

**VILLAGE OF DRESSER
PUBLIC WORKS COMMITTEE MEETING
DECEMBER 12, 2018
MUNICIPAL BUILDING**

Bryan "Fatboy" Raddatz called the meeting to order at 1:00 PM. Roll Call: Wayne Moberg, Richard Durand, and Bryan "Fatboy" Raddatz. Also present Jodi A. Gilbert/Clerk, Arik Mahler/Public Works, Robert Thompson/Public Works, Karen Andrie, and KLM Representatives. 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 asked to move Item#2 to the top of the agenda since KLM Engineering was not present. Committee agreed.

Discussion was held regarding the update on Street Lighting on Thye Trail – original request from Monica Bernd 408 Thye Trail. Raddatz stated we met with Xcel on some other things this past Monday so we went down to Thye Trail and took a look. The question came up could we change the angle of the light – but found out that is not an option with the new LED lights. There is a street light on the North end that has trees blocking it. Do we put in another pole was suggested but in the past the homeowner did not want it in his yard. Xcel suggested that the homeowner could put in additional lights on their property. Raddatz stated at this point I don't think there is anything the Village will do on this issue. I will talk with Monica Bernd and inform her of what we found out.

KLM Engineering Inc was present to discuss Engineering Services for the Water Tower. Shawn Mulhern, President/CEO and Dewey Prinzing, Sales Manager were present. We have been in business since 1995. We are a structural engineering and inspecting firm located in Woodbury MN. We have 20 employees and have worked in 11 states. We work on tanks from the ground up. Mulhern stated that Dewey is our sales guy. We have a structural engineer on staff. We work hand in hand with the WI DNR and PSC. We believe in doing things by the book. We do reports like Dixon did and we include the specifications. Each tank will have its own site specifics. There is a Main Plan and then we look at what will be needed for reconditioning/rehabilitation. We use ROV technology – put a robot in the tank to identify any of the things we are looking for such as how much sediment is in the tank. How often has it been cleaned? Usually a draw down is done every 10 years. Inspections every 5 years. There is a 2 year warranty which then resets the clock for the 5 year inspection. We work with the DNR in response to the report they give you. In WI the operators want a report to get the DNR off their back. Towers were going too long in WI. We worked with them and redid the form in WI increasing it from 2 pages to 4-5 pages. They have taken it further. Proper venting, tapping, etc... all of this is addressed. Where do you tap it? At the recirculating pump. We are a small company with a big footprint. You will find working with us – after 30 years we did a great job. We have worked with other engineering firms. It doesn't matter the size/location of the tank. We are common sense type of guys looking to spend money wisely. We have some tanks that are now 31 years old and still good. On the average we look at 20-24 years to repaint. We looked at your tank and there is some rust blooming on the exterior. We would want to do our own assessment on the inside. It is hard to spot over 15 years. It is a fine line when the tank is down and out of service do you do it all at the same time or not. Most of the times when a tank is down we do the inside and outside especially if you have structural changes. It is more efficient to do everything. The question is when is the right timing. You need to look at the

Page 2 of 4 - Public Works Minutes December 12 2018

amount of coating failure, water quality, etc... Our specifications are different than others. We do 4 coats on outside/3 coats on the inside. We do a zinc coating that protects. We have a barrier coat that is covering the steel. You don't want any bare steel – we retest and warranty. We do the extra protection so in 2 years things are still great – nobody wins when we have to drain the tank again. There is a cost to go with that. We provide full time inspection while blasting and painting. We have a 2 man team that evaluates water towers. We did 190 tanks this year. We do the extra steps – basically insuring the product is done right. We inspect to make sure they get it all. We are an extra set of eyes. Painters don't understand coatings. They paint it today. You get your 20-30 years out of your coating system. KLM wants to know what is important to you guys. Public Safety – Structural Repairs – items that have to be corrected. OSHA compliant. Needs a hand rail - ladder safety and the Climbing Harness we have is not compliant. There is no hand rail on the roof. Those items were in the Dixon report. Some items in there I don't agree with. Painting on the outside was done in 1989 - 29 years old. It is coming up on 30 years. An overcoat at 15 years – then they get brittle. I am looking for red flags. Don't want to throw good money on bad. You have corrosion and you need to strip it and start over. Get your 4 coat system on this. What the bowl is looking at. Put a band aid on it for 5-7 years for an overcoat. 20-30 years for full replacement. Rust will show in 5-7 years. It will really start to accelerate in the next couple of years. When the tank is down what is your plan. We are thinking a Pressure Tank so we are not running the other pump all of the time and not wasting water. We are all in agreement on the tank. There are no antennas on the tower. There will probably have to be some tree trimming done around the tower. KLM won't do an overcoat on the outside. We just won't do that. You would be putting expensive paint that doesn't stick to corrosive. If you have the tank down – strip it and start over. There are of course different perspectives on it. We would want to do a site visit. Looking at somebody else's report we may find things that are wrong. The overall code has changed over the years on how they build tanks. If the interior has started to fail then the interior is a full – outside the paint we were led to believe it could be bonded to. It is risky to do so. There are guys that do a good job with overcoats and some that don't. On a full replacement – some have tried to do without engineering. You will have a lower bid and anybody can just paint. KLM has 20 people day in and out working on the footings to the top of towers. We have 15 tanks we are working on now. 18 bid out. KLM can do anything on towers. You currently have a re-circulating pump. We would look at it and see if that is a problem and/or how to fix. Mixer – is more volume going through - keeping the fill pipe. With the water in the tank – we don't want cap ice. You can get sheeting. There is another tool out there if it is needed. Osceola recently put one in. We talked about it at the Rural Water Conference. How many gallons a day do you pump? Roughly 150,000 a day. A mixer keeps chlorine residual levels in line. We don't chlorinate. You can end up with warmer water at the top and cooler water at the bottom, which over time the water can get stagnant. We overflow the tower in the summer. You can have some of these problems if the tank is too big for the community. KLM we are also a consultant on your tower. We get calls daily. Do you have any underground storage? No. We are a team. Hope to maximize the tax dollars – there are a lot of steps prior to doing this type of work. Do you plan to do in the next 1-2 year time frame? Yes. Some have kicked it down the road too far and end up paying more. I don't advise kicking this down the road too far. You need to meet the requirements of the DNR. With the right team you can do things and get them taken care of quickly. Durand from your experience what else would you need. Maps from when it was originally done. We would have to look at the tank and draw up specifications. We try to turn over all the stones before we do specs. It was built in 1974 so you have a lot of life left in the tank. Most tanks can go past 100 years if you keep up the maintenance on it. Our team is passionate. We have a lot of

Page 3 of 4 - Public Works Minutes December 12 2018

new tanks out west. We do our own inspections/write up specs and cost. There are contractors out there looking for bids. We put boots on the ground. The guys do dailies. Follow that bid format and/or invite members who want to be involved. Keep track of all of the documentation. Monday you can see real time on what is happening. We have weekly meetings at the job site. Are we on schedule? If not what's the next step. Communication - no surprises. We can design build do the whole thing or be conventional and bid it out. Depends on what you are hiring us to do. You are paying for our services. We take 100's of photos based on the week. Weekly meetings – what is happening? Keeping you guys informed. It will be noisy in the beginning. Residents will be complaining and want to know when it will be done. Gilbert asked how do you handle change orders. They are approved by the Village Board. That is why we can't use somebody else's report. We would have someone climb and inspect the tower. This is so we can minimize change orders. If there were change orders they would be brought to the Village – by doing things right up front we shouldn't see the change orders. Having a structural engineer in house we know how much things cost. Is the contractor in line with their request? It is a black mark on us if there is a change order. You have gone to your community and got financing. That doesn't go over well when there is a change. We check and verify. We are here to protect you and us. Professionalism is what you will get from us. We pride ourselves in communication. There will be a project certificate issued when you can start using the tank. There will be the warranty period. It is bonded job. We do a two year warranty. AWA warranty requires only one year. We look at 22-23 months or so to get a report out before the warranty expires. What is KLM's time line? It is getting late for pricing in 2019. Nothing is getting cheaper. The last 3 years we have seen a 4% increase. Bidding this out late in 2019 may be better. Right now the pool of contractors has shrunk. If you bid it out in May/June for 2020 project you are getting the first project of 2020 for contractors. We have 4 for 2020 right now. It doesn't take us long to put together a spec. A few months would be involved. The rush point for 2019 was for an over coat. Do we over coat or do a complete full on the outside. What both options are going to cost is the big question. The project time frame – 6, 8, 10 weeks. So many inspection hours based on the length of the project. Number of guys required to do the work - in our specs he will pay us for overruns if he didn't man the job correctly. We are trying to protect you. Once we have a signed contract – put together specs – have them approved by you – advertise 3 weeks. After 2nd week there would be a mandatory pre-bid meeting. Walk through. Bid opening and come back to lowest qualified bidder – bring to you for approval. Recommendation to hire this contract. Start up for the job - welding/submittals etc... A month ahead of time will need to drain tank. Need to have pressure tank and understand you don't want to rent it any more then is needed. Having pre-bid and preconstruction meetings are important for this reason. Most of the contractors are very familiar with the process. We want an open book right up front. If there is a minor change order everyone is included. Our company does a lot of education also. We do presentations with Rural Water. Thank you for your time. KLM left the meeting. Raddatz asked for any additional discussion. Thompson said it took us a while with the Dixon Contract. Can we get those contracts sooner? Raddatz stated that was the first thing I asked everybody. Do you want to meet with Cedar and SEH? What do you want to do? Do we see what they are offering? The committee agreed to meet with Cedar and SEH. I don't cost us anything to meet with them. This is not an emergency yet. Here we are. Does Wednesday's at 1PM work for additional meetings? Yes the committee agreed on day of week/time. Raddatz stated I will try to set up with Cedar and SEH so they can give us their stuff. Hopefully in the next couple of months we can get an engineer hired.

Page 4 of 4 - Public Works Minutes December 12 2018

Discussion was held regarding an update on Holiday Decorations on Xcel Energy Distribution Poles. Raddatz stated the first thing we learned when we met with Xcel is that this is not a bah hum bug issue. The light pole versus distribution pole has been in their policy for years. Distribution poles have a lot of wires versus a light pole. Their big concern is safety for public works. Safety for their work men having to work on a pole with some sort of decoration in the way. Xcel does have specs for putting up decorations. What it boils down to when you look through out the Village the number of non distribution poles in the Village is very small. Basically we can't have any type of decoration/flag/banner on State Highway 35. Also the decoration at the end of Main Street and the decoration by West Avenue also can't be put up. We can only put up the ones on Main Street – I believe 6 decorations. We may be able to scatter the other decorations around the Village, but there are not very many just Light Poles. The decorations can stay up this year, but when they come down the brackets will also be taken down. It is a good thing we have not invested in new decorations for the Village. So we need to decide what we want to do? Do we find a place to put them up? Do we do something at the Welcome to Dresser signs? Silver Ridge has a lot light poles. Thompson stated if we did something at the Welcome to Dresser Signs and ran electricity we could then light up the sign/flag poles. Xcel wants a plan from us. You are taking the decorations down and where are you planning to put them. Going back up or do something different. You may ask why they care. Well they want to help with the transition. They may be willing to split some of the costs on other options the board may decide to do. This is just food for thought. Do we send this to a separate committee - the board as a whole? We are lucky we don't hang something every season on the poles. Some communities have a lot more to think about. Durand stated do we let this go for several months – maybe light up the signs. Maybe do something different seasons on the signs. Technically the flags should be lit and the solar lights don't work. Raddatz stated they want a plan ASAP. They want to know what we are looking to do. Durand stated bring this to the next board meeting so we can talk about it. I like the idea of lighting up the flags. It is just a suggestion. Let's have a discussion at the next board meeting. There is no money in the budget for this right now, but we should take advantage of the opportunity from Xcel.

Discussion was held regarding update on cost for televising of Sewer Main. Thompson stated I have called these two companies who do this type of thing. Visu Sewer is \$260 per hour. I called them back and they said to plan for 8 hours. Raddatz stated that puts them under \$2,100.00. Lametti & Sons is at \$2,502.50. These are numbers I got over the phone. Visu Sewer is 350 feet and Lametti & Sons is 325 feet. Visu Sewer used google maps which gave him the number of feet. Lametti & Sons did West Avenue. We need find out what our options are for this area. Does Visu Sewer do pipe lining? Thompson stated they won't know until they get in there. I could go back to them and get an estimate. Raddatz stated see if we can get Visu Sewer price for lining and we can bring this back to the January board meeting.

Any other Business – Nothing was stated.

Motion Durand/Moberg to adjourn at 2:55 PM. All in Favor. Motion Carried.

Jodi A Gilbert – Clerk/Treasurer

These minutes have not been approved.