

**VILLAGE OF DRESSER
VILLAGE BOARD PROCEEDINGS**

Pursuant to due call and notice thereof, a Special Village Board meeting was held on Monday, April 29, 2019, in the Municipal Office, 102 West Main Street. Bryan “Fatboy” Raddatz called the meeting to order at 5:30 PM. Raddatz called for Roll Call: Karen Andrie, Elina Kuusisto, Jeff Gutzmer, Grace Bjorklund, Richard Durand, Wayne Moberg, and Bryan “Fatboy” Raddatz were present. Also present Jodi A Gilbert-Clerk/Treasurer, Attorney Tim Laux, Robert Thompson/Public Works, Matt Koch/Public Works, and Shawn Mulhern/KLM. No press or public were in attendance. Salute to the Flag was given.

CITIZEN COMMENTS: Raddatz called for citizen comments. No citizen comments were made. Raddatz closed citizen comments.

PUBLIC WORKS: Raddatz turned the meeting over to Mulhern. Presentation was given by Shawn Mulhern-President/CEO-KLM Engineering on the Plans and Specifications for Cleaning, Repairing, and Painting the Dresser 200,000 Gallon Elevated Reservoir/Water Tower. Mulhern stated thank you for coming in tonight to discuss the water tower. We did our review of the tank a month or so ago. This is a 2020 project and this document is the draft specs. We have a little bit of time. This is the draft specs up to this point – when we were reviewing the tower site it was still snowing. The plans have been submitted to the DNR for their review. The new rule changes the DNR wants to see have been incorporated. I have things flagged to discuss with you, but please feel free to ask questions. Advertisement For Bids page one. We usually advertise for 2 weeks and have a mandatory pre-bid conference. Right now we have set the mandatory pre-bid date as June 3, 2019 and the Bid Open Date as June 24, 2019. Raddatz asked if these were realistic dates. The sooner you get this out the better. We have 12 already for next year. You are being proactive. Where do you advertise? We do an email blast and put it out on the web. We are kind of protective about keeping things local. There are other protections in the contract. For a local contractor it will be easy for them to be at the mandatory bid meeting and the bid opening. We will come back with a recommended low bidder letter. Sometimes it may not be the low bidder. We take a look at schedules, man power, etc... We want them to start the project and be able to continuously work until it is done. Laux questioned project bidding for a year away. That is why we do the prebid conference. There is a sign off sheet and that is put with the rest of the documents – the bid bond/attendance/bid document. When it gets tight, they play the games. This far in advance you should see more contractors and a better price. Andrie stated when I was looking at the pictures some of this looks really bad. If we wait another year how much more damage would be done. Mulhern stated this is why you do a larger 5-year inspection and 1-year small inspections. Andrie stated if we wait until 2020 will something seriously happen. Mulhern stated not really – some places kick the can down 8 years out. As long as you don’t keep waiting you would be OK otherwise then we have some problems. Raddatz stated under Article 2 Tank Inspection I am not reached at this number listed. The 715-755-2940 number is an OK Office Number, but I would add my cell number to the document. Raddatz stated if I am getting too many phone calls, I can then steer the concerns to Rob/Matt or Jodi. You shouldn’t get too many calls up front because at the pre-bid meeting we have a very open discussion about the project and they pretty much know what they are getting themselves into. Page 6 talks about consideration of bids. They have to submit everything in the proper format. The Owner has the right to reject all bids if they so choose. They have rules and laws to abide by and it is your project and specs. For the completion of the project it is important that we don’t have a lot of delays. We could have poor weather. We track those weather days through out the project. We have

Page 2 of 4 Special Village Board Meeting Minutes April 29, 2019

weekly meetings during the project. Raddatz stated we did that on another project and it worked really well. Mulhern stated someone from the Village would be there to represent the Village. If the foreman has issues or any delays from the previous week it is discussed. There is continuous email on what was discussed. Weekly progress reports. There is also a data base where every week you can upload the pictures/notes – we give the Village a password to access the information. Page 11 Instruction to Bidders. The Affidavit of Attendance must accompany the bid. You then have the Bid Forms. Page 2 gives you the date and time of the bid opening. We would review any modifications/lump sum of things. For Surface Repairs we put in 50-man hours. We look at any money saving items. The dollar amount per hour. We can pay them additional if needed. They try to up the mobilization prices. We are very careful on the first pay request. The next few pages are the bid forms. Pretty standard forms with slight modifications. Do you have a project number or name? How about #1-2020. Mulhern stated some towers can be started if they have structural work that can be done earlier in the year. We are looking at a May 1st start date. Hope to get the tower back operational before the hot weather. Bjorklund stated I like the early date. Dates may come up in the Pre-Bid meeting. When they do start – the tank is then empty and their schedule begins. They can do set up stuff ahead of time. Once that tower is drained that is when the real calendar starts. We start counting from the date the tower is empty. We will leave it at May 1st or earlier. The week ahead of time is chargeable. You pay them monthly for an invoice submitted. They may have got all the welding done and mobilization done and may invoice for that work. Andrie stated in the document in a lot of places it says MN Statues – there are quite a few of them in there. Mulhern stated we change statutes to WI not MN. Under Project Requirements Page 2 - location need to verify address. Thompson stated that is correct. Article 3 – with a start date of May 1st they have 49 days. You will need to notify the Fire Department. This schedule is including 11 days for bad weather. Raddatz asked how often have you used the 11 days. Mulhern stated it depends on the time of the year. Thompson asked about testing afterwards. Mulhern stated once we back flush, chlorinated and filled then the testing is done. The Owner is responsible for samples to be done. We work with you on the different stages to get you back up and running. This next section is Project Requirements. When there are project meetings. The Standard Hours of working. They only work on Sundays with written approval. We just lost 3 days so we may now have to work on Sunday. We don't want to impede progress. Raddatz agreed that could always be discussed. Draft specs say 9am to 6pm on Saturdays. The board agreed that they could work from 7AM to 4PM on Saturdays. Bjorklund stated we are used to noise on Sundays. Andrie stated they may have some weekend time. Page 5 is the Liquidated Damages Chart – that is standard based on contracts unless the Village Ordinances say something else. This is the amount of money if they go over the project time line this is what you can hold them to. Raddatz stated it forces them to not mess around. Laux stated we don't have a Village Ordinance that pertains to this. Some Village's waive it because they can't prove hardship. It is deducted from the final payment. You will have pay request retainage until everything is final. Even when it is done being painted there will still be some punch list items. You probably won't do final payment for several months. Warranty period starts when it is done when you get good samples back and the tower is back in service. Once it is functioning and the warranty starts it is a 2-year warranty. We will look at the tank at 22 months and give a report to the contractor and to you. Laux asked how do you do that inspection. Mulhern stated we put in a ROV in the tower to get that inspection. Laux stated they use to use divers. Mulhern stated it is a lot easier to disinfect a camera and put it in the tank. It is simple and cleaner. Section 15.01 discusses submittal for payment. They need to submit a week in advance. We go through them and submit to the Village to review at their board meeting. Article 21 discusses the Guarantee. Laux stated

Page 3 of 4 Special Village Board Meeting Minutes April 29, 2019

an inspection report is being done. Under Section D you could extend the warranty one year - just for those repairs. Next section is the Technical Specifications. This is the meat and potatoes. What needs to be brought up to code. You have 19 items listed. This includes the installation of a sample tap. The tank is old and we need to get it back up to speed. You see what code it is and you will also find a photo/drawing. Section 1.02 talks about surface repairs. Section 1.08 discusses Mobilization. Mulhern stated somebody had said something about color. Raddatz stated I think the bottom should be a different color. That way it won't show the mold as bad. Mulhern agreed on tanks that have molding issues we recommend two tone. You do a darker bowl – lighter color/Navy on the bottom and a lighter color on top. Stay away from red. The current coatings have gloss retention. Durand asked if there was a difference in price. If you do letters/change the font. We can put alternates in there. To me if you put it in there up front then everyone knows. Bjorklund stated we only need lettering on one side. You don't see the back. Andrie asked which way does it face. How about red/white/blue? You don't want to use red or you will have to touch it up in 10-15 years. I think last time I was here I brought in some pictures. Mulhern stated I will have to get you a calendar. Raddatz agreed if you can that would be great. Do we put our logo on there? No was stated. We could do the word DRESSER as the same color as the bottom. Use two colors and keep the lettering simple. Raddatz stated I like dark blue on the bottom and light blue on top and dark blue letters. Two colors. Thompson stated under Technical Specs. #18 the recirculating pump. We should discuss. The DNR made a comment and wanted to know size of the pump and capacity. That is a recirculating pump. It is outside of the tank. Raddatz stated so let's say hypothetically a customer is pulling 20,000 gallons a day and stops pulling that in the winter. So now you don't have as much warm water in the winter. Mulhern stated look at item #4 install a mixer in the bowl. It is like a recirculating pump. It recirculates the wet riser. It is a mixer in the tank. The other pump boosts that water so you have a full mix. If you have that drop-in usage you may want to have a higher head range so you have enough fresh water. There were freeze ups this past winter due to a lack of usage. You need to keep fresh water in there. Thompson stated you lower the levels in the winter. The mixer in the tower is easy to replace. There is one that is easy to swap out and one that is not. We are recommending the Grid-Bee – it is a plug in and go unit. We have been using the GS9 for smaller tanks. Once it kicks on – you are getting consistent water temps. It is running 24-7. Its track record is good. There is a 5-year warranty on them. You are continuously moving water. Andrie asked what if it stops working. You would change out the motor. You pull it out with a chain. You don't have to drain the tank. The company stands behind the pump. Item #14 discusses replacement of the ladder/cable style climbing device. Thompson stated that is great. We will also need new harnesses. Is that included? It states that it includes 2 harnesses. The hatches on the bottom and top will have the same key systems – owners' responsibility. The sample tap – threaded chlorination - where do we put that. It could go in the enclosed box that is also used for the recirculating pump. Is the light on top of the water tower still needed? How tall is the tank? Laux stated 200 is FFA requirement. Mulhern stated I will make a note and check to see if we need a light. It is being replaced with an LED light. Bjorklund stated if it is not needed and it is a big cost take it out. It hasn't worked for years. Mulhern stated let's let the Engineer take a look at it and check the regs. It is usually when you are within so many miles of an airport. Bjorklund stated there is ventilation work and you need to have that. How are the Bladders figured into all of this while the tank is down? The KLM contract will be with the company. They come and take care of it. We will need to do a site survey on where to put it. It has to be tested and pass before we drain the tank. Bjorklund I wonder what the quote will be on that. \$14,000 to \$15,000 per month. 49 days – so much per week for 7 weeks. The Village will need DNR approval on the Bladders.

Page 4 of 4 Special Village Board Meeting Minutes April 29, 2019

Surface Repairs – Bid Item #2. We have a good team that follows up on the contractor and works through this whole process with you. I am very confident with the team. There is an inspector on site daily according to the specs. There is a section in here on Submittals. Article 3 talks about Workmanship. Article 4 talks about Unfavorable Weather – this protects the contractor and the owner. Laux asked with all of these submittals when do you have them. Bid out July/August. Award the contract. There is a set that has to be sent in with bid. The others would be next winter. Next is Containment and Surface Prep. The newer coatings are very slick. The electrical service there will be items needed. In this document are also the Welding Procedures. Health and Safety issues. Clean Up – some contractors are good and some are bad. The Superintendent on the Job needs to speak English. Inspection of the work can be done at any time. In the Technical Spec – Blast Quality. Sterilization of the tank – there is a rub test and verifying that the coating is cured. If there is any white on the rag, they have to wait for it to fully cure. It is called a 50 double rub test. There are rules and regs that are out there. Laux questioned the Hazardous Waste on the bottom of Page 4. Milligrams per something? Is the one a L for liter? Andrie stated aren't there Federal Codes or State Codes on these. The contract needs to list the WI Codes/WI DNR. Mulhern stated the next section is General Conditions. This section is a lot of stuff the lawyer should take a look at. We haven't changed much of it for years. The Insurance Limits have gone up. Laux stated this is part of the submittals on the contract part of it. When you get to the contract documents you will have signature pages. The Bid Bond and Performance Bond carry through the two years. Part of the Official Documents. The actual containment structure process was explained to the board. There will be a pull up tarp system that goes around the tank to enclose the tower with a bonnet over the top. The bonnet stays on daily. The containment system goes up and down depending on the weather. The curtain goes up it is a dust collector. Negative air. Dust filter system. The beauty of it is that you can blast longer during the day and paint longer(spray system). The finish coat is brush and roll. It can be used for welded areas to touch up. Bjorklund stated there are children in the area. A security fence is put up around the area. The Village and the Contractor will have to work out some of the details. They will have to execute as part of the Bid Laux stated. Does the Village have an Umbrella Liability Policy Laux asked? Gilbert will need to check into this. Andrie asked if we did add a saying "Old Time Friendliness" would that be extra. Mulhern stated we could bid it out and see what the price would be. Do you bid out block lettering? Andrie stated I think we should have it on there. Mulhern stated I would discourage having too much because the lettering gets really small. Any other questions for Mulhern. Mulhern will make the changes to the document. The specifications will come back to the Board for Approval and then can go out for advertisement. Dresser advertises in weekly legal newspaper – Inter County Leader.

OTHER BUSINESS: No update from Village President, Bryan "Fatboy" Raddatz.

MAY AGENDA BUSINESS FOR CONSIDERATION: Nothing Stated.

NEXT MEETINGS:

Village Board Meeting, Monday, May 6, 2019 at 6:30 PM

Library Board Meeting, Monday, May 13, 2019 at 6:30 PM

Board of Review – Monday, May 20, 2019 at 5:30 PM

Osceola Ambulance Meeting, Wednesday, May 22, 2019 at 6:00 PM

ADJOURNMENT: Motion Bjorklund/Andrie to adjourn at 7:15 PM. All in Favor. Motion Carried.

Jodi A Gilbert-Village Clerk

These minutes have not been approved.