

UTILITIES SERVICE BOARD MEETING

9/30/2019

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

Board Vice President Sherman called the regular meeting of the Utilities Service Board to order at 5:00 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: Jim Sherman, Jason Banach, Jean Capler, Sam Frank, Amanda Burnham

Staff present: Vic Kelson, Laura Pettit, Liberty Flora, Tom Axsom, Brad Schroeder, James Hall, Nolan Hendon, Phil Peden, Liberty Flora, Chris Wheeler, Cindy Shaw, Robin Guyton

Other individuals present: Frank Van Overmeiren, Precious Murphy

MINUTES

Board member Capler moved and board member Frank seconded the motion to approve the minutes of the September 16 meeting. Motion carried, 5 ayes. (4 member absents: Ehman, Roberts, Sims, Porter).

CLAIMS

Capler moved and Frank seconded the motion to approve the standard claims as follows:

Vendor invoices submitted included \$352,735.11 from the Water Utility, \$335,190.85 from the Wastewater Utility, \$6,455.87 from Water Construction, \$200,514.78 from Water Sinking, and \$120,748.47 from the Stormwater Utility. Total Claims approved: **\$1,015,645.08.**

Motion carried, 5 ayes.

Capler moved and Frank seconded the motion to approve the utility claims as follows:

Utility invoices submitted included \$6,407.23 from the Water Utility, \$17,013.34 from the Wastewater Utility, and \$0.00 from the Stormwater Utility. Total Claims approved: **\$23,420.57.**

Motion carried, 5 ayes.

Capler moved and Frank seconded the motion to approve the wire transfers, fees, and payroll for August in the amount of \$701,062.58.

Motion carried, 5 ayes.

Capler moved and Frank seconded the motion to approve customer refunds as follows:

Refunds submitted included \$0.00 from the Water Utility, \$363.42 from the Wastewater Utility, \$0.00 from the Stormwater Utility, and \$0.00 from Sanitation. Total Claims approved: **\$363.42**

Motion carried, 5 ayes.

APPROVAL OF CONSENT AGENDA

Director Kelson presented eight items recommended by staff for approval:

- City Glass- **\$7,338.44** - Replace Glass at BPWWTP
- Xylem Water Solutions USA- **\$9.533** - Pump Maintenance
- Electric Plus - **\$8,240**- Replacement of LED Lights
- Crane 1 Services - **\$1,360** - Ensure Crane is Up to Code
- Commercial Service of Bloomington - **\$3,749** - Install Compressor at MWTP
- HACH Company - **\$755** - Preventative Maintenance for Spectrophotometer
- Clean Fuels of Indiana - **\$3,233.12**- Clean Fuel Tank at BPWWTP
- Heritage Crystal Clean - **\$1,700** - Removal of Diesel Fuel Tank at BPWWTP

As these weren't removed from consent agenda by the Board, agreements approved.

OLD BUSINESS: None.

NEW BUSINESS: None.

SUBCOMMITTEE REPORTS:

Frank gave an overview of the following topics that were discussed at the Property & Planning Subcommittee Meeting, also on 9/30:

a. Letter of Intent to Lease Property to Lake Lemon Environmental Cooperative
The staff recommends that CBU enter the lease with the Lake Lemon Environmental Cooperative so that they can operate a WWTP on the Little Africa site.

b. Resolution 2019-11

The second item was related to the designation of the Griffy WTP as surplus, so the building can be demolished, put into the hole, and sealed. Upon completion of the inspection, the goal is to then use the site as a package WTP in the event of an emergency.

City Attorney Wheeler also presented the two items. The letter of intent is an initial understanding amongst CBU and the Cooperative that we would be willing to enter a 50 year lease agreement at the rate of 1 dollar for the entirety of the lease. This lease will offer the Cooperative a parcel of land in order to build and operate a package WWTP. This property will be ideal for the WWTP because it is in the middle of two neighborhoods that will be using the services before the waste is discharged into Lake Lemon. The benefit to CBU is that this would remove a large number of properties from septic use and reduce the septic runoff during flood events. The terms would also allow the Cooperative a second right of refusal to purchase the parcel if CBU decided to sell the lake in the future. This language is similar to our lease with the Lake Lemon Conservancy District, which is also a 50 year lease, but offers this group first right of refusal to purchase the parcel. CBU will discuss this with the Conservancy District, but they have already expressed interest because the WWTP will benefit everyone. CBU will enter in the event that the Cooperative would become a corporate entity with the state of Indiana, receive financing for the building, and have appropriate insurance. There will also be a tree mitigation plan in which they replace trees at the rate of 2:1. The parties will walk the property and determine which trees need to be improved. The Cooperative will also improve the public access parking lot. Board member Banach asked if CBU would like a seat on this organization's board. Wheeler suggested that is a good point and steps will be taken to ensure this occurs.

Resolution 2019-11 was generated after CBU met with IDEM to discuss the path by which IDEM will require CBU to demolish the existing shell of the Griffy WTP. The reason for this Resolution is IDEM suggested that if CBU were to create a limited use for the plant, they may allow CBU to demolish the building and fill the hole in the ground with the scraps, i.e. less stringent rules regarding demolition. The determination as to how CBU will demolish the building has not been made because the sampling to determine the extent of the contamination in the building is not complete. Assistant Director Hall ensured the board that there would be monitoring wells on site to ensure no contamination leached into the nearby waterway or other areas. CBU has already sampled these wells 2-3 times and have not found any indication of contamination. This would allow for CBU to do certain things to the property, but it would be a restriction for CBU to put certain developments on the land.

Both items were approved by the full USB.

STAFF REPORTS:

Director Kelson presented the following reports:

- 1) The CBU budget received a unanimous do-pass recommendation from the Council. It goes to final reading on 10/10.

- 2) CBU is preparing for the water rate review (including a cost of service study) and will meet on 10/1 with Crowe. This process will proceed throughout the winter.

PETITIONS AND COMMUNICATIONS: Precious Murphy, who lives at 1047 W. 12th St., is having issues with recent water readings. The readings were typically 3 units, but increased to 11 units during the months of May, June, and July. In August, the reading was 13 units. In September, the reading showed 0 units. Precious was concerned that CBU would shut off the water unless approximately \$147 was paid by early October.

Precious met with the landlord to check for leaks in the house, but none were found. Precious contacted CBU, in which case it was determined that the meter was not the source of the issue. Precious talked to the landlord again and they contacted CBU, but still nothing was found. Precious then contacted HAND, and it was recommended that Precious attend the USB meeting. Account Collection Specialist Guyton explained what happened from a billing perspective. The total bill was adjusted \$66.73 for the high usage. SCAAP also paid two bills. In total, nearly \$500 over this period of time was taken off the bill. Precious will be responsible for \$144.66. Furthermore, the next bill will be for one unit of water. CBU will not disconnect services until meter services is able to explain what was found. It is Guyton's understanding that water went through the meter, numbers moved, and it needs to be known where the water went from there.

ADJOURNMENT: Sherman moved to adjourn; the meeting was adjourned at 5:31 p.m.

Julie Roberts, President

DATE