

# LEBANON UTILITY SERVICE BOARD

## Lebanon, Indiana

October 6, 2021

Council Chambers

5:00 P.M.

Board:

Neil Taylor, Chairman  
Jim Urban, Secretary  
Aaron Smith, Member  
Tim Hudson, Member  
Bill Stoner, Member

Staff:

Ed Basquill, General Manager  
Jeff Greeno, Electric Ops Manager  
Sandra Morgan, CFO  
Danielle Butts, Exec Assistant  
Jeff Jacob, Legal Counsel  
Ryan Ottinger, W/WW Ops Manager

Guests:

John Lightner, BF&S

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1. Chairman Neil Taylor called the October 6, 2021, meeting of the Lebanon Utility Service Board to order at 5:00 P.M.
  2. Pledge of Allegiance to the American Flag was observed.
  3. Member Hudson made a motion to approve the September 22, 2021, minutes. Member Smith seconded the motion. Vice Chairman Stoner & Secretary Urban abstained due to absence at meeting. Motion carried.
  4. Ed Basquill expressed that the Build Operate Transfer Construction Agreement has been presented to the board at a previous meeting. Member Smith asked if Bowen has seen the BOT agreement. Legal Counsel, Jeff Jacob confirmed that Bowen Engineering has received and reviewed this agreement. Water & Wastewater Operations Manager, Ryan Ottinger stated the GMAX price is \$5,991,450.00 which they are hoping to bring down with cost savings. Member Smith asked if the incentive for the BOT Contractor to control cost is that their profit will remain the same if they control the cost. John Lightner with BF&S stated another incentive is that the contractor would want to be invited back to work with Lebanon Utilities on other projects. Member Hudson stated that the benefit for Lebanon Utilities is the guaranteed cost. Ryan explained the benefits of open book pricing to ensure that we are getting the best price for materials. Vice Chairman asked if there would be any change orders to this project. John Lightner explained how there may be at least one change order near the end of the project to lower the GMAX price and that this agreement is set up so that there will not be change orders unless it is owner driven. John stated that there is a project contingency factored into that price for unforeseen conditions. Jeff Jacob stated that one of the primary benefits is not have contractor driven change orders. Ryan Ottinger stated this type of agreement has been beneficial to the utilities in the past with other projects. Jeff Jacob stated that Lebanon Utilities does not anticipate executing this agreement until the funding has occurred. Jeff Jacob read Resolution 2021-08. Secretary Urban made a motion to approve the Build-Operate-Transfer Construction Agreement. Member Stoner seconded the motion. Motion carried.
  5. Water and Wastewater Operations Manager Ryan Ottinger requested the board approve the purchase of a water main easement and right of way from the Church of Christ at 1204 Indianapolis Ave. This purchase will allow the water main from Abner Longley Storage Facility to be connected to the 16-inch water main that runs along Indianapolis Ave. Vice Chairman Stoner made a motion to approve the purchase of the utility easement and right-of-way from the Church of Christ as part of the Abner

Longley Water Storage Facility for the amount of \$21,900.00. Member Hudson seconded the motion. Motion carried.

6. Water and Wastewater Operations Manager Ryan Ottinger asked the board to authorize to advertise the Request for Proposals for Guaranteed Savings Contract for the Reese Park Lift Station. This will allow Lebanon Utilities to assemble a scoring committee to review the potential providers and select a provider. Lebanon Utilities will advertise in both the Lebanon Reporter and the Indianapolis Star according to the requirements for advertisements. Member Smith asked how this Phase I will tie with Phase II. Ryan stated that they will have to design Phase II to be able to move forward with Phase I. Also, when they are reviewing the funding if Lebanon Utilities can fund the Phases at the same time or in 2 different phases. John Lightner stated that the plans for Phase II will still be good whether the phases are built together or separately. Member Smith made a motion to authorize Lebanon Utilities to advertise a Request for Proposals (RFP) for the Guaranteed Savings Contract (GSC) for the Reese Park Lift Station Phase I. Secretary Urban seconded the motion. Motion carried.
7. Water and Wastewater Operations Manager, Ryan Ottinger explained this request is for the Chicago Street water plant. This plant has outdoor water filters that are exposed to the environment. He stated that Lebanon Utilities usually does the over paint yearly themselves however these filters need more maintenance than Lebanon Utilities can provide. This item is to have the filters prepped, sand blast the outsides of the filters and coat the pressure filters for the plant. Member Smith asked why there was only 2 quotes. Ryan stated that this is a specialty contractor. The type of painting needed and to ensure we do not have to take the tank or filter offline. Vice Chairman Stoner made a motion to approve the quote from Conco Spray Solutions for the prep, blast and spraying of the Water Treatment Plant Filters at the Chicago St. Water Plant in the amount not to exceed \$19,440.00. Member Hudson seconded the motion. Motion carried.
8. Water and Wastewater Operations Manager, Ryan Ottinger requested the board to approve the BF&S Supplemental Agreement that will allow them to conduct a boundary survey for the 2-acre property for the Abner Longley Storage Tank project. John Lightner stated that the boundary survey is a specialty survey that is needed for the land transfer with the City of Lebanon. Vice Chairman Stoner asked if the City of Lebanon conducted a survey. John Lightner stated that BF&S prepared all of the documents on behalf of Lebanon Utilities. Member Hudson made a motion to approve the Supplemental Agreement No. 1 in the amount of \$15,000.00 increasing the agreement from \$555,300.00 to \$570,300.00. Vice Chairman Stoner seconded the motion. Motion carried.
9. Secretary Urban made a motion to approve the claims dated October 6, 2021, in the amount of \$471,711.97 for claims and payroll and \$163,557.00 for transfers. Vice Chairman Stoner seconded the motion. Motion carried.
10. Chairman Taylor asked for any other business that may be brought before the Board. No further business was presented.
11. Chairman Taylor opened the floor for public comment. No comments were received.
10. The next Utility Board meeting will meet as scheduled on Wednesday, October 20, 2021, at 5:00pm.
11. Hearing of no further business to be brought before the Board a motion was made to adjourn the meeting by Vice Chairman Stoner. The motion was seconded by Secretary Urban. Motion carried.

The meeting was adjourned at 5:39 P.M.

APPROVED THIS 3 DAY OF November 2021

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CHAIRMAN OF THE BOARD

ATTEST:

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SECRETARY OF THE BOARD