

**VILLAGE OF CHEBANSE
SPECIAL MEETING, 6 PM
275 S. OAK ST. AND CHEBANSE AVE/ELLIOT ST
APRIL 11, 2016**

President Dubuque called the meeting to order at 7 p.m. and announced the Village would be taping.

Roll Call: Present: Trustees Beherns, LaReau, Mathy, Perzee and Snyder. President Dubuque and Clerk Imhauser
Others: James Smith/Maintenance, Mark Swinford/Water Superintendent, and Greg Gustafson/Berns, Clancy & Assoc.

President Dubuque announced this was a special meeting to discuss the ground water storage tank.

Board members reviewed pictures of the condition of the inside of the tank and compared 2013 and 2015 pictures that show the progression of problems.

Trustee Beherns advised that he had no intention of undermining anyone in the water department and that his intention of pursuing a little more investigation just so he feels comfortable with the project.

Greg Gustafson also advised that he brought with him the original report photos.

All members proceeded to the water storage tank to look over the inside of the tank at 6:05 pm

Members returned from the water storage tank at 6:30 pm

Mark Swinford indicated it had been a long time since he had been in there and was glad to see and understand what was happening.

Board members discussed and asked Greg Gustafson questions regarding the proposed work.

- What if we let it go? (Gustafson indicated that in 3-5 years it could become a major construction project not just paint and weld. Possibly a full roof replacement.
- What would it cost to fully replace? Gustafson indicated a quarter of a million.
- President Dubuque pointed out that going with the lesser quote for a start date in spring of 2017 also gives us another year of damage.
- recoating the sides and the need to
- Question if we have heard anything from the letter sent to the IEPA Director. Dubuque indicated that he called Heidi Allen who was going to scan the letter and send to the director and then let him know when she hears something
- Question – what would happen if we didn't have the water storage tank? Gustafson indicated there wouldn't be 175,000 ga in reserve, no ability to run the pumps all the time. EPA requires you to have a day to day and a half of reserve.
- Mark Swinford indicated we pump about 3,000,000/month, estimated 100,000/day
- Fire protection is also an issue
- Discussion on the last inspection of the elevated tank. Concern expressed on condition of the elevated tank and when something would have to be done on it.
- Age of the tank – Swinford indicated it was put in in the 70's and felt it was really forward looking for the village at that time
- When the last time preventive maintenance was done. Gustafson indicated it was painted in 1994 which is what would be done now.

- Question – Is this a health concern? Swinford indicated it's not a health concern at this time, however, if we have problems with one of the beams falling down, it would become a concern with iron deposits in the water and clogging screens in the faucets.
- Concern with rain water coming in – Gustafson explained how the openings on the top are aligned to prevent water from coming in.
- Question – if we do this now, are we looking at another 20 + years before it has to be done again. Swinford indicated he felt we could be looking at even longer than that. Gustafson agreed. The materials are different now.
- Gustafson referenced the cathodic protection and the area (under water) that it protects. The area (roof area) is what is bothered by the chlorine and causes the rusting.
- Question – if we proceed with the project – when do we have to start paying for? Gustafson indicated there is a prescribed way that it works. The day that they drop off the materials and equipment, \$3,000.00 is owed the day they start. They have to provide a pay request and the board has to approve and then you have 15 days after. From the day they drop it off, you have 60 days to make the payment. There is 90 calendar days and completed project by June 1, 2017.
- Question on any issues with this contractor – Gustafson indicated he could never say he hasn't had problems with them but they are a reputable company and they will do the job,
- Gustafson provided a letter that he submitted to the company (Maguire Iron, Inc.) and also there letter of response to him regarding the low bid submitted. Gustafson said he does not have any reservations with having to deal with them.
- Question to Swinford – Are you on board with proceeding with this or do you have some concerns. Swinford indicated that he felt the water tower and tank are 2 of the biggest assets that the Village has, the problems aren't going to get better and the cost will increase if we wait. Swinford also indicated his appreciation to the board for the work that they do on this.
- Question – what does a tank like that cost to put up from scratch. Gustafson indicated \$900,000.00 at that same size.
- Trustee Beherns indicated he doesn't see \$180,000 to \$200,000 worth of work there, however, does see after looking it over tonight that he does see the issues and feels the work does need to be done, however, doesn't feel good about it but doesn't see another option.
- Mark Swinford indicated he felt that by putting a larger vent in it will assist with the corrosiveness that comes with the chlorine and that should help with less.
- Gustafson indicated that he feels his company brings real value to the table and it will be done correctly and he feels the pressure of getting a job done right
- Question – is it realistic to think that this \$180,000.00 job can be done for less? Gustafson pointed out the rafter repairs, which if they don't have to cut out anything or replace there is \$36,050.00 floating that is an unknown.
- Discussed and verified the cathodic protection cost of \$23,278 and the deduction of \$9,012 for Item #6 on the contract price. This was verified in their response letter to Gustafson.
- Clarified that we could approve this and then have a year to figure out the financing.
- Question on the amount that has been paid to the engineer, is that included in the engineering cost. Gustafson stated that the \$21,000 gets you up to the point that you are at.

A motion by Trustee Mathy, second by Trustee Perzee to award the lowest bid to Maguire Iron with bid alternate #3 and with a project start date in the spring of 2017 and sign the contract with Berns, Clancy & Associates to complete the project. Vote: 5 yes, 1 absent

Public Comment: Clerk Imhauser commended the board on their work and appreciate all that they do.

A motion by Trustee Beherns, second by Trustee Perzee to adjourn the Regular Meeting of the Board of Trustees for the Village of Chebanse at 7:29 p.m.

Minutes of the April 11, 2016 Special meeting of the Board of Trustees for the Village of Chebanse respectfully submitted by Clerk Trudie Imhauser.

_____Trudie Imhauser_____ Signed _____4-18-16_____Date