILITIES ADMINISTRATIVE AND SERVICE
CENTER AT THE EXISTING WINSTON THOMAS PROPERTY**

WHEREAS, the City of Bloomington Utilities Department (“CBU”) through this Board owns real estate commonly known as the Winston Thomas site which was once the location of the City of Bloomington’s Winston Thomas Wastewater Treatment Plant, the City’s southern wastewater treatment plant operations; and

WHEREAS, on or about 1982 CBU moved its southern wastewater treatment operations from the Winston Thomas site down to the Dillman Road Wastewater Treatment Plant; and

WHEREAS, City of Bloomington Utilities Department maintains its Administrative and Service Center operations in a facility located at 600 E. Miller Dr.; and

WHEREAS, CBU continues to expand its staffing and operations in response to population growth and changes in the water industry and has outgrown its current Administrative and Service Center; and

WHEREAS, CBU has a need for a covered storage yard in which to house pipes, valves, and other materials so that they are protected from exposure from sun, rain, snow and the like; and

WHEREAS, the 600 E. Miller Dr., location does not have the necessary space to provide these important functions while the Winston Thomas property has more than enough space in which to house these operations; and

WHEREAS, CBU would benefit greatly by consolidating all of these operations into one location where it maintains a 24 hour 7 days a week presence on site that provides necessary security measures over all of these operations; and

WHEREAS, the City of Bloomington Public Works Department has similar issues and needs that would be resolved by moving into the 600 E. Miller Dr. location; a location which Public Works already has a presence in the form of its Fleet Maintenance and Sanitation Divisions; and

WHEREAS, the City of Bloomington and CBU staff approve and recommend this public works project as necessary and beneficial to the City of Bloomington as it will greatly enhance the operational efficiency of both the CBU and Public Works Departments and has the full support of Mayor John Hamilton and CBU Director Vic Kelson; and

WHEREAS, the Utilities Service Board, after hearing multiple presentations concerning the current environmental conditions at Winston Thomas, the need for CBU operational expansion, the need for consolidation of CBU operations, an architectural master plan for a new administrative and service center as well as discussions regarding a fair and reasonable return on the value of the current CBU administrative and service center by the City of Bloomington through its Interdepartmental Agreement, now wishes to formally resolve to support this public works project; and

WHEREAS, the Utilities Service Board finds this proposed public works project to be necessary, proper, and beneficial for the City of Bloomington and the City of Bloomington Utilities customer base and finds that the project should be supported.

NOW, THEREFORE, BE IT RESOLVED THAT:

The City of Bloomington Utilities Service Board hereby supports exploration of a public works project that will accomplish the following necessary and proper goals for and on behalf of the City of Bloomington Utilities Department:

1. Negotiate and receive from the City of Bloomington a fair market value on the existing CBU administrative service center building located at 600 E. Miller Drive;
2. Conduct necessary evaluations and remediation of the Winston Thomas property for future development to include the probability that it will eventually become the new location for CBU administrative and service center operations; and
3. Explore funding options including any available state and federal dollars as well as potential bonding for the development, design and construction of a new administrative and service center at the Winston Thomas Property.

SO ADOPTED by the Utilities Service Board at its regularly scheduled meeting of April 24, 2023.

Amanda Burnham, President

Attest:

Vic Kelson, Director
City of Bloomington Utilities Department

Proposed Winston Thomas Project Process

