

**VILLAGE OF DRESSER
PUBLIC WORKS COMMITTEE MEETING
JANUARY 2, 2019
MUNICIPAL BUILDING**

Bryan "Fatboy" Raddatz called the meeting to order at 1:00 PM. Roll Call: Richard Durand, Grace Bjorklund(Alternate) and Bryan "Fatboy" Raddatz. Wayne Moberg Absent. Also present Jodi A. Gilbert/Clerk, Arik Mahler/Public Works, Robert Thompson/Public Works, Leonard Schreiber-Cedar Corporation, Isaac Steinmeyer-Cedar Corporation, and Kelly Mulhern-Badger State Inspection. This meeting was posted that a majority of the board members could be present for this meeting. No other public or press was in attendance.

Raddatz turned the meeting over to Cedar Corporation who was present to discuss Engineering Services for the Water Tower. Thank you for giving us this opportunity. Schreiber introduced himself and Steinmeyer. We were here in the past to help with a Storm Sewer issue. Schreiber then introduced Mulhern from Badger State Inspection. Schreiber stated Cedar Corporation has partnered with Badger State on other water tower projects and it has worked real well. We put together a power point that I would like to go through. Information was handed out to the committee. The 3rd page shows some of the projects we have been involved with. We have done tanks in Baldwin, Boyceville, and Memomonie. The next pages give you information on Badger State Inspections. You may ask why Badger State – They have the experience(projects were listed), they have the knowledge NACE Certified and AWS Certified, they are very detailed they do 100% of the inspections and they don't cut corners, and they have a great reputation. Next the Project was described: Cedar Corporation specializes in Municipal Engineering Services while Badger State specializes in water tower inspection. We put together plans and move forward as a team for the project. Together we have worked on many successful reconditioning projects through out the State of Wisconsin. Raddatz asked why does the hand out say you have worked together on just a couple of these projects. Schreiber stated I have worked with Mulhern on a couple of projects. Cedar Corporation has been in business since 1975. Badger State Inspection has been in the water tower industry since 1983. Mulhern stated I worked as a project engineer for KLM. In 2012 I broke away from KLM and started my own company. My company has only been in existence for 6 years but I have done a lot of tanks over the years. We produce complete reports and we don't want to come back with any change orders. We are very proud of what we do. More noted – with our project expertise we are looking out for your best interest. We think it is a good thing that we have come together to work on these projects. The next page is Why Choose Cedar Corporation and Badger State Inspections: 1. Tower Evaluation. We would meet with you and get your input from your community. 2. Engineer Expertise and Badger State is one of the best out there. 3. Commitment to Detail. 4. Inspection. 5. Testing: What sets us apart is we perform low voltage holiday testing on 100% of the interior wet surfaces. Our track record is 98% or better so there are no call backs/no change orders. We do it right the first time so when we do the warranty inspection we don't want to have to put the tank out of service again. 6. Surface Preparation: We use a near white metal blast. Our competition recommends a SP-6 Commercial Blast. We recommend a SP-10 near White Metal blast on all areas of the tower. It will be better quality in the long run. 7. Coating System: we recommend using four (4) coat zinc, epoxy, Endurashield, fluoropolymer coating system on the exterior. We require a 15 year color and gloss warranty from the coating manufacturer. 8. Logo. 9. Tower History. 10. Antenna Expertise. These are the things we suggest, but if you want a cheaper product we can change it to that. We stopped and looked at the tank. You have a 200,000 gallon storage tank. A lot of the information we took from the

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previous evaluations and would need to be gone over in the future. The Project Scope of Services was reviewed. We spec our projects with 40-48 hours per week of inspection on the tank. The State of WI mandate is 32 hours. If you have any questions on the project pics please ask as we go through them. Mulhern stated we didn't have our own report so we read through the Dixon Report and used the pictures that they provided. You would be installing safety equipment – larger man ways. I would replace with a 24 inch and put in a second 24 inch. Contractors are responsible for safety. They have to rig it safely. I am not their safety director. We won't recommend putting holes in the tank. We would suggest with your overflow – the belly in that tank collects sediment – we would suggest a pipe from the low spot to the over flow and use the over flow to clean out the tank. The current ladder is unsafe access. Had some trouble reading the Dixon Report. We would look at the man way, ladder, aviation light – circular handrail. I agree with some of it but I would box in around the man way. I would recommend putting up a ladder cage. There are always different ways of doing things. Vent – they suggested a 16 inch collar why not put in a 24 inch/frost free. On the ceiling of the tank you can get corrosion on the seams if they are not welded. In the past they didn't seal weld. It should all be welded that way you would never have to fix again. You would stop the corrosion down the road. The current coating lasted pretty well for you. There are angel wings on the inside that are not seal welded. Once the tower was put up those can be taken off. The current tank has a recirculating pump. There are some newer options that hang from the ceiling of the tank and work to keep the ice out of the tank. All of the stuff I do is SP-10 versus SP-6. We 100% seal weld – you don't have to worry about corrosion. The Dixon Report talked about clips for future electrical inspections – that is a waste of money. It is a song and dance. If you have a good quality paint job you don't need that. You would also have a yearly expense this that. Removing dirt around the foundation I would agree with that. Rigging rail – pipe style rail – 16 to 18 foot. Replace lights with led. We would work with the WI DNR on all of the specs. When you overflow the tank does it go down the driveway/down the road? Yes. We would have to look at that if we took out 6 inches of soil. It would be a full containment. I wouldn't replace the hatch – I would add one. A lot of coatings fail from not enough ventilation. Also I don't like 30 inches/a 24 inch is adequate. I would include new harnesses. There are some things I would recommend and some that I won't. We haven't look at the tower yet but I would suggest: 1. Shell ladder cage to a circular hand rail. 2. Safety harness etc... 3. Would need to get inside and look at inside scabs. When they built it and it didn't fit right they made it work and the metal was not ground flush with the tank. We are anticipating some scabs and don't know how many at this point. 4. Drain clean up under the tank. 5. 24 inch vs. 30 inch man way. 6. Ventilation man way. They didn't do a good job on the tests of the coating. We need to take 3 exterior and 1 interior. It is possible you have some other coating on the tank. Built in 1974 you could have lead. We would need to pull more samples to test. They only took one test. I would recommend completely doing a tear down versus an overcoat. An overcoat is a band aid. You won't get 30 years out of an overcoat. The containment systems they use are very good. They keep the dust down with a full containment policy. Badger State is a small company – 3 plus myself. I do a lot of climbing. We are very involved in the inspections. We give weekly progress reports/meetings. Bjorklund asked where are you based out of. The twin cities and Osseo WI. People would be coming back and forth. I really enjoy what I am doing. I became a tower painter and fell into inspections. Truly love it. Schreiber stated this is just the beginning. We would have to do our own inspections/evaluations. Right now this is all speculative based on what we had. Schreiber went over a potential Project Schedule. We require a mandatory pre bid conference. We want apples to apples. We think this could be completed by mid October. November 1st is the cut off usually for any additional work.

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Contractors are still looking for work. There is a 2 year close out for the final warranty. 9-10 week project timeline. Otherwise you could bid it in the summer. You could bid for Fall 2019 and Spring 2020. Pressure tanks can be used so you are not running the pumps. We like that idea. Schreiber continued this is a generalized presentation today. We would like to offer up our final thoughts. How are we different and what makes us better than the competition? We have helped a lot of communities with water towers. We do things right up front. We limit the number of clients we work with so we can give you are full attention. We know what it takes to complete a project within budget. We cross every T and limit change orders and/or hope to have no change orders. We do multiple tests so there are no change orders for lead abatement/coating thickness. We take mill readings and they will be in the specs. Mulhern is both NACE and AWS-CWI certified. Due to the size of our companies we can keep overhead low. We have first hand experience with different coating systems. We offer a quality product. We have a timeline that is aggressive and this all just ball parked. We will need to take a look before we finalize. We take a lot of pride in our company. You would be handing over one of the biggest structures in your Village. We want to treat it just like it was our house. How are you planning on getting proposals? Raddatz stated once we have met with all three companies this committee will meet and put a recommendation to the Village Board. Raddatz asked what do think is the life expectancy of the paint job. Mulhern stated the manufacturer will say 15-20 years. I expect 20-25 years. Many communities have to do a spot repair at 10-12 years. Bjorklund stated we need to put in all of the safety things. The specs will all go to the DNR so we make sure we get everything they would be looking for. Bjorklund asked do all change orders come to the Village Board? It was stated we try to deter that, but yes if there was a change order it would come to the board. Bjorklund asked when the contractor is here will they leave and go to another job. They don't leave to do another job – they are on a strict calendar schedule to get the work done. If they go over the days then they pay for the added inspection cost over the deadline. We define a weather day in our specs so there is no confusion on what that is. They usually work 12 hour days. We put together a good team and you would be getting the people who care. Bjorklund asked how the billing would work. All billing would go through Cedar Corporation. Cedar Corporation left. Raddatz stated we need to remember that we are trying to hire an engineer right now. We will meet with one more company next Wednesday, January 9, 2019 at 1:00 PM.

Discussion was held regarding the water and sewer sampling pick up site for Commercial Testing Laboratories, Inc. Thompson stated the F&A Dairy has been bought out. The new company is taking their samples to a different company. We want to stay with CTL. One of our options is to bring our samples to the Village of Osceola. Another option is to buy a smaller fridge and have CTL pick up at the Village Shop. CTL charges \$12.00 a pick up. These samples are for the water/sewer utilities so the cost would be allocated to the water and sewer funds. With Osceola they may look to charge us for bringing our samples to them and you have the run time to Osceola and back. Motion Bjorklund/Durand to recommend to the Village Board that they have public works buy a fridge and have CTL pick up the water and sewer samples at the Village Shop. ½ of the cost will go to the water utility and ½ the cost to the sewer utility. All in Favor. Motion Carried.

Raddatz asked for any other business. Bjorklund was wondering where the televising would be done. On Warren Street and First Street – this will be going to the board on Monday.

Motion Durand/Bjorklund to adjourn at 2:53 PM. All in Favor. Motion Carried.

Jodi A Gilbert – Clerk/Treasurer

These minutes have not been approved.