

Village of Mapleton

SPECIAL BOARD MEETING MINUTES

Tuesday, September 10, 2019 at 6:00 p.m.

Meeting to be recorded

PLEASE SILENCE YOUR CELL PHONES!

1) Roll Call – Carl Bishop, Mayor; Trustees – Mike Beecham, Patti Monks, Liz Rensch and Rodney Smith. Absent – Harvey Stidham and Mark Foust. Also in attendance, Patricia Briggs, Clerk

2) Pledge of Allegiance

3) Call to Order at 6:00 pm by Carl Bishop, Mayor

4) Public Comments (Skipped – no residents in attendance)

*Please keep comments to three minutes. Review the agenda before you speak. This is the **ONLY** opportunity you will be given to speak during the meeting. There will be no discussion by audience members during the business meeting unless there is an emergency situation.*

5) Addressing the Board

a) Engineering Firm 1 Mohr & Kerr Engineering, Steve Kerr

Steve Kerr introduced himself as the President of Mohr & Kerr which was established twelve (12) years ago. They do work for Glasford, Bellevue, Dunlap, Morton, Washington and Peoria. Liz Rensch asked how much experience they have with water and Steve stated they have more expertise in roads. They can handle water main replacement and distribution lines they are fine with. Anything more than that they would subcontract out to an expert. Liz asked if they could handle bidding on the tower painting and he said they could. She explained that there is a 'loop' of transite, part of the original water line that the village will be replacing in the next year or so. It is 4" line and it will be replaced with 6" line. Steve said that the EPA wants a minimum of 8" but can be agreed to allow 6". She asked about treating for lead or copper if we should fail testing. Steve said if we have to treat, they are not experts in that, but they would find a subcontractor to do the work.

Rodney Smith explained that we had planned on MFT work this year but that the bids went out wrong and it was getting too late in the year so we postponed it until next year. He also said that he sometimes has drainage issues that he needs help with and Steve said they do a lot of work like that and could come up with recommendations and design plans. Carl Bishop asked how long they had been working for Morton. Steve

said they had worked with Morton since 2007 when they hired an engineer who was formerly with Austin Engineering and had handled Morton for 20 some years. They do mostly road work and sewer and storm sewers. Liz asked about work in Glasford and Steve said the same engineer, Frank Sturm, that works with Morton has also worked with Glasford. Steve also said they have been working with Bellevue for 11 years. Liz asked about if they had a working relationship with Elias & Seghetti, village attorneys and he said they are the corporate attorneys for his company as well.

Liz asked about prices and Steve said they bill \$112 per hour for an engineer, and \$69 an hour for a tech. He can provide standard rates. He asked if we expected someone to show up once a month for meetings. He was told that only if we needed them here for some reason. He said they would come to meetings as needed. Steve said costs depend on how hands on we want to be with the firm.

In regard to the road work, he stated that we wouldn't want to pay an engineer to stand around in the field and look at tickets, as they can look at the tickets after the fact and calculate if things are accurate. He also stated that they are open to taking phone calls and helping out as needed.

Steve also explained that they aren't good at getting grants but they have worked with Jim Cummings in the past. Liz stated that the village has also worked with Jim. He explained that his firm is not big enough to have grant writers and people to look for money.

Liz asked him if they would you be interested in doing work with the village and he said, yes, that they would do what they are good at and find help for what they aren't sure about. Liz explained that we have a lot of documentation already for the water tower project and could have the clerk can mail it to him. He said they would do a separate proposal for each project. He stated that he will do a letter of interest that we can have for tomorrow's meeting.

b) Engineering Firm 2 – Maurer-Stutz – Steve Arahood

They have offices in Canton and Peoria. They also do a lot of work in West Central Illinois from that office in Canton. They also have an Agricultural office in Muncie Indiana. Steve said that transportation and water are their strengths. He said they have a wealth of experience in water towers and MFT.

Rodney explained that most of our projects are for ditches, waterflow, MFT, and drainage. He said that we had expected to do a sealcoating project this year but it had to be delayed till next year. Steve said with MFT projects his firm pretty much handles it all. He stated that he is not an MFT guy but others in the firm are. His expertise is structural engineering, EPA to water and wastewater.

Liz explained that we are a water reseller. She said that our tower needs to be painted as soon as possible and transite needs to be replaced in the next year or two. Steve said they worked with Creve Coeur to get rid of it (transite). Liz also said we have to test for lead and copper and we have to test again in a year or so and if we fail, could they help us with treating. He said yes, they work with Peoria, which has a lot of lead.

Mike Beecham asked about helping with loans/grants and Steve said they do assist, but the only game in town anymore is the EPA. Rural development does have some money but rates are higher and they are more difficult to work with. Most villages and cities just work with the EPA. There are deadlines and they have to be started at the right spot to get to the right spot which can be tricky. It's frustrating to work with the government. Mike asked about getting estimates for projects so we know how much to borrow and Steve said they would work with us. He asked us if we knew about the IEPA load forgiveness program and we said we did not.

Steve said after he had spoken with the clerk, he asked Dan Goode about the cathodic protection issue. Dan told him that back in the day that's what you did. He said that the last three or four towers they have built, that no one is using cathodic protection anymore. He said with the use of epoxy paint that painting now lasts for 20+ years so there isn't really a need for the cathodic protection.

Rodney said that sealcoating was done by Peoria County for many years. Now UCM is the only (pretty much) game in town. Our general roads need be seal coated and we have one road, West First, that needs attention before it can be seal coated and we need advice on what to do with it. We would be using MFT work for the general streets and West First Street would be a separate project. UCM looked at it and they said either they couldn't or wouldn't chew it up for redo it before sealcoating.

Liz asked if our tank could be converted from a three-legged tank to a one-legged tank and Steve said no, that the three legs are structural and couldn't be removed. He said it would be better to just build a new tank.

Rodney asked if there is a trade-in value on them? Steve said yes, that in the past, Maquire Iron would salvage and repair and sell them to someone else. Chicago Bridge and Iron, Caldwell

He reminded the board that they just do the best they can to estimate expected costs, but they aren't building them so bids may come in higher.

Steve said he could do a cost analysis of painting/repairing or building a new, single pedestal tower and the cost of maintenance for each.

Mike asked about an hourly rate and Steve said he could give that to us, but mostly they just look at the difficulty, the size, profit and give us a price per project. He said they aren't going to nickel and dime us for phone calls or asking questions. It costs more to keep track of those things and bill them out than it is worth.

Liz asked how many employees and Steve gave a number of around 47 in the different offices. She asked if we would be working with Canton or Peoria Office and he said probably Canton, but also with Peoria when needed.

The trustees and the mayor were impressed with both companies and their representatives. It seems that it might be beneficial to use one for water projects and one for MFT road work. This will be presented to the full board at the meeting tomorrow night.

Clerk was asked to write a letter terminating the Service Agreement with Greene & Bradford and Mayor Bishop agreed to speak with Stan Bersin before the board meeting tomorrow night.

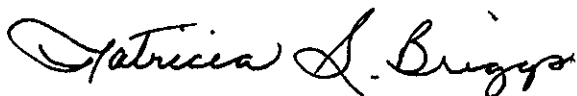
c) Announcements

d) Additional Business if any

6) Adjourn Open Session

Liz made a motion to adjourn and was seconded by Mike Beecham. Voice vote was unanimous and meeting was adjourned at 7:35 pm

Meeting was taped and transcribed by Patricia S. Briggs



Approved by the Board of Trustees of the Village of Mapleton 11 September 2019