

UTILITIES SERVICE BOARD MEETING
June 10, 2019

Utilities Service Board meetings are recorded electronically and are available during regular business hours in the office of the Director of Utilities.

Board Member Frank called the regular meeting of the Utilities Service Board to order at 5:03 p.m. The meeting was held in the Utilities Service Board room at the City of Bloomington Utilities Service Center 600 East Miller Drive, Bloomington, Indiana.

Board members present: Jason Banach, Amanda Burnham, Jean Capler, Jeff Ehman, and Sam Frank.

Staff present: Vic Kelson, Laura Pettit, Holly McLauchlin, James Hall, Chris Wheeler, Phil Peden, Tom Axsom, Brad Schroeder, Michelle Waldon, Nolan Hendon, Brandon Prince, Kelsey Thetonia, Cindy Shaw, and Jane Fleig

MINUTES

Board member Ehman moved and board member Burnham seconded the motion to approve the minutes of the May 28th meeting. Motion carried, 5 ayes.

CLAIMS

Ehman moved and Burnham seconded the motion to approve the standard claims as follows:

Standard claims were revised to account for 2 missed payments and 1 entered by mistake. Vendor invoices submitted in the revised version included \$189,459.81 from the Water Utility, \$1,671,477.59 from the Wastewater Utility, \$73,898.35 from the Stormwater Utility, \$2.00 from Water Construction, and \$500.00 from Wastewater Sinking. Total Claims approved: **\$1,935,337.75**.

Motion carried, 5 ayes.

Ehman moved and Burnham seconded the motion to approve ACH claims as follows:

Utility invoices submitted included an SRF loan, issued by the Bank of New York in the amount of **\$200,236.53**.

Motion carried, 5 ayes.

Ehman moved and Burnham seconded the motion to approve the utility claims as follows:

Utility invoices submitted included \$101,654.94 from the Water Utility, \$88,722.31 from the Wastewater Utility, and \$0.00 from the Stormwater Utility. Total Claims approved: **\$190,377.25**.

Motion carried, 5 ayes.

Director of Finance Pettit mentioned the utility bills are listed differently in this report in an attempt to streamline processes. Specifically, it takes time for the staff to consolidate the report. Burnham suggested if it streamlines processes for the Finance Department, it is fine, but she has no preference as to which method the department uses to list utility bills. Ehman believes it is useful and interesting to see the utility bills broken down, especially if it saves time. The utility bills will be in this format in the future.

Ehman moved and Burnham seconded the motion to approve the wire transfers, fees, and payroll in the amount of \$460,581.09.

Motion carried, 5 ayes.

Ehman moved and Burnham seconded the motion to approve customer refunds as follows: Refunds submitted included \$1.50 from the Water Utility, \$2,437.31 from the Wastewater Utility, \$0.00 from the Stormwater Utility, and \$0.00 from Sanitation.

Total Claims approved: **\$2,438.81**

Motion carried, 5 ayes.

APPROVAL OF CONSENT AGENDA

CBU Director Kelson presented the following agreements recommended by staff for approval:

- Heritage-Crystal Clean - **\$4,115.00** - Remove Transformers
- Ecologic - **\$22,500.00** - Invasive Plant Control at Weimer Dam Site

As none were removed from consent agenda by the Board, agreements approved.

REQUEST FOR APPROVAL OF AGREEMENT WITH DONAHUE & ASSOCIATES

This item was removed from the agenda.

REQUEST FOR APPROVAL OF CRIDER CHANGE #5 OF IU HEALTH SANITARY SEWER PROJECT

Ehman moved and Burnham seconded the motion to approve the agreement.

Motion carried, 5 ayes.

Engineer Peden updated the board on the status of the IU Health project. Both the force main installation and the gravity sewer installation in the Cascades area are approximately halfway complete. There were two alternate bids to this project. Alternate 1 is associated with this change order. Alternate 1 is just north of the 46 bypass near Cascades Drive. Engineers have redesigned the way the sanitary sewer will pass a box culvert that was discovered. There was also a gravity sewer that was found to be over the stream, so these issues will be corrected while contractors are working in this area. While the interceptor pipe is being replaced, they will bury the 8" pipe that was over the top of creek. To bury the pipe, contractors will use a drop manhole and bore under the stream. Peden also addressed the need to reinforce the embankment along the stream. The embankment has eroded where the box culvert goes under Walnut St. and

outlets near Cascades Drive. The contractor will stabilize the embankment by using riprap stone encased in wiring to cover the exposed pipe and manhole. The total cost of this alternative is **\$122,795.00**.

REQUEST FOR APPROVAL OF RESOLUTION 2019-06 TO DESIGNATE SURPLUS PROPERTY.

Ehman moved and Burnham seconded the motion to approve change as follows: Motion carried, 5 ayes.

Assistant City Attorney Wheeler presented a resolution to designate the Griffy WTP structure as a surplus property. The costs associated with cleaning this site according to requirements set forth by the Indiana Department of Environmental Management (IDEM) are much greater than the benefit of remediating the site and selling it to an outside entity. Wheeler clarified that the designation would be for the structure only, not the entire property. Although there is no statute that requires this type of resolution to be brought forth to the board, this project may be infeasible from economic and environmental perspectives without a resolution.

Board member Capler mentioned a statement in the resolution that suggested there may be some future consideration to preserve the facade. Wheeler said there is interest by CBU in preserving some pieces of the facade for historical purposes. For example, there is carving in stone near the front of the building. This front portal has potential to be preserved and used at a later date as a feature of a new building. Capler then asked if there would be concern about contamination. Wheeler suggested there would be no concern with this particular part of the building. Rather, the contamination is contained in the walls and in the pools under the building.

Ehman asked whether or not the potential for a parking lot to be built was impacted by the decision to demolish the building. Assistant Director of Environmental Programs Hall noted that IDEM has offered guidance to CBU to pursue closure of the site. Specifically, IDEM suggested some soil that would have been needed to be hauled off be used to fill in certain spots of the building, which will save CBU money. At the end of the closure process, CBU will have a no further action document that will state environmental restriction covenant on the building. The potential use of the site will be determined by the level of cleanup conducted as well as the amount of land around the site that will be under the restrictive covenant. Kelson reiterated that the site needs to be cleaned and the building needs to be demolished before a conversation about a parking lot can take place. Although CBU has previously expressed interest in holding onto the property itself with the intent of installing a package plant as a source of emergency fire water in the event that Lake Monroe water is unusable, there is no actual plan to do that.

One member asked if there will be ongoing monitoring even after the building is demolished. Hall stated that CBU will leave groundwater monitoring wells in place but the consulting firm responsible for sampling, VET, has asked IDEM to only monitor for 4 quarters. If this request is approved, no more sampling will be required after the 2nd

quarter of 2019 and the site will be set for closure by the end of the year. However, CBU is still waiting on the initial site investigation report, which is due June 24, 2019. Hall suggested the plan is to demolish the building within a year from now, but that date is unknown. He reiterated that demolition and monitoring can occur simultaneously.

Capler noted that the resolution states that CBU would be responsible for continuous air monitoring for the life of the building and any financial responsibility for the building down the road if CBU chooses to sell the building. Hall suggested the potential purchaser of the building will be required to monitor air, and if the owner finds more waste after purchasing it and that business goes bankrupt trying to remediate the site, CBU will then be financially responsible. Wheeler reiterated that CBU will lease the land to the owner of the building, and CBU will always be a potentially responsible party. Capler stated it doesn't make fiscal sense to sell the building given these circumstances.

REQUEST FOR APPROVAL OF RESIDENTIAL GRANT RECIPIENTS

Ehman moved and Burnham seconded the motion to approve grantees for residential stormwater grants. Motion carried, 5 ayes.

MS4 Coordinator Thetonia presented the 11 projects selected by the review committee for approval of funding. The review committee met three times to review a 26 proposals submitted by May 1, 2019, totaling \$167,221.00. The committee discussed and ranked the projects in order to decide which projects were to receive part of the \$35,000 grant. The list of projects are organized by the amount of funding each project received. Ehman, having served on the committee, specifically endorsed the recommended list of proposals to be funded by the grant. Ehman noted high participation among community members, Peden and Theotonia offered useful insight, and the selected proposals were unanimous. Further, the committee selected to fund projects in various geographical locations. The committee put a preference on projects in neighborhoods needing improvements and also considered socioeconomic status to be a factor in deciding which projects were selected.

One board member asked if driveway culvert projects will continue to be selected in future years, particularly because they are expensive and seem to be specific to a single location. Thetonia suggested the quality of driveway culverts can have impacts upstream or downstream. They are important parts of a street's collection and conveyance systems when there is no proper storm infrastructure. Thetonia also suggested a few culverts were ranked highly because they were already planned to be completed in upcoming years by CBU. Therefore, it will benefit both private homeowners and CBU these projects are completed now. Relevancy to CBU needs was part of the project benefit review. Peden explained it is often difficult for homeowners to select the appropriate sized pipe. This process offered CBU the opportunity to require that owners use a specific size in the agreement. Further, no culvert projects will be fully funded by the grant. CBU designated funds to cover the cost

of pipe, backfill, and potentially the full repair of the driveway, but there are other things added to the estimates that homeowners must install on their own.

Every individual or group of individuals who submitted proposals will receive feedback on behalf of the committee, regardless of whether or not their projects were selected. For the projects that were selected, Thetonia will compile before and after pictures, begin writing agreements, and continue to conduct site visits to understand plans to move forward. The proposals that were not selected will receive suggestions from the committee so they can be resubmitted in the future. Thetonia mentioned the list of recommended proposals may be amended to reflect decisions property owners make regarding whether or not to follow through with proposed projects. Thetonia is maintaining a list of individuals or groups of individuals interested in submitting proposals in the future, regardless of whether or not they applied this year.

Thetonia will report back to the board after feedback is provided.

OLD BUSINESS: None.

NEW BUSINESS: None.

SUBCOMMITTEE REPORTS: None.

STAFF REPORTS:

Kelson thanked the committee and applicants for the residential stormwater program funding on behalf of CBU staff. Kelson encouraged applicants with proposals that were not selected to apply next year because there were some great ideas, but simply not enough money to fund all projects this year. Kelson also asked for committee members to consider what the appropriate budget should be for next year.

Kelson invited board members to join CBU's Safety Day in honor of National Safety Month on June 26 at 2:00 pm.

On June 4th, CBU staff participated with the Innovation Director in Mayor's office and other directors downtown at a "Lunch and Learn" for city staff who might have applications for the use of the network that supports the smart meter project (street lights, traffic lights, parking meters, etc). CBU was one of many organizations that presented information regarding smart meters. UMS, the contractor for CBU the smart meter project, IU, and one other consulting group gave presentations, which is a good introduction to people outside CBU about how smart meter infrastructure can be used.

Chris Wheeler is conducting research to determine how other communities handling interdepartmental agreements for reimbursements if someone buys bandwidth that may indirectly benefit other individuals. For example, if CBU sells bandwidth to another department and the rate payers in that sector benefit from bandwidth use, then the other

department should be partially responsible for the cost associated with purchasing bandwidth.

PETITIONS AND COMMUNICATIONS: None.

ADJOURNMENT: Frank moved to adjourn and the meeting was adjourned at 5:37 p.m.

Julie Roberts, President

DATE