

CHATHAM- NEW BERLIN WATER COMMISSION
BOARD OF COMMISSIONERS MEETING MINUTES
AUGUST 18, 2009

The meeting of the Board of Commissioners of Chatham-New Berlin Water Commission was held on August 18, 2009 at 8:00 A.M. in the office of Greene & Bradford, Inc. 3501 Constitution Drive, Springfield, IL.

In Attendance:

Commissioner Del McCord - Chatham

Commissioner Bill Pfeffer - New Berlin

Commissioner Craig Hall – Sangamon County Board

John Myers - Attorney

Gary Kuntzman - Greene & Bradford, Inc.

Jay Jessen – Greene & Bradford, Inc.

Stan Bersin - Greene & Bradford, Inc.

Mike Williamsen – Chatham

Robert Trader – EMC

Herb Butler - EMC

David Vogel – Donohue & Associates

Steve Frank – Mayor, New Berlin

McCord called the meeting to order at approximately 8:10 a.m. There was a brief discussion regarding the County Permit and the letter received from Tim Zahrn. It was decided that the attorneys would meet & try to work things out, and try to reiterate that it was the Water Commission that would own the easements, not the Village of Chatham. The Meeting Minutes from July 20, 2009 were reviewed. There were a few minor corrections made. A motion to approve the corrected minutes was made by Pfeffer and a second was made Hall. Ayes: Pfeffer, McCord, Hall Nays: None

McCord gave a brief overview of the finances.

So far Chatham had already spent \$250,000.00 of State money received. Originally they had hoped that the bonding would be in July, but since there was no stimulus money available it didn't occur.

There was a discussion regarding the pump tests that still had to be completed.

McCord stated that he had met with the Chief Financial Officer from I.M.L. and he felt that they will try to help the Commission find money and a way to help in whatever way they can. Colleen Callahan is head of that group and they have a good working relationship.

Since the last Chatham Census is too large break off (10,000 people) it was suggested that a tap fee be put in place, so that different groups wanting water would pay different amounts depending on their population.

Once this was determined, then the Commission would go to the USDA for funding. The grant amount is believed to be 40%.

Another approach discussed would be to take the whole project and then deduct each municipality out & the remaining could be funded by the USDA, meaning part would be a grant & part would be a loan from the USDA. The USDA has stated that they have quite a bit of money available.

Also, the Commission could go through Illinois Finance Authority since they are on such good terms.

There was a discussion regarding the Spurgeon/Hudgins property. Attorney Myers has received the appraisals and the letters offering to purchase the properties went out yesterday.

The Hudgins parcel was offered \$5,000 .00 and the Spurgeon parcel was offered \$3,140.00.

A written response was requested with a due date of August 31, 2009.

Myers stated that he offered to sit down and talk to them, as we have an obligation of good faith to negotiate before we can file eminent domain.

The Commission must first pass an ordinance and then we can file. It can take 6 months to a year since a quick take is not available.

Jessen stated that we should have path for the well drillers to do they work shortly. Heissenger has talked to the Ross', the owner of property on south. It is easier to come through south side to do the pump testing, and Ross may let us clear a path-temporary until condemnation can be done. We only need 20 feet on each side to do the testing.

Myers stated that if both owners come back with a reasonable counter offer, should consider taking it. It is to our advantage to get things completed before we get into fall & hunting season and shortly after that it is winter.

Hall spoke with one of the Spurgeon family and he said it is the sister who is unreasonable and that we could expect additional problems from her

Most of the acreage is being used for hunting and they are afraid that they won't be able to lease it for hunting because of this. Myers pointed out that we will pay to have a road installed and that it will be easier access for the hunters.

There was a brief discussion regarding Ordinance No. 09-03 "Designating a Commission Name Change to South Sangamon Water Commission". A motion to approve Ordinance No. 09-03 was made by Pfeffer and a second was made by Hall. Ayes: Pfeffer, McCord, Hall Nays: None

Myers stated that the Villages need to pass Ordinances as well, and he will make sure they have them for each of their next meetings.

There was a brief discussion regarding the physical address & location of the Minute & Ordinance Books for the Commission. It was decided that a P.O. Box would be set up for mail and that the office of Rabin, Myers, Schuering & Hanken, 1300 South 8th Street, Springfield, IL 62703, would be the physical address and the books would be kept there.

There was a discussion regarding the Well Field. Marth Silks from the hydraulic company that is an expert in horizontal wells (rainy wells) explained in a meeting about the wells. It is possible that instead of 12 wells we may be able to do 2-3 of different kind of wells. Martha will be helping with this determination. First, we need to get on to property to drill a test well so she can gather data to determine which type of well we can use. The faster we can get access, the faster we get the tests completed. Once this has been completed, Donahue can finalize their design.

If we end up doing Horizontal Wells, we may have to put laterals out so we will need more property. We are looking at 60-80 feet. If we buy 100 x 100 feet the spokes may not be covered so we need to make sure we have an easement for that.

Currently we have one test boring which is a good satra of sand.

Well field easement with Mendenhall has a deadline of December 29, 2009. If we need to we could extend the option for a year. Jessen has spoken to them and we are waiting for a reply.

McCord mentioned that they are requesting to farm the land this year & would like a letter of permission. Myers stated he would draft one & send.

McCord stated that we will be receiving \$300,000.00 from Durbin and \$214,000.00 from the State for design & engineering. This will be deducted off of the project cost in the end.

HALL stated that he will be meeting with Durbin's office & the Department of Agriculture regarding Distribution of Funds.

Kuntzman reported that Phase 2-3-4 have been submitted (from C.N. along railroad tracks new city road to plant site) and we have now received the Phase 2A permit from the EPA. We are now shovel ready to build and just need the money. We are basically done unless we have any new issues arise.

The Water Permit is good for 1 year.

We need to submit plans to the EPA for New Berlin. We still need signatures and we are waiting to hear from the pump manufacturers. We need to make a decision on how we are going to proceed regarding signing the permits. For instance if the Commission submits the application then there is no fee because they don't get reimbursed. It was decided that the Water Commission should sign the permit since it will be owned by them.

There was a brief discussion about Greene & Bradford, Inc. still being owed approximately \$25,000 and it was decided that the Commission would pay that future amount.

Kuntzman mentioned that we should put plans at each utility office for viewing.

McCord stated that David Stover's group wants a copy of engineering plans and the Water Study, they want to make sure they can get water from us (Rochester-within ¼ mile of our main -approx 270 homes). There shouldn't be a problem regarding pressure, as we have a 20" main to Rochester then an 18" main for the balance.

There was a brief discussion regarding the building of Hunter Lake. It was determined that if it is built, the main will be underneath it.

Myers stated that we may have problem with Springfield and we need to begin discussions early with the Mayor.

There was a discussion regarding the Plant Design

Vogel distributed notes for everyone to review. He stated that he was in the process of trying to acquire a status update from the IEPA. He stated that originally it was thought we would need a 50,000 gallon tank and it has now been determined that we only need a 25,000 gallon tank. The size reduction will save us about \$250,000.00

Vogel stated that the IEPA has entered our information into the system and have assigned a project number to us and they will be reviewing the project soon. This step is important because we want to know if they have any questions now so we can include changes in design before we officially submit to the IEPA. The 3D piping is being worked on this week so that we can get a plan soon.

IEPA – Joe Pisula is setting up meeting with the IEPA and will give everyone notice as soon as it is set up.

McCord brought up the issue of the disposal of the chlorides from the station. It was decided that trucks will be filled & taken to Chatham's Sewer System which goes to the Springfield Metro Sanitary Sewer for disposal of the salt each day. We will need the attorney to make sure the language is in the contracts so there are no problems down the road. Additionally we will need to determine where the dumping station will be and then we will need to monitor the station. We will be able to use the byproduct as road salt in winter and may have enough to be able to sell salt to other municipalities. The charge for this has been included in the operation costs. Further, Lagoons will handle the red water waste (iron) removal that needs to take place and once ever 10 years we will have to dredge the pond.

The Generator location was discussed and it was determined that we needed to contact Joe Pisula from Donahue & Associates.

Robert Trader announced that he has accepted a position in Arizona and will be leaving prior to October 1, 2009. Herb Butler will be taking over.

There was a discussion regarding the recent newspaper articles in the Springfield Journal Register stating that they were negotiating with Chatham but in fact it was not true, and the Village of Chatham had no intention of withdrawing from this project.

It was decided that a meeting with CWLP would be necessary and that McCord would set that up.

It was mentioned that Loami wants to be part of our project, and it was decided that they would have to pay some type of fee if that was the case. It was also decided that there should also be some discussion with Rochester and Curran Gardner regarding the sale of water. It was decided that the Commission would take on customers, but not any partners.

The next scheduled Commission meeting is Tuesday, September 15, 2009 at 8:00 A.M. at Greene & Bradford, Inc.

The floor was opened for public discussion; there was none.

The floor was opened for Old Business; there was none.

There being no further business Hall made a motion to adjourn and was seconded by Pfeffer. Ayes: McCord, Pfeffer, Hall, Nays: None. The meeting was adjourned at 9:30 A.M.



Craig Hall, Secretary