



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

CITY OF MINERAL POINT STREETS AND WATER & SEWER JOINT COMMITTEE MEETING Tuesday, February 4, 2025, 6:00 PM Community Room, City of Mineral Point City Hall

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of December 5, 2024 minutes.
3. Discussion and possible consideration of project plans, specifications, estimates, and authorization for Delta 3 to proceed with construction bids for Davis St. reconstruction. **Action:** *Recommendation for Council Approval.*
4. Discussion of water main replacement projects.
5. Discussion and consideration of Waste Hauler Agreement. **Action:** *Recommendation for Council Approval.*
6. Discussion and consideration of Dosing Pump rebuild. **Action:** *Recommendation for Council Approval.*
7. Discussion of 2026 Water Tower Cleaning and Inspection.
8. Discussion and possible consideration of Well 4 rehabilitation. **Action:** *Possible recommendation for Council Approval.*
9. Discussion and updates on other water and sewer issues.
10. Discussion and updates on other streets matters.
11. Adjourn.

Agenda Posted and Distributed: Friday, January 31, 2025

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov



CITY OF MINERAL POINT

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MINERAL POINT, WI 53565
608-987-2361

MINUTES

**CITY OF MINERAL POINT JOINT MEETING
STREETS COMMITTEE AND WATER & SEWER COMMITTEE
Thursday, December 5, 2024, 5:30 PM
Community Room, City of Mineral Point City Hall**

CALL TO ORDER/ROLL CALL

Chair Christensen called the meeting to order at 5:30 pm.

Dean Martin	Present
Jared Weier	Absent
Steph McKeon	Present
Mike Christensen	Present
Others Present: City Administrator Matthew Honer, Water/ Sewer Superintendent Nate Fosbinder.	

APPROVAL OF MINUTES – NOVEMBER 7, 2024 MEETING

Motion (Martin/McKeon) to approve the November 7, 2024 minutes. Motion carried, all voting aye (3-0).

DISCUSSION AND CONSIDERATION OF BILLING IN RESPONSE TO WATER METER RESOLUTION ERRORS.

Honer stated that several meters in the city were not correctly calibrated against the software in 2016 and have been reading incorrectly since. Fosbinder discussed the Public Service Commission's regulation. The Committee discussed that errors that collected additional funds should be paid back. The Committee recommended that both the Superintendent and the Administrator have in-person discussions with the businesses.

Christianson asked if there was an effort to look for further errors from the same time period as when these errors happened. Fosbinder stated he has done it for meters that are larger than 1.5" and meters that are less than 1.5" will be identified through the process of replacement.

Motion (Christianson/Martin) to refund the overbilling and cancelling underbilling situations that have resulted from the water meter resolution error. Motion carried, all voting aye (3-0).

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

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Mineral Point, Wisconsin

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DISCUSSION AND CONSIDERATION OF RADIO UPGRADE PROPOSALS IN 2024 AND 2025.

Fosbinder stated that all radios need to be replaced at once so the communication capabilities are not impacted. He proposed using approximately \$20,000 from the 2024 budget and approximately \$20,000 from the 2025 budget.

Motion (Martin/McKeon) to recommend Council approval of the purchase of Radio Upgrades for the water and sewer infrastructure. Motion carried, all voting aye (3-0).

DISCUSSION AND UPDATES ON OTHER WATER AND SEWER ISSUES

Fosbinder provided an update on the lead service line inventory and issues with Wells #3 and #4.

ADJOURN.

Motion (McKeon/Martin) to adjourn at 6:17 pm. Motion carried, all voting aye (3-0).

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov



► Platteville, Wisconsin
► Dubuque, Iowa

P 608.348.5355
P 563.542.9005

E mail@delta3eng.biz
W www.delta3eng.biz

Opinion of Probable Costs Total Construction

Date: February 4, 2025

Project: Proposed 2025 Infrastructure Improvements - Davis Street

Village/City/Town: Mineral Point

State: Wisconsin

Street/Easement Name: Davis Street

From: Pine Street

To: Chestnut Street

Construction, Contingency, and Engineering:	Total
1. Sanitary Sewer	\$0.00
2. Water Main	\$186,000.00
► Pine Street to Chestnut Street	
- 8" Water Main - 640 l.f.	
- 8" Gate Valve - 1 each	
- Hydrant - 1 each	
- Replace/New Water Service - 8 each	
- Rock Excavation - 380 c.y.	
3. Storm Sewer	\$0.00
4. Street - 700 l.f.	\$254,000.00
► Pine Street to Chestnut Street - 32' Back of Curb to Back of Curb	
- Excavation (15")	
- Geogrid - 2,200 s.y.	
- Breaker Run (6")	
- CABC (6")	
- 24" Curb and Gutter - 1,175 l.f.	
- 4" Concrete Sidewalk - 2,625 s.f.	
- 6" Concrete Driveway - 625 s.f.	
- Concrete Steps - 0 s.f.	
- Concrete Retaining Wall - 0 l.f.	
- Hot Mix Asphalt Pavement (3")	
- Tree and Stump Removal - 0 each	
- Landscaping	

TOTAL = \$440,000.00

EVERY ANGLE COVERED

Proposed 2025 Water Main Replacement Projects

From Bart Nies <NiesB@delta3eng.biz>

Date Fri 1/17/2025 7:59 AM

To Matthew Honer <administrator@cityofmineralpointwi.gov>

Cc Mark Digman <MarkDigman@delta3eng.biz>; Logan Hoppman <hoppmanl@delta3eng.biz>

 3 attachments (312 KB)

1_Washington Street (Pine to WI).pdf; 2_Washington Street (WI to Iowa).pdf; 3_Wisconsin Street (Washington to Mineral).pdf;

Matt:

As requested, attached please find the Estimated Opinion of Probable Costs for proposed water main replacement projects in 2025 on the following blocks:

1. Washington Street (Pine St. – Wisconsin St.)
2. Washington Street (Wisconsin St. – Iowa St.)
3. Wisconsin Street (Washington St. – Mineral St.)

The estimated construction costs include the water system replacement, street patching, and yard restoration. FYI - A couple of hydrants (not hydrant leads) on the Project site (Wash./WI St.) and (WI/Mineral St.) were replaced about 10 years ago.

Please review and contact me with how the City would like to proceed.

If you have any questions, as always, please feel free to contact me directly at (608) 642-1698. Thank you and have a great weekend!

Bart Nies, P.E.



President/Principal

875 South Chestnut Street
Platteville, WI 53818
608-348-5355 x 1004

898 Jackson Street
Dubuque, IA 52001
563-542-9005 x 1004

bart@delta3eng.biz
(608) 642-1698 (Cell)



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▶ Dubuque, Iowa

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P 563.542.9005

E mail@delta3eng.biz
W www.delta3eng.biz

Opinion of Probable Costs Total Construction

Date: January 15, 2025

Project: Proposed Infrastructure Improvements -

Village/City/Town: Mineral Point

State: Wisconsin

Street/Easement Name: Washington Street

From: Pine Street

To: Wisconsin Street

Construction, Contingency, and Engineering:	Total
1. Sanitary Sewer	\$0.00
2. Water Main	\$109,750.00
- 6" Water Main - 415 l.f.	
- Water Valves - 1 each	
- Replace Hydrant Lead - 1 each	
- Replace Water Service - 5 each	
- Rock Excavation - 200 c.y.	
3. Storm Sewer	\$0.00
4. Street Construction	\$48,250.00
- Pavement Patching	
TOTAL =	\$158,000.00

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Opinion of Probable Costs Total Construction

Date: January 15, 2025

Project: Proposed Infrastructure Improvements -

Village/City/Town: Mineral Point

State: Wisconsin

Street/Easement Name: Washington Street

From: Wisconsin Street

To: Iowa Street

Construction, Contingency, and Engineering:	Total
1. Sanitary Sewer	\$0.00
2. Water Main	\$174,500.00
- 6" Water Main - 675 l.f.	
- Water Valves - 3 each	
- Fire Hydrant - 1 each	
- Replace Water Service - 6 each	
- Rock Excavation - 300 c.y.	
3. Storm Sewer	\$0.00
4. Street Construction	\$66,750.00
- Pavement Patching	
TOTAL =	\$241,250.00

EVERY ANGLE COVERED



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▶ Dubuque, Iowa

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P 563.542.9005

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Opinion of Probable Costs Total Construction

Date: January 15, 2025

Project: Proposed Infrastructure Improvements -

Village/City/Town: Mineral Point

State: Wisconsin

Street/Easement Name: Wisconsin Street

From: Washington Street

To: Mineral Street

Construction, Contingency, and Engineering:	Total
1. Sanitary Sewer	\$0.00
2. Water Main	\$80,250.00
- 6" Water Main - 350 l.f.	
- Water Valves - 1 each	
- Replace Water Service - 2 each	
- Rock Excavation - 150 c.y.	
3. Storm Sewer	\$0.00
4. Street Construction	\$41,750.00
- Pavement Patching	
TOTAL =	\$122,000.00

EVERY ANGLE COVERED

Waste Hauler Agreement

From Nate Fosbinder <utilities@cityofmineralpointwi.gov>
Date Wed 1/29/2025 3:14 PM
To Matthew Honer <administrator@cityofmineralpointwi.gov>

 2 attachments (49 KB)

Discharge Permit.docx; Discharge permit 2025.docx;

Matt,

Attached are the old agreement and the new drafted agreement. Intention would be to adopt the new one. The rates were raised from \$.05249/gallon to \$.06/gallon for septic waste and from \$.02/gallon to \$.025/gallon for holding waste. Other language was cleared up and organized.

Thank you,

Nate Fosbinder

Water/Sewer Superintendent | City of Mineral Point

Phone: 608-987-8088

Cell: 608-574-2166

Email: utilities@cityofmineralpointwi.gov

Address: 137 High St., Ste 1, Mineral Point, WI 53565

www.cityofmineralpoint.com

Septic Hauler Discharge Permit

The City of Mineral Point (City) hereby grants to the septic hauler (Hauler) listed below, the right to discharge holding and septic into the public sanitary sewer of the City of Mineral Point, under the following terms and conditions:

- 1) The capacity of discharge into the public sanitary sewer system of the City of Mineral Point shall not exceed a monthly average of 50,000 gallons per day, with the peak flow for any individual day not exceed 75,000 gallons per day.
- 2) The City will require samples to be taken of every load brought into the City for unloading. If the water discharge is above the limits of the City's Sewer ordinance or above limits of the current Water Pollutant Discharge Elimination System Permit (WPDES) of the City, the Hauler will have to unload at a different plant or pretreat.
- 3) All waste effluent brought into the City of Mineral Point public sanitary sewer system shall not exceed a pollutant concentration of 250 milligrams per liter (mg/L) and 270 pounds per day of Biochemical Oxygen Demand (BOD); 250 mg/l and 250 pounds of per day of Total Suspended Solids (TSS); 1 mg/l of Total Phosphorus (TP); 15 mg/l of Ammonia Nitrogen (NH₃-N); and 395 mg/l of Chloride. *** ALL CONCENTRATIONS AND LOADING ARE SUBJECT TO CHANGE WITH ANY REVISION OF THE CITY'S WPDES PERMIT.** The City will enforce the surcharge amount for any discharge exceedances as per section 52.37 of its Sewer Use Ordinance.

BOD5	\$0.70/# BOD ₅	
SS	\$0.60/# SS	
Ammonia nitrogen	\$1.50/# NH ₃ -N	
Phosphorus	\$7.00/# P	
Chloride	\$3.00/# Cl	
Plus, the applicable fixed service charge.		

- 4) Violation of the Sewer Use Ordinance or disruption to the City's wastewater treatment process or facilities will not be tolerated. Such violations or disruptions to include, but not be limited to, the following: excess chemical discharges, toxic discharges, or any discharges as described in Section 52.37 of the sewer Use Ordinance. Any violator shall pay a penalty of \$5,000.00 per violation or disruption to the City's Wastewater Treatment Plant process and facilities. Violators will also not be allowed back to discharge waste into the City's public sanitary sewer system.
- 5) All Haulers will be required to notify the Utility Superintendent when they will be arriving, to verify information. The City will supply paperwork that each Hauler will need to complete when unloading at the Wastewater Treatment Plant.
- 6) Septic Hauler charge is \$52.49/1000 gallons
- 7) Holding tank charge is \$20.00/1000 gallons
- 8) Haulers will be billed each month for holding and/or septic and will be subject to a \$15.00 administration fee per month of hauling in the City.
- 9) The City will not accept any of the following: gasoline, oil, acid, alkali, rags, volatile or flammable liquids, industrial waste, earth and sand.

- 10) Any Industrial Hauler disposing of waste must carry and furnish liability insurance in the amount of \$100,000.00 to protect any person or property from injury or damage.
- 11) The person disposing of waste agrees to identify and save harmless the City from all liability and claims of damages arising out of or resulting from work and labor performed.
- 12) Any person dumping in an unauthorized location or unacceptable waste shall be fined up to \$5,000.00 per violation.

Please sign permit and return to City of Mineral Point Utility Clerk at the following address or return via email at utilityclerk@cityofmineralpoint.com.

City of Mineral Point
Utility Clerk
137 High Street, Suite 1
Mineral Point, WI 53565

I have read and understand the following terms of the permit for The City of Mineral Point.

Company Name: _____

License Number: _____

Name (Print): _____

Signature: _____

Billing Address: _____

Septic Hauler Discharge Permit

The City of Mineral Point (City) hereby grants to the septic hauler (Hauler) listed below, the right to discharge holding and septic waste into the public sanitary system of the City of Mineral Point, under the following terms and conditions:

- 1) The City will require samples to be taken of every load brought into the City for unloading. All discharging will be at the Wastewater Treatment Plant in the specified area.
- 2) All Haulers will be required to notify the Utility Superintendent when they will be arriving, to verify information. The City will supply paperwork and sampling supplies that each Hauler will need to complete when unloading at the Wastewater Treatment Plant.
- 3) Waste discharging will typically only be allowed Wednesday-Friday during business hours (subject to change).
- 4) The total discharged waste into the public sanitary sewer system of the City of Mineral Point shall not exceed the following:
Holding waste: A maximum limit of 40,000 gallons per day may be accepted (subject to operator discretion). Each individual hauler may not exceed 10,000 gallons per day.
Septic waste: A maximum limit of 20,000 gallons per day may be accepted (subject to operator discretion). Each individual hauler may not exceed 10,000 gallons per day.
- 5) The City will not accept any of the following: grease, gasoline, oil, acid, alkali, rags, volatile or flammable liquids, industrial waste, earth and sand.
- 6) Any person dumping in an unauthorized location or unacceptable waste shall be fined up to \$5,000.00 per violation.
- 7) All waste brought into the City of Mineral Point public sanitary sewer system shall not exceed a pollutant concentration of 500 milligrams per liter (mg/L) per day of Biochemical Oxygen Demand (BOD); 500 mg/l per day of Total Suspended Solids (TSS); 225 mg/l of Total Phosphorus (TP); 15 mg/l of Ammonia Nitrogen (NH₃-N); and 395 mg/l of Chloride.

The City will enforce the surcharge amount for any discharge exceedances as per section 52.37 of its Sewer Use Ordinance. *** ALL CONCENTRATIONS AND LOADING ARE SUBJECT TO CHANGE WITH ANY REVISION OF THE CITY'S WPDES PERMIT.**

BOD5	\$0.70/# BOD ₅	
TSS	\$0.60/# TSS	
Ammonia nitrogen	\$1.50/# NH ₃ -N	
Phosphorus	\$7.00/# P	
Chloride	\$3.00/# Cl	
Plus, the applicable fixed service charge.		

- 8) Violation of the Sewer Use Ordinance or disruption to the City's wastewater treatment process or facilities will not be tolerated. Such violations or disruptions to include, but not be limited to, the following: excess chemical discharges, toxic discharges, or any discharges as described in Section 52.37 of the sewer Use Ordinance. Any violator shall pay a penalty of \$5,000.00 per

violation or disruption to the City's Wastewater Treatment Plant process and facilities. Violators will also not be allowed back to discharge waste into the City's public sanitary sewer system.

- 9) Septic waste charge is \$60.00/1000 gallons
- 10) Holding waste charge is \$25.00/1000 gallons
- 11) Haulers will be billed each month for holding and/or septic and will be subject to a \$15.00 administration fee per month of hauling in the City.
- 12) Any Industrial Hauler disposing of waste must carry and furnish liability insurance in the amount of \$100,000.00 to protect any person or property from injury or damage.
- 13) The person disposing of waste agrees to identify and save harmless the City from all liability and claims of damages arising out of or resulting from work and labor performed.

Please sign permit and return to City of Mineral Point City Clerk at the following address or return via email at cityclerk@cityofmineralpointwi.gov and utilities@cityofmineralpointwi.gov.

City of Mineral Point
City Clerk
137 High Street, Suite 1
Mineral Point, WI 53565

I have read and understand the following terms of the permit for The City of Mineral Point.

Company Name: _____

License Number: _____

Name (Print): _____

Signature: _____

Billing Address: _____

Dosing pump Rebuild

From Nate Fosbinder <utilities@cityofmineralpointwi.gov>
Date Thu 1/30/2025 9:56 AM
To Matthew Honer <administrator@cityofmineralpointwi.gov>

 1 attachment (175 KB)
Sabel Dosing Pump Rebuild.pdf;

Matt,

Attached is the rebuild estimate from Sabel Mechanical. This price does not include labor for re-installation, it is only parts and labor to rebuild the pump. They took the pump with them when the one unit was completely replaced. I asked them dis-assemble it to determine what needs to be replaced. The re-installation will be done on time-material basis as mentioned in the estimate. I/they do not for see the total cost being over \$10,000. Intention would be to proceed with the rebuild and schedule the re-installation.

Thank you,

Nate Fosbinder

Water/Sewer Superintendent | City of Mineral Point

Phone: 608-987-8088

Cell: 608-574-2166

Email: utilities@cityofmineralpointwi.gov

Address: 137 High St., Ste 1, Mineral Point, WI 53565

www.cityofmineralpoint.com



Quote No. Q11346
Date: Jan 13, 2025

W 3150 Co Rd H, Fond du Lac, WI 54937
920-581-5810
www.sabelmechanical.com
Sabel Contact: Dan Crouch
Email: danc@sabelmechanical.com

Sabel Mechanical LLC

Customer Billing Information	Job Site Information	Contact and Other Information
MINERAL POINT WWTP 137 HIGH STREET SUITE 1, MINERAL POINT, WI 53565	Mineral Point WWTP 1020 Bollerud Street, Mineral Point, WI 53565	Contact: Nate Phone: 608-574-2166 Email: utilities@cityofmineralpoint wi.gov

Sabel Mechanical is pleased to submit this proposal for:

Scope of Work

Rebuild Fairbanks T-40 pump. **\$4,620.68**

Disassemble, replace mechanical seal, impeller wear ring, lip seals, gland gasket and volute gasket, assemble.

Labor for installation to be done on T&M.

Excludes: shipping on parts.

Quote Total: \$4,620.68
Estimate valid until: Feb 12, 2025
Terms of Payment: 30 days

Customer Signature: _____ Date _____

Customer Name (Print) _____

P.O. #: _____

Due to the fluctuating material pricing and availability, quote is valid thru end of today's business day, Pricing may have to be adjusted at time of purchase and will be reflected when project is invoiced

Estimates for 2026 Water Tower Cleaning/Inspection

From Nate Fosbinder <utilities@cityofmineralpointwi.gov>
Date Thu 1/30/2025 10:09 AM
To Matthew Honer <administrator@cityofmineralpointwi.gov>

 2 attachments (5 MB)
KLM Engineering Tower Clean-Inspect.pdf; USG Water Tower Clean-Inspect.pdf;

Matt,
Attached are the numbers I have so far regarding the cleaning and inspection of the Water Tower. This is required to be done in 2026. I have included information for the cleaning/inspection and temporary water systems that will need to be in place when the Tower is offline. I will have more information tomorrow or Monday regarding the temporary water system costs. Intention would be to discuss the options and how to cover this expense in 2026.

Thank you,

Nate Fosbinder

Water/Sewer Superintendent | City of Mineral Point

Phone: 608-987-8088

Cell: 608-574-2166

Email: utilities@cityofmineralpointwi.gov

Address: 137 High St., Ste 1, Mineral Point, WI 53565

www.cityofmineralpoint.com



Proposal from
UTILITY SERVICE CO., INC.

535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Date:

Submitted by:

Local Phone:

SFID:

MP / CS Asset:

Entity Proposal Submitted To ("Customer"):			Phone Number:		Fax Number:	
Street Address:			Description of Work to be Performed:			
City:		State:	Zip Code:		Asset Name:	
Accounts Payable Contact Name:		Email:		Job Site Address:		
Job Contact (Inspection Reports):		Email:		County / Parish:	Asset Size:	Asset Style:

Utility Service Co., Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

Please see attached Exhibit(s), which are incorporated herein by reference:

1. Exhibit A – Scope of Work
2. Exhibit B – Terms and Conditions

Please sign and date this proposal and fax one copy to our office.

----00 /100 Dollars \$.00

Payment to be made as follows:

Payment Due in Full Upon Completion of Work – plus all applicable taxes

Remittance Address: Utility Service Co., Inc., P O Box 207362, Dallas, TX 75320-7362

This Proposal, together with its Exhibit A – Scope of Work and Exhibit B - Terms and Conditions, and any additional exhibits that Utility Service Co., Inc. and the Customer agree to incorporate and attach to this Proposal (collectively, this "Proposal") constitutes the entire and exclusive agreement between Utility Service Co., Inc. (which for purposes herein shall collectively include its affiliate companies) and Customer (collectively, the "Parties"). This Proposal may be withdrawn by Utility Service Co., Inc. at any time prior to acceptance. Customer assents to the terms and conditions in Exhibit B and agrees that the terms and conditions in Exhibit B shall govern with respect to this Proposal and the services provided by Utility Service Co., Inc. No additional or conflicting terms or conditions included in any purchase order, hyperlink, acknowledgement or invoice of Customer not expressly incorporated into this Proposal shall be binding on the Parties or this Proposal.

Note: This proposal shall expire automatically
_____ days following the date of this Proposal.

Authorized
USCI Signature

Acceptance of Proposal The prices, scope of work, and terms and conditions of this Proposal are satisfactory and are hereby accepted. Payment will be made by Customer to Utility Service Co., Inc. as set forth herein.

Is Customer Exempt from Sales Tax? No Yes If Exempt, please provide Sales Tax Exemption Certificate.

Fiscal Year Beginning Month _____ Customer Signature _____

Date of Acceptance _____ Printed Name _____

FOR INTERNAL USE ONLY

SFID:

CN:

SO:

MP / CS PN:



Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit A – Scope of Work



Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit A – Scope of Work Continued

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Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit B – Terms and Conditions

A. GENERAL TERMS AND CONDITIONS

The Terms and Conditions (the "Terms") of this Proposal govern the sale of services (the "Services") by Utility Service Co., Inc. (which for purposes herein shall include its affiliates) to the Customer. All other terms, or variations to these Terms are excluded unless agreed explicitly in writing by a numbered amendment to this Proposal executed by Utility Service Co., Inc. and the Customer. Execution of the Proposal by the Customer, whether in writing, on the Internet, by electronic signature, or by e-mail transmission of a signed Proposal shall mean acceptance that these Terms are deemed incorporated into the Proposal and shall form the contract between the Customer and Utility Service Co., Inc. These Terms shall supersede all prior terms, understandings or Proposals between the Customer and Utility Service Co., Inc. If any part of the Terms should be found to be invalid or unenforceable by a court or other competent authority, then the remainder of the Terms shall not be affected. Any notice to be given with respect to these Terms by either of the Parties shall be in writing. Notices to the Customer shall be sent to the Customer's address on the Proposal, and any notices to Utility Service Co., Inc., including notice of warranty claims by the Customer, shall be sent to: Utility Service Co., Inc., ATTN: Customer Service Department, 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069.

This Proposal has been issued based on the information provided by the Customer and on information currently available to Utility Service Co., Inc. at the time of Proposal issuance. Any changes or discrepancies in site conditions, concealed conditions where the Services will be performed, changes in environmental, health, and safety regulations or conditions, changes in Customer's financial standing, Customer's requirements, or any other relevant change or discrepancy in the factual basis upon which this Proposal was created may lead to changes in the offering, including but not limited to, changes in pricing, warranties, quoted scope of work, and/or terms and conditions. Unless stated otherwise in the Proposal, performance and/or payment bonds are not included in the price. These bonds can be purchased on request but will be at an additional cost.

B. PRICES, PAYMENT TERMS, COMMITMENT OF CUSTOMER, CREDIT REPORTING AND TAXES

Prices, which are expressed in US Dollars, are only valid for the period stated in the Proposal. If not stated, the validity period is ninety (90) days. Unless otherwise stated in the Proposal, the full price shall be due and payable upon completion of the Services, which may or may not include the installation of Equipment. All of Utility Service Co., Inc.'s invoices are due and payable upon receipt. If any payment is not made by the Customer within sixty (60) calendar days following the date of the invoice, Utility Service Co., Inc. reserves the right to charge a late payment charge of one and one-half percent (1.5%) per month of the outstanding past due balance. Any failure by Customer to make timely payment of any obligation under this Proposal shall be deemed a breach. Customer agrees to reimburse Utility Service Co., Inc. for all charges, costs, expenses and attorney's fees incurred to enforce or collect the amounts due under this Proposal. In the event Customer has a valid dispute with any invoice or amount due, such dispute must be communicated in writing to Utility Service Co., Inc. within thirty (30) days of the invoice date, describing the amount, issue and the reason for any dispute. Any amounts not disputed within this time frame will be deemed to be valid. Utility Service Co., Inc. and Customer agree to work expeditiously to resolve any dispute. Customer agrees to notify Utility Service Co., Inc. within thirty (30) days of any change in Customer's name, address, or phone number. By executing this Proposal, Customer authorizes Utility Service Co., Inc. to periodically request your credit reports and bank and trade references. Upon your request, we will inform you of the name and address of the reporting agency from which we received such a report, if any. The price listed in the Proposal excludes all taxes unless specifically stated otherwise in the Proposal. The Customer is responsible for payment of all applicable taxes, however designated or incurred in connection with the transactions under this Proposal, and agrees to reimburse Utility Service Co., Inc. for any taxes paid on Customer's behalf.

C. DELIVERY OF SERVICES AND INSTALLATION OF EQUIPMENT

The provision of Services as contemplated herein might require the installation of certain equipment (the "Equipment") on the Customer's real property or on the improvements to the Customer's real property (e.g., water storage tank, etc.). All times and dates for the delivery of Services and/or installation of Equipment are approximate, but Utility Service Co., Inc. shall use its reasonable efforts to respect them. The Parties shall each make commercially reasonable efforts to schedule the Services after the date this Proposal is executed by the Customer. Utility Service Co., Inc. shall not be liable for any loss or damage resulting from late delivery of the Services or installation of Equipment.

D. ACCESS TO CUSTOMER'S FACILITY OR REAL PROPERTY

Customer hereby agrees to provide Utility Service Co., Inc. with reasonable access to its facility or real property to perform the Services. "Reasonable access" shall include passable roads for ingress and egress as well as sufficient usable ground space for Utility Service Co., Inc.'s equipment and materials needed to perform the Services. Unless otherwise provided in this Proposal, the price of this Proposal does not include the cost to lease additional real property so that Utility Service Co., Inc. will have sufficient usable ground space to stage its equipment and materials needed to perform the Services. Any such cost would be in addition to the price of the Proposal, and if needed, the Customer agrees to negotiate an amendment to this Proposal to modify the pricing in good faith.

E. RISK OF LOSS

Risk of loss or damage to the Equipment, if applicable to this Proposal, shall pass to the Customer upon delivery of the Equipment to the named place of destination.

F. TITLE TO EQUIPMENT

If the sale of Equipment is included in this Proposal, the title in the Equipment shall remain with Utility Service Co., Inc. until the price of the Proposal is paid in full. The Customer assents that Utility Service Co., Inc. may enter upon the Customer's real property and/or facility to repossess the Equipment if payment(s) are not received in full by their due date(s).

G. SCOPE OF WARRANTY

Subject to the limitations contained herein, Utility Service Co., Inc. represents that for a period of one (1) year from the earlier of: (i) the completion of the Services (to include the installation of the Equipment, if applicable to this Proposal) or (ii) the Customer's return to use of the asset that is the subject matter of this Proposal ("Warranty Period"), the Services and Equipment, if applicable, will be free from defects in materials and workmanship and will substantially conform to the specifications set forth in Exhibit A ("Warranty"). WITH THE EXCEPTION OF THE REPRESENTATION IN THE FOREGOING SENTENCE, UTILITY SERVICE CO., INC. MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WITH RESPECT TO THE SUBJECT MATTER HEREOF AND ALL OTHER WARRANTIES ARE HEREBY DISCLAIMED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.

H. NOTIFICATION OF WARRANTY CLAIM

All claims filed under the Warranty provided in Section G shall be made in writing by the Customer within thirty (30) calendar days of identifying a defect. Customer shall provide the written notice of the claim to Utility Service Co., Inc. pursuant to Section A above, and the Customer shall provide the following information in the written notice: (i) a description of the defect giving rise to the claim; (ii) photographs showing the defect; and (iii) if the claim is related to Equipment, the serial number(s) of the Equipment which is (are) the subject of the claim.

I. EXCLUSIONS FROM WARRANTY

Occurrence of any of the following, as reasonably determined by Utility Service Co., Inc., will void the Warranty: (i) unauthorized alteration of any component(s) of the Services or the Equipment, if applicable, originally supplied by Utility Service Co., Inc., or (ii) intentional or negligent damage to Utility Service Co., Inc.'s work product or the Equipment, if applicable to this Proposal, caused by any other person or entity, including but not limited to, the Customer and its officers, employees, agents, contractors, and assigns.

J. VERIFICATION OF WARRANTY CLAIM

Utility Service Co., Inc. shall contact Customer following its receipt of notice of a claim under the Warranty. Utility Service Co., Inc. reserves the right to request additional information from the Customer or to conduct an on-site inspection of its work or the Equipment, if applicable to this Proposal, before accepting a claim. The Parties agree to cooperate and work in good faith to provide any additional information needed or to schedule an on-site visit by Utility Service Co., Inc.'s personnel to visibly inspect the work and the Equipment, if applicable. Furthermore, Utility Service Co., Inc. reserves the right to have a third party participate in the inspection of the work to verify whether the work or Equipment, if applicable, is defective under the terms of the Warranty.



Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit B – Terms and Conditions (Continued)

K. SATISFACTION OF WARRANTY CLAIM

If Utility Service Co., Inc. verifies, in good faith, that a claim under the Warranty is valid and not subject to an exclusion pursuant to Section I above, Utility Service Co., Inc. agrees to repair or replace, without expense to the Customer, any workmanship, materials, and/or Equipment, if applicable, furnished hereunder that may prove defective within the Warranty Period. The Warranty provided in this Proposal shall be the sole and exclusive remedy of the Customer.

L. INDEMNIFICATION

Utility Service Co., Inc. shall indemnify and hold harmless Customer from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by the negligence of Utility Service Co., Inc. or its officers, agents, employees, and/or assigns while engaged in activities under this Proposal. Customer shall likewise indemnify and hold harmless Utility Service Co., Inc. from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by negligence of the Customer or its officers, agents, employees, and/or assigns. In the event such damage or injury is caused by joint or concurrent negligence of Utility Service Co., Inc. and Customer, the loss shall be borne by each Party in proportion to its negligence. For the purpose of this Section L, (i) "Third party" shall not include Customer or any subsequent owner of the property where the Services were performed or Equipment, if applicable, their subsidiaries, parents, affiliates, agents, successors or assigns including any operation or maintenance contractor, or their insurer; and (ii) no portion of the Equipment is "third party property".

M. FORCE MAJEURE

Utility Service Co., Inc. shall not be liable to the Customer for non-performance or delay in performance of any of its obligations under this Proposal due to: (i) acts of God (which include, but are not limited to, tropical storms, hurricanes, tornadoes, and earthquakes), (ii) failure of the Internet or another network, (iii) war, (iv) riot, (v) civil commotion, (vi) embargo, (vii) labor disputes, (viii) labor strikes, (ix) fire, (x) flood, (xi) theft, (xii) epidemic, (xiii) pandemic (including COVID-19), (xiv) delay in delivery of services, materials, or equipment by subcontractors, suppliers, or manufacturers, (xv) shortage of labor or materials, or (xvi) any other unforeseen event (whether or not similar in nature to those specified) outside the reasonable control of Utility Service Co., Inc.

N. LIMITATION OF LIABILITY

Neither the Customer nor Utility Service Co., Inc. shall be liable to the other for any economic (including, without limitation, loss of revenues, profits, contracts, business or anticipated savings), special, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, product liability or otherwise arising from or relating to this Proposal or resulting from the use or the inability to use the Services or Equipment, if applicable to this Proposal, or the performance or non-performance of the Services or Equipment, if applicable. It is the responsibility of the Customer to insure itself in this regard if it so desires. The liability limit of Utility Service Co., Inc. and its affiliate companies under this Proposal, whether based in contract, warranty, tort (including negligence), strict liability, product liability or otherwise shall not exceed the price that the Customer agrees to pay Utility Service Co., Inc. in this Proposal.

O. GOVERNING LAW AND DISPUTE RESOLUTION

This Proposal and these Terms shall be construed in accordance with the laws of the state of Georgia without regard to the conflict of law principle. In the event of a dispute concerning this Proposal, the complaining Party shall notify the other Party in writing thereof. Management level representatives of both Parties shall meet at an agreed location and attempt to resolve the dispute in good faith. Should the dispute not be resolved within sixty (60) days after such notice, the complaining Party shall seek remedies exclusively through arbitration. The seat of arbitration shall be the federal district court closest to the location where the Services were performed or are scheduled to be performed, and the rules of arbitration will be the Commercial Arbitration Rules of American Arbitration Association, which are incorporated herein by reference into this Section O.

October 30, 2024

Sent via Email Only

Nate Fosbinder
Water Superintendent
City of Mineral Point
137 High Street, Suite 1
Mineral Point, WI 53565

**RE: 400,000-Gallon Hydropillar "Tower No. 1"
Mineral Point, Wisconsin**

Dear Nate:

KLM is pleased to submit this proposal for the Dry Tank Cleanout Evaluation in 2026 on the above-referenced water storage tank.

KLM Engineering provides NACE and AWS trained inspectors, certified in competent climbing, having experience and working knowledge of the Occupational Safety and Health Standards (OSHA), American Water Works Association (AWWA), American Concrete Industry (ACI) and State Regulations.

KLM Engineering provides evaluation reports that are reviewed by an engineer who has authored the report and/or were written under the engineer's direct supervision.

DOCUMENTATION

KLM will provide the Owner with an evaluation report, which will provide the following benefits:

1. Complete and submit WI DNR Form 3300-248 to City.
2. Clearly stating the actual condition of the reservoir.
3. For coated reservoirs, provide a life expectancy estimate of the coatings and/or an estimated timeline for coating replacement.
4. Identify structure deficiencies and recommend repairs to bring the reservoir into compliance with ACI, AWWA, OSHA, DNR & State regulations.
5. Provide a schedule for performing recommended maintenance work.
6. Provide a Cost Estimate for all recommended structure repairs & coating replacement for budgetary purposes only.
7. Identify the quantity of sediment and recommend a timeline for cleanout, if warranted.
8. Include color photographs identifying current conditions and any required repairs.
9. Recommend a timeline for future evaluations.

The evaluation report will be provided to the City of Mineral Point in digital format (pdf). After which, KLM will contact City to discuss the report and answer any questions.

SCOPE OF WORK

Dry Tank Cleanout Evaluation

KLM will inspect the floor, the reservoir walls and any interior structure accessible without rigging the tank. All accessible exterior surfaces, including the roof, will also be inspected. KLM will measure and photograph all areas that need to be included in the evaluation report. KLM will also remove any sediment inside the tank and the sediment will remain on site.

When the tank is empty, KLM will perform a cleanout of the interior of the tank and riser. KLM will supply the chlorine and disinfect the tank in accordance with Method 2 or 3 of AWWA C652-11.

Exterior and Interior Evaluation

The exterior and interior evaluation is critical to determine whether the coating is a candidate for repairs or reconditioning. KLM inspectors will also check for structure deficiencies and OSHA compliance.

For each evaluation, KLM will provide a NACE Coatings Inspector that is properly trained and qualified to perform this type of evaluation. The exterior will be inspected from all areas accessible without rigging, unless otherwise written into this Agreement. Conditions of both the interior and exterior will be examined using ultrasonic thickness readings (UT), dry film thickness (DFT) and standard ASTM tests.

Interior and Exterior:

- ◆ Roof structure (size and style).
- ◆ Vents (size and style).
- ◆ Roof manways (size and style).
- ◆ Ventilation manways (size and style).
- ◆ Overflow weir and pipe (size and style).
- ◆ Support column (size and style).
- ◆ Capacity level and head range.
- ◆ Inlet/outlet pipe.
- ◆ Mud ring.
- ◆ Site dimensions.
- ◆ Safety considerations.
- ◆ Drains.
- ◆ Floor condition.
- ◆ Pitt measurements.
- ◆ Ladders, cages, platforms and handrails.
- ◆ Base conditions, including Flexcell and grout.
- ◆ Screens on vents and overflows.
- ◆ Overflow air breaks, splash pads and drainage.
- ◆ Safety devices.

OWNERS RESPONSIBILITIES

The Owner's personnel shall also be responsible for:

- ◆ Verifying the tank(s) are empty prior to arrival of KLM inspectors.
- ◆ Manning the shut off valve at all times.
- ◆ Opening and closing the inlet/outlet pipe.
- ◆ Operating any valves prior to, during, and after the evaluation.
- ◆ Assist to backflush and disinfect the reservoir.
- ◆ Provide a supply of water.
- ◆ Verify that cleanout and disinfection have been performed to Owner's satisfaction.
- ◆ Disposing of sediment and debris.
- ◆ Taking and testing water samples within 24 hours after cleanout of the tank has been completed.
- ◆ Providing copies of background information on tank, including maintenance records, construction drawings, previous evaluation reports and previous painting or reconditioning specifications. It is especially helpful if this information is collected prior to KLM's personnel beginning its evaluation.

FEES

The fee for the above-referenced scope of work is..... \$4,000.00

The fee for gasket installation on state-required wet access manway is \$100.00.

It is the responsibility of the Owner to make sure that the tank is prepared for the evaluation per the schedule agreed to in advance by both parties. The above fees are for performing the cleanout and evaluation within a 9-hour workday. In the event KLM arrives on site and the tank is not ready, or a second day is required to remove the sediment, a second day will be charged as additional time and materials.

KLM can replace the existing manway gasket(s) for \$500.00 per gasket. If the tank is not drained and ready for cleanout and evaluation, KLM may charge an hourly rate (based on our fee schedule) per each full hour of mobilization or delay in time.

Should the tank be deemed unsafe by our inspectors, we reserve the right to revise the proposal to include necessary equipment and measures to ensure safe access to complete the scope of work. Said revised proposal would be subject to Owner approval.

TERMS AND CONDITIONS

KLM has attached our standard Terms and Conditions. The Terms and Conditions are part of this Agreement between the City of Mineral Point and KLM Engineering, Inc. unless otherwise agreed to in writing by both parties.

ADDITIONAL INFORMATION

Additional information can be found at KLM's website at: www.klmengineering.com

AGREEMENT

This proposal is valid for sixty (60) days from the date of this proposal. If the City of Mineral Point finds the proposal acceptable, please sign and return it by mail, fax or email. By signing and returning this page only, you agree to the terms of the entire proposal document submitted. When KLM receives the signed proposal, we will contact the City to coordinate an evaluation date. Upon delivery of the report to the City, an invoice will be submitted according to the terms of this Agreement.

This Agreement, between Mineral Point, Wisconsin and KLM Engineering, Inc. is accepted by:

CITY OF MINERAL POINT
137 High Street, Suite 1
Mineral Point, WI 53565

KLM ENGINEERING, INC.
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125

Signature

Signature

Name

Dan Popehn
Name

Title

Director of Business Development
Title

Date

October 30, 2024
Date

We look forward to working with you.

Sincerely,

KLM ENGINEERING, INC.
Dan Popehn
Director of Business Development
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125
Cell: 612-743-3102
Email: dpopehn@klmengineering.com

Attachment: KLM Terms and Conditions

Rev 2024.05.23

**KLM ENGINEERING, INC. (KLM)
TERMS AND CONDITIONS**

1. **AGREEMENT.** The agreement between the parties when entered by the parties shall include the applicable referenced agreement documents (i.e., KLM proposal/Agreement) and shall include these KLM Terms and Conditions (the “Agreement”). The Agreement may not be modified except by mutual agreement in writing.
2. **ADDITIONAL SERVICES.** Additional work or services shall not be performed without a KLM executed change order or purchase order outlining the scope of additional work or services.
3. **KLM CLIENT RESPONSIBILITIES.** The KLM Client shall fully disclose to KLM its knowledge of the condition of the project structure(s), its past and present contents and shall provide KLM with full information regarding the requirements for the project; shall designate an individual to act on the KLM Client’s behalf regarding the project; and provide safe access to and at the project site. When reasonably requested by KLM, the KLM Client shall furnish the services of other consultants including, but not limited to engineers and insurance representatives. The KLM Client shall test for pollution and hazardous materials when required by law or as requested by KLM. The KLM Client shall provide KLM with all necessary permits and other authorizations.
4. **SAFETY.** KLM shall be responsible for the safety of KLM personnel at the project site. The KLM Client or other persons shall be responsible for the safety of all other persons at the project site. The KLM Client shall inform KLM of any known or suspected hazardous materials or unsafe conditions at the project site. If, during the course of the KLM services, such materials, or conditions are discovered at the project site, KLM reserves the right to take measures to protect KLM personnel and equipment or to immediately terminate KLM services. The KLM Client agrees to be responsible for, and agrees to pay, any such additional protection costs. Upon such discovery by KLM, KLM agrees to use commercially reasonable efforts to notify the KLM Client in writing, of hazardous materials or unsafe conditions regarding the project site.
5. **HAZARDOUS MATERIALS.** Unless otherwise agreed to in the scope of work with the KLM Client, KLM has no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials at the project site. To the full extent permitted by the law, the KLM Client shall defend, indemnify, and hold harmless KLM, its employees and representatives from all claims, including costs and attorney fees, arising out of the presence of hazardous materials or exposure to the same on the job site.
6. **SITE ACCESS AND RESTORATION.** The KLM Client will provide KLM and its representatives with safe and legal project site access. It is understood by the KLM Client that in the normal course of KLM providing its services and work, some nominal damage to the project site may occur. KLM agrees to take reasonable commercial precautions to minimize such damage, if any. Restoration of the project site, if any, is the responsibility of the KLM Client, unless otherwise agreed to in writing in the scope of work.
7. **KLM LIMITED WARRANTY AND DISCLAIMER.** KLM will perform services consistent with the standard of care and skill normally performed by other like firms in the industry and profession at the time of this service and in the geographic area of the project. **EXCEPT AS EXPRESSLY STATED IN THIS SECTION, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, PERTAINING TO THE PRODUCTS AND SERVICES SOLD UNDER THIS AGREEMENT. KLM DISCLAIMS ANY IMPLIED**

WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL KLM BE LIABLE TO THE KLM CLIENT, ITS AGENTS, REPRESENTATIVES, EMPLOYEES, CUSTOMERS OR ANY OTHER THIRD PARTY, FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOSS OF USE, LOSS OF REVENUE OR LOSS OF PROFIT, IN CONNECTION WITH OR ARISING OUT OF THIS AGREEMENT OR THE EXISTENCE, FURNISHING OR FUNCTIONING OF ANY ITEM OR SERVICES PROVIDED FOR IN THIS AGREEMENT OR FROM ANY OTHER CAUSE, INCLUDING WITHOUT LIMITATION CLAIMS BY THIRD PARTIES, EVEN IF KLM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

8. **SCHEDULING.** Prior to KLM scheduling its services related to the project, the KLM Client shall furnish KLM with a written Agreement, purchase order or other written request for KLM services and shall give as much notice as reasonably possible in advance of the time when the KLM services are desired to commence. The KLM service schedule shall be mutually agreed upon by the parties in writing. If a KLM inspection is canceled or delayed after KLM personnel and/or equipment are in transit to the project site, then the KLM Client shall be billed, and the KLM Client agrees to pay for KLM time and expenses according to the then current KLM Fee Schedule for KLM time spent and KLM costs incurred. If KLM is unable to redirect KLM representatives to other third-party project sites on the canceled or delayed scheduled service day, at a minimum, the KLM Client will be billed and the KLM Client agrees to pay KLM for one (1) full day of KLM labor.
9. **INSURANCE.** KLM will maintain worker's compensation insurance and comprehensive general liability insurance. KLM will provide KLM Client with a certificate of insurance upon KLM Client's request.
10. **PAYMENT.** KLM will submit periodic invoices for KLM services provided and work performed. Invoices are due upon receipt. The KLM Client agrees to inform KLM of invoice questions or disputes within 10 business days of the invoice date. The KLM Client agrees to pay all undisputed KLM invoiced amounts within 45 days of the invoice date. The KLM Client agrees to pay interest on all overdue amounts at a rate of 1.5% per annum or the rate allowed by law, whichever is less, plus costs of collection, court costs, and reasonable attorney fees on all such amounts. If any undisputed invoice remains unpaid for 60 days, then KLM may, at its sole discretion, suspend or terminate services to the KLM Client without liability.
11. **INDEMNIFICATION.** KLM shall indemnify and hold harmless the KLM Client and its shareholders, directors, officers, members, governors and employees from liability, claims, losses, and damages arising out of or relating to the applicable Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or injury to, or destruction of tangible property, including the loss of use resulting therefrom to the extent caused by KLM's negligent acts or omissions.

The KLM Client shall indemnify and hold harmless KLM and its shareholders, directors, officers, members, governors and employees from liability, claims, losses, and damages arising out of or relating to the applicable Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or injury to, or destruction of tangible property, including the loss of use resulting therefrom to the extent caused by the KLM Client's negligent acts or omissions. Further, the KLM Client shall indemnify and hold harmless KLM from all claims or losses arising out of the unauthorized use of KLM's Documents.

- 12. LIMITATION OF LIABILITY.** IN NO EVENT SHALL KLM OR THE KLM CLIENT BE LIABLE, ONE TO THE OTHER, FOR INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE FURNISHING, PERFORMANCE OR USE OF ANY PRODUCTS OR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.
- 13. DELAYS.** If KLM service or work delays are caused by the KLM Client, by third parties, strikes, natural causes, weather, or other circumstances beyond KLM's control, a reasonable time extension for performance of KLM services and work shall be granted, and KLM shall be entitled to and the KLM Client agrees to pay KLM an equitable fee adjustment.
- 14. TERMINATION.** After seven (7) days written notice, either party may elect to terminate this Agreement. Notwithstanding the foregoing, the KLM Client agrees to pay for all KLM services provided and work performed through the date of termination. Notwithstanding the foregoing, the following sections shall survive the termination of this Agreement: Sections 5, 7, 10, 11, 12, 15, 16, 21 and 24.
- 15. SEVERABILITY.** Any provisions of this Agreement later held to violate a law or regulation shall be deemed void, and all remaining provisions of the Agreement shall continue in full force and effect.
- 16. KLM'S DOCUMENTS.** All reports, specifications, drawings and other documents furnished by KLM are part of KLM's services and work for the KLM Client and the same are for use only for the project (KLM Documents). KLM retains all ownership of said documents regardless of whether the project is completed. The KLM Client may retain copies of the KLM Documents for reference purposes. KLM does not represent or warrant that the KLM Documents are suitable for reuse on any extension of the project or on other projects. The KLM Client shall not use the KLM Documents without KLM's written consent.
- 17. ASSIGNMENT.** KLM may not assign this Agreement to any other person unless written consent is obtained from the KLM Client.
- 18. AMENDMENTS.** Any modification or amendment of to this Agreement shall require a written agreement signed by both Parties.
- 19. NONDISCRIMINATION.** In the hiring of employees to perform work under this Agreement, KLM shall not discriminate against any person by reason of any characteristic or classification protected by state or federal law.
- 20. GOVERNING LAW.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota without regard to or application of conflicts of law rules or principles. All proceedings related to this Agreement shall be venued in **Washington County, Minnesota.**
- 21. AUDIT.** Pursuant to **Minnesota Statutes, § 16C.05, Subdivision 5**, KLM agrees that the KLM Client, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary (but under all circumstances not more often than once per calendar year), shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, or records which are pertinent to the accounting practices and procedures of KLM, and involve transactions relating to this Agreement.

22. **JOB SITE IMAGES, PHOTOGRAPHY AND VIDEO.** During the term of this Agreement and thereafter, KLM has the KLM Client's permission to take photographs or video of the project site for training, documentation, education or KLM promotional purposes. A signed Agreement that includes these KLM Terms and Conditions constitutes the KLM Client's written permission to KLM regarding the use of the items and information set forth in this section.
23. **WAIVER.** The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other Party shall not be construed as or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.
24. **HEADINGS.** Section headings used in this Agreement are for convenience only, have no legal significance, and in no way change the construction or meaning of the terms hereof.
25. **ENTIRE AGREEMENT.** This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

End of the KLM Terms and Conditions.

Rev 2022.11.23

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Well 4 Information

From Nate Fosbinder <utilities@cityofmineralpointwi.gov>
Date Thu 1/30/2025 11:44 AM
To Matthew Honer <administrator@cityofmineralpointwi.gov>

 3 attachments (1 MB)

Cahoy Pump Service Well 4.pdf; Peerless Pump Well 4.pdf; CTW Corporation Well4.pdf;

Matt,

Attached is the information I have received regarding the pull and rehabilitation of Well 4. I have information from three companies and have received references from all three also. I am not including the references in this email. I am awaiting some more information from WQI (water quality investigations). I should have this tomorrow. I was put in contact with them from one of the Well companies and have sent them some initial information regarding the ongoing issues surrounding Well 4. CTW Corporation has provided some additional options regarding the rehabilitation and re-installation. Intention would be to move forward with more investigative testing and/or planning for the pull and rehabilitation. Planning for the cost of these decisions.

Thank you,

Nate Fosbinder

Water/Sewer Superintendent | City of Mineral Point

Phone: 608-987-8088

Cell: 608-574-2166

Email: utilities@cityofmineralpointwi.gov

Address: 137 High St., Ste 1, Mineral Point, WI 53565

www.cityofmineralpoint.com

January 30, 2025

Nate Fosbinder
City of Mineral Point - Utilities

SUBJECT: Mineral Point Well 4 Corrosion Assessment

Background

The City of Mineral Point is experiencing declining pumping capacity at Well 4. Similar symptoms were observed prior to rehabilitation efforts in 2021, which was caused by a hole in the column pipe. The necessary repairs were made and a static/brief chemical treatment was performed before returning the well to service. Unfortunately, less than five years later, the same problem has occurred. The purpose of this investigation is to determine the underlying cause of corrosion in the well so that proper remediation work can be specified to address the underlying source of the problem (instead of chasing the symptom). Preliminary data and experience with the aquifer in the area suggest that a sulfate reducing type biofilm is likely present in the well. This type of biofilm is aggressive towards steel and known to cause corrosion of column pipe at couplings. If this is the case, a targeted and aggressive chemical rehabilitation of the well is needed to rid the well of biofilm followed by routine maintenance of the well to keep it under control.

Corrosion of the column pipe, casing, pump, and other components can be attributed to a variety of factors. Microbial Induced Corrosion (MIC) is widely accepted within industrial water applications (cooling, heating) as a cause of corrosion, however it is often overlooked within wells and drinking water systems. Naturally occurring bacteria within a water system (in this scenario, the well) form a thin layer because of stress or for protection. This layer is referred to as biofilm. Acting like a raincoat, biofilm shields the bacteria from harmful external conditions and in some cases manipulates the surrounding environment to reduce stress. Biofilm can corrode the metal surface to obtain essential nutrients. Increased water age (stagnation), debris accumulation, and low velocities generally accelerate biofilm growth. This investigation will assess if the corrosion is chemically based or biologically driven (MIC) so that appropriate corrective actions can be taken.

MIC is commonly mistaken for stray voltage. Corrosion within the column pipe couplings and threads needs to be carefully reviewed, noting patterns and the depth of the corrosion within the well. Stray voltage appears as a more uniform corrosion pattern at the coupling threads, typically independent of wetted depth. Microbial induced corrosion (MIC) is less uniform and concentrated in the region between static water level and the well pump, typically developing as a hole on the top side of the coupling. This area of the well is saturated with water that does not turn over with pumping, creating stagnant conditions and excessive biofilm. As noted, water stagnancy promotes biofilm growth (undesired). Both biological and chemical testing is required to distinguish why corrosion is occurring.

The proposed water quality assessment will show biofilm and nutrient trends between different regions of the well. Using a comparison approach, WQI separates issues occurring within the

well (cased region, borehole) from those in the aquifer (source water) to determine the cause of corrosion. Appropriate rehabilitation practices can then be implemented. WQI has worked with numerous municipalities across the state of Wisconsin to develop targeted well rehabilitation plans. A further explanation of this process is detailed under the “Typical Testing” portion of this proposal. Failure to identify why corrosion is occurring will result in the problem continuing to persist.

The rehabilitation efforts in 2021 cost over \$130,00. Four years later the City is facing a similar price tag. This investigation will take a different approach to ensure that this required investment addresses the underlying cause while providing long-term solutions to the corrosion challenges within Well 4.

Typical Testing

WQI’s investigations typically use WQI’s **Biofilm Indication Test®**, **Biofilm Activity Test®** and **protein assay**, and include targeted nutrient, inorganic compounds and metals testing, and testing for corrosivity parameters. This approach determines if water will be corrosive, if and why biofilm is present and estimates the impact that biofilm may have on water quality and corrosion. Taken in aggregate, these tests assess the potential for total corrosion, separating chemical corrosion from microbiologically influenced corrosion (MIC), and help determine the suitability of water for downstream uses.

Typical investigations include the analysis of a series of samples from a system to help assess severity/location of naturally occurring biofilm and if there are biofilm changes in the system, which helps us understand where an issue starts. Sample locations are specific to the type of system being assessed and are selected to help determine the underlying source of an issue. Comparison of results within a system helps to determine where an issue starts and how to resolve it, whether the solution be chemical/mechanical cleaning, improved corrosion control treatment, alternate materials of construction, additional water treatment, aggressive flushing and/or additional preventative maintenance.

Well Investigations: WQI has extensive experience working with municipalities across Wisconsin and the Midwest. Lost capacity, microbial induced corrosion, equipment failures, and compliance with primary and secondary contaminants such as radium, arsenic, PFAS, iron, and manganese are just a few of the challenges WQI has been brought in to solve. While the initial investigation and well rehabilitation process can be costly, the subsequent benefits are far reaching. The information gathered in the investigation can be transferred to other wells in the Utility’s system. In this instance, by addressing the challenges in Well 4, a significantly reduced approach (scope and cost) would be needed for Well 3. Lower maintenance costs, improved efficiency, reduced risk of emergency failure, and improved water quality supplied to the system are all benefits when correctly rehabilitating and properly maintaining a well. Oftentimes this investment made up front pays dividends when we address the issue rather than chase the symptom. A list of municipalities WQI has worked with is listed at the end of this document.

Well rehabilitation can include a variety of steps. The initial water quality testing identifies which steps are needed so A) the underlying cause is addressed and B) costs can be minimized by

eliminating unnecessary steps. For instance, selecting the correct chemical and concentration to attack and loosen the biofilm is important. Different types of biofilms have different types of protection mechanisms (raincoat analogy). If not considered, the chemical can simply “run off the raincoat” and not be effective. This is one example of the detailed approach WQI takes to ensure the root cause is addressed. Common steps we consider include mechanical treatment, chemical treatment, materials of construction, and equipment modifications. Further details can be provided upon request.

Proposal

We offer the following proposal to assist Mineral Point Utilities with investigating the corrosion issue at Well 4:

1. Task 1: Water Quality Assessment. Perform a water quality assessment of water discharged from the well after a 6-hour period of non-use:
 - a. Perform a visual assessment of samples collected from the well after a six-hour period of non-use. The assessment helps determine sample times and provides visual information as to whether microbial induced corrosion is occurring in a well. A written procedure will be provided for this, which can be performed by Utility staff about one day ahead of sampling. This has been completed and shows the presence of biofilm in the column pipe and cased region of the well.
 - b. Perform a minimal biofilm and water quality assessment for the well, which includes collecting two samples from the well after a six-hour period of non-use. The samples would assess the presence of biofilm and corrosion in different parts of the well. The well would be pumped to waste or system for an extended period to get a representative aquifer sample. Results of the assessment would quantify biofilm induced water quality changes for samples that were originally located in the following areas of the well prior to start of pumping:
 - i. open borehole (collected at about 2 minutes after start of flow at sample point)
 - ii. distant aquifer (collected at about 4 hours after start of flow at sample point)
 - iii. A diagram listed at the end of this document generally shows these areas.
 - c. Each sample would be assessed for the presence of nutrients and chemical components (alkalinity, nitrite, nitrate, orthophosphate, total phosphate, ammonia, chloride, sulfate, and total organic carbon), and metals (ICP metals scan) testing. Results would be analyzed and compared to determine the following:
 - i. Whether corrosion is occurring in the well to release metals from steel components in the well and/or from aquifer minerals.
 - ii. Whether nutrients present in the aquifer would promote biofilm growth and corrosion in the well and downstream water system.

- iii. Whether a nutrient limitation in the water would promote growth of an aggressive biofilm to cause non-uniform corrosion (pinhole and crevice corrosion).
 - iv. Whether biofilm in the well is performing nitrification, denitrification, sulfate reduction or sulfur oxidation, which are metabolisms that promote corrosion.
 - d. Each sample would also be assessed for the presence of biofilm and biofilm activity with **WQI's Biofilm Indication Test®**, **Biofilm Activity Test®** and **Protein Assay**. Test results would be correlated to nutrient and metals data to determine the cause for biofilm, where biofilm is the most problematic, whether biofilm present would be corrosive, and how to control it.
 - e. Because all water in a well at the end of a pumping cycle is technically distant aquifer water, comparative analysis of all samples to the aquifer sample will determine the role that biofilm has, if any, on water quality changes in the well and the potential for water quality and corrosion issues in the well and/or system. Data would also be assessed to determine the need for well rehabilitation.
 - f. Cost for the above with a summary report and recommendations would not exceed \$3,655. The cost includes WQI laboratory fees, sample coordination, data analysis, report preparation and one follow-up virtual meeting to explain results. The cost does not include preparation of remediation plans and procedures, or the cost for return sample shipping. Work would be billed on a time and material basis. Samples can be collected by Utility staff in kits provided by WQI. Alternatively, WQI can collect the samples for an additional cost of \$640. The aquifer sample would need to be collected by Utility staff and either delivered to WQI or shipped.
 - g. Purpose: Identify conditions within the well and the aquifer that contribute to biofilm growth and microbial induced corrosion. Determine if biofilm is present, what type, and how it is impacting water quality and corrosion in the well. Comparison between the samples shows how the biofilm can change nutrient and metal levels (indicating corrosion). This data informs necessary rehabilitation work, such as what type of chemical, how much chemical, etc.
2. Task 2: Well Rehabilitation. Work for this item includes the following:
- a. Development of a well specific rehabilitation plan based on sample data. The plan would be prepared for rehabilitation of the well with the well pump removed.
 - b. Plan would be written in a format to allow Mineral Point Utilities to obtain quotes for the work.
 - c. Well rehabilitation plan would be submitted by WQI to the WDNR for approval.
 - d. Work by the contractor would be monitored remotely by WQI during the rehabilitation process, including teleconferences as needed with the contractor and Mineral Point Utilities staff.

- e. Assessment of televising data, including review of the well video for the presence of biofilm and/or defects and preparation of a written report
 - f. Costs for the above would not exceed \$6,400. These costs do not include bidding services or preparation of a formal bid package. This item would be billed on a time and material basis.
 - g. Purpose: Using data gathered from Task 1, a well rehabilitation plan can be created to address the underlying source of corrosion within the well. Identifying detailed steps and monitoring the well rehabilitation process provides confidence the plan is followed by the Contractor.
3. Task 3: Post Rehabilitation Well Assessment and Maintenance Plan. Work for this item includes the following:
- a. Assess two samples from the well to document after rehabilitation conditions.
 - b. Prepare an ongoing well maintenance plan for use by Mineral Point Utilities to optimize water quality and production from the well (can be used as a basis for other wells in the system).
 - c. Cost for the above would not exceed \$6,288. Work would be billed on a time and material basis. Samples would be collected by Utilities staff in kits provided by WQI.
 - d. Purpose: Provide the Utility with a maintenance plan to minimize biofilm growth and corrosion from returning in the well. This plan includes actionable steps that can be taken to protect the investment that was just made in rehabilitating the well. WQI has seen vast improvements in wells across the state of Wisconsin if these practices are implemented. The benefits include a significantly reduced likelihood of emergency equipment failures due to corrosion, and improved water quality supplied to the system.
4. Task 4: Additional testing. This testing includes **WQI's Biofilm Indication Test®**, **Biofilm Activity Test®**, and **Protein Assay** at a site previously sampled or added to a set of samples. The cost for testing with a summary data report would be about \$1,373 per sample, depending upon the number of samples analyzed, with samples collected by Utility staff. This item would be billed on a time and material basis.
5. Task 5: Added Consulting. This item includes work such as assisting Mineral Point Utilities with developing procedures to control biofilm and corrosion in the wells and water system, attending meetings and/or teleconferences, performing additional data analysis, and preparing documents and procedures to be used by Utility staff. This item would be billed on a time and material basis at \$121 to \$176 per hour, depending upon the staff member performing the work.



WQI would invoice for work performed on a monthly basis with payment due within 30 days of invoice.

We appreciate the opportunity to submit this proposal and look forward to working with you. If this proposal is agreeable, please sign below, indicate with a checkmark which tasks you would like us to perform and return with billing information for establishing an account.

If you have any questions or concerns, please contact me at your earliest convenience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'A. Jacque', is written over a light blue horizontal line.

Andrew D. Jacque, Ph.D., P.E.
Chief Scientist, Founder

Please sign below to show acceptance of this proposal and indicate which tasks and/or services should be performed.

Signed:

Date:

-
- ☐ Task 1: Water Quality Assessment (\$3,655) ☐ Samples collected by WQI (\$640)
- ☐ Task 2: Well Rehabilitation Plan (\$6,400)
- ☐ Task 3: Post Rehab Assessment and Maintenance Plan (\$6,288)
- ☐ Task 4: Additional Testing, please list _____
- ☐ Task 5: Added Consulting (\$1,560 for 12 hours of effort)

Please fill out this form completely and return along with the signed proposal.

Primary Contact Information

Name (print):

Title:

Company (if applicable):

Email:

Phone:

Sampling Address

Street:

Street 2 (apt., suite, etc.):

City:

State:

Zip:

County:

Billing Information

Payment Method: ☐ ACH ☐ Check ☐ Cash

Invoicing Method: ☐ Email ☐ Mail

PO Number:

Billing Contact Information (if different from above)

Name:

Email:

Phone:

Billing Address (if different from above)

Street:

Street 2 (apt., suite, etc.):

City:

State:

Zip:

County:

WQI Company Background

WQI is a combined laboratory and consulting business that specializes in investigating and solving water quality, water treatment and corrosion issues (water-related concerns) in water-based systems. We have carried out numerous investigations for the following types of water-based systems:

1. Municipal, industrial, commercial, agriculture and residential groundwater wells (small to large).
2. Surface water drinking water treatment plants (various treatment technologies including conventional sand filtration, granular activated carbon, ozone, micro and ultra membrane filtration and reverse osmosis, large to small).
3. Groundwater treatment systems (various treatment technologies, large to small).
4. Water distribution systems from source to tap (groundwater and surface water systems, public and privately owned, small to large).
5. Industrial type water systems including irrigation, fire protection, non-contact cooling, aquaculture, agriculture, pharmaceutical and process water systems.
6. Wastewater treatment and conveyance systems (treatment performance and corrosion).
7. Hot and cold-water commercial premise plumbing systems, including those found in hospitals, prisons, university buildings, dormitories, condominiums, office parks, food manufacturing, and agriculture.
8. Premise plumbing water treatment systems, including ion exchange (softening), anion exchange (nitrate removal), iron filtration, ozone/UV treatment and reverse osmosis.

Solutions to water-related concerns at an investigated location are developed based on resolving/minimizing the underlying cause of a concern or mitigating the concern if the underlying cause is difficult to resolve. Our investigations generally find that water-related concerns are influenced/caused by an elevated to excessive presence of unregulated nutrients and debris in the water, and/or naturally occurring biofilm in the system investigated. All water-based systems will have naturally occurring biofilm, which is generally non-problematic if it is present at a low to moderate occurrence, if it is stable, or if debris accumulation is minimal. However, the presence of excessive or unstable biofilm in a system may cause one or more of the following water-related concerns:

1. Elevated iron, manganese, nitrate, radium, arsenic and/or odors.
2. Elevated to excessive microbiologically influenced corrosion (MIC) of galvanized steel, lead, brass, stainless steel and/or copper plumbing (form of non-uniform corrosion in all water system types – severity depends on nutrient balance). Certain metabolisms are particularly aggressive towards zinc that is used in newer no-lead brass fixtures.
3. Specifically in drinking water: repeat coliform positive test results from a well or water system; biological fouling or plugging of water treatment equipment; increased disinfection byproduct formation (chronic health concern); taste, odor, and turbid water complaints; corrosion of well and plumbing equipment; increased nitrite (acute health concern); and excessive loss of disinfection residual.
4. Increased nitrite or nitrate in the system, which is corrosive (systems with elevated ammonia or systems fed with chloramine disinfected water).

5. Increased alkalinity in the system, which is corrosive (systems with elevated organic carbon or proteins).
6. Consumption of sulfate in the system, which create “rotten egg” odor and is corrosive (systems with elevated organic carbon or where disinfection is lost).
7. Growth of waterborne opportunistic pathogens, including Mycobacterium, Pseudomonads and Legionellae.

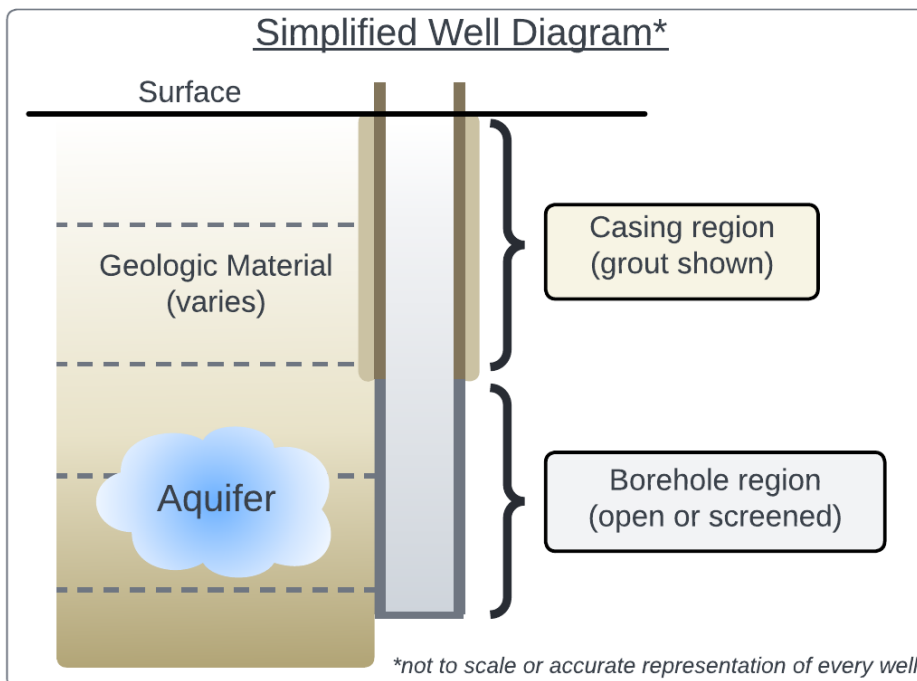
It is WQI's experience that water quality and corrosion issues in plumbing and piping systems have numerous potential causes, which generally include one or more of the following:

1. The presence of unregulated nutrients in the source water, which promotes natural biofilm growth in the water system. These nutrients include proteins, organic carbon, nitrogen (ammonia, nitrate and proteins), sulfate and metals. An imbalance or limitation in these nutrients causes more problematic biofilm (missing metal needed for metabolism or a missing/limited nutrient).
2. The use of orthophosphate as a corrosion inhibitor (a microbial nutrient), which will unintentionally create a nutrient imbalance in the water and could cause problematic biofilm to form. In many cases, if orthophosphate is fed at a low dose, there will be minimal biofilm related issues. However, if orthophosphate is fed at a high dose (greater than 1.5 mg/L) in the presence of elevated organic carbon (greater than 1.5 mg/L) and/or ammonia (greater than 0.2 mg/L), there could be areas of the distribution system that see problematic biofilm growth.
3. Biofouling of water treatment equipment (softeners, iron filters, membranes, etc), which increases nutrients present in the water and seeds the downstream water system with biofilm.
4. High water age and low disinfection concentration, which can be impacted by distribution system management and the plumbing system's orientation in a distribution system.
5. The use of water efficient fixtures, which are not adequately recognized by the plumbing code. This results in oversized pipes and causes reduced flow velocities in the plumbing, which allows debris and biofilm to accumulate because the flow is too low for the plumbing to be self-cleaning.
6. Specifically in complex and commercial plumbing systems:
 - a. The use of a combined fire suppression and domestic water service at the entrance to a building, which causes increased water age and promotes debris accumulation and biofilm growth in the service line that gets transferred to the downstream plumbing system.
 - b. The use of redundant water services to meet hospital requirements, which further increases water age, debris accumulation and biofilm growth at the entry point to the building, and subsequent particle loading and biofilm growth in the downstream plumbing system.
 - c. The use of secondary hot water disinfection, including chlorine, chloramine, chlorine dioxide, and silver-copper ionization, which creates bacterial stress to cause biofilm to thicken. Particles created in silver-copper ionization create debria and a niche for biofilm and bacteria to thrive.

- d. The presence of dead-legs or low-flow areas in the plumbing, which creates the potential for stagnant conditions and the growth of unwanted biofilm.
- e. Use of recirculated hot water systems to meet water efficiency and so-called energy efficiency requirements in the plumbing code. These recirculated systems dramatically increase water age, which promotes biofilm growth and the need for water management and water re-treatment to control the presence of opportunistic pathogens. This re-treatment will control bulk water bacteria to minimize exposure to opportunistic pathogens, but it is generally ineffective at controlling biofilm growth and resulting corrosion of plumbing.

A brief list of Municipalities WQI has worked with to address corrosion, capacity and water quality issues:

- City of Fitchburg (Well 4 and Well 10)
- City of Madison (Well 18)
- Village of Germantown (numerous)
- City of Viroqua (Well 5 and Well 6)
- City of Jefferson (Well 4 and 5)
- Village of Marshall (numerous)
- Town of Sheboygan (Well 2 and Well 3)
- Village of Coleman (Well 2 and Well 3)
- Village of Middleton (Well 4)
- City of Verona (Well 6)
- City of Pewaukee (Well 4, Well 5 and Well 8)
- City of Marshfield (numerous – they have 20 lower capacity wells)
- State of Wisconsin Facilities (DOC, DOT, DNR, DHS, etc)





Cahoy Pump Service

The Premier Provider of Municipal, Industrial, & Environmental Water Well Services.

A Division of The Cahoy Group

December 19, 2024

City of Mineral Point
137 High Street
Mineral Point, WI. 53565

Attn: Mr. Nate Fosbinder
Re : Well No. 4 Pull & Inspect

Greetings Nate;

We understand you wish to conduct a Pull & Inspect on your Well Pump # 4. We understand this unit is set on 405 feet of 8" x 2 1/2" x 1 1/2" oil lubricated column assembly and was last serviced in 2021. That said, we are pleased to provide you with the following Scope of Work and the associated proposal for your review and consideration:

SCOPE OF WORK:

- Review project with Field Crew. Conduct job specific safety meeting.
- Mobilize crew to jobsite, setup, install Lock Out / Tag Out Equipment.
- Disconnect electrical, right-angle gear drive, and discharge piping.
- Pull pumping assembly and load bowls, column assembly, and discharge head on trailer.
- Transport to Cahoy Machine Shop. Teardown bowl assembly, oil tubing, sandblast ends of column pipe. Measure & inspect.
- Provide detailed report on the condition of the pumping equipment including suggested course of action with repairs, replacement parts, and pricing.
- Mobilize to site, disinfect well w/ 100 ppm via granular sodium hypochlorite.
- Re-install pumping equipment.
- Pump-To-Waste for up to 2 hours recording results.
- Clean well house and jobsite, demobilize.
- Furnish Owner with final, detailed report.

Cahoy Iowa West:
Marne, Iowa

Cahoy Illinois South:
Lincoln, Illinois

Cahoy Corporate Office:
24568 150th Street – Suite 200
Sumner, Iowa 50674
(563) 578-1130

WWW.CAHOYPUMP.COM

Cahoy High Plains:
Cheyenne, Wyoming

CPS - IL North:
Durand, Illinois

PRICING STRUCTURE:

#	DESCRIPTION	U	Q	UNIT PRICE	TOTAL PRICE
1	Pull pumping assembly, load, transport, teardown & inspect	LS	1	xxxxxxx	\$ 15,984.00
2	Re-assemble bowl assembly, oil tubing, & job preparation	LS	1	xxxxxxx	\$ 1,635.00
3	Re-installation & Pump-To-Waste	LS	1	xxxxxxx	\$ 13,280.00
	TOTAL BASE COST	xx	x	xxxxxxx	\$ 30,899.00
	OTHER MAJOR / POSSIBLE COMPONENTS				
1	8" x 10'0" T&C column pipe w/ Tnemec epoxy coating	EA	1	\$ 589.00	
2	2.5" x 5' sch 80 oil tubing w/ Tnemec epoxy coating	EA	1	\$ 165.00	
3	1 1/2" x 5'0", C1045 lineshafts w/ couplings	EA	1	\$ 204.00	
4	2 1/2" x 1 1/2" bronze oil tube bearings	EA	1	\$ 119.00	

NOTES:

- Material pricing is valid for 60 days.
- Site accessibility / snow removal is by Others.
- BacT testing is by Others.
- Freight / shipping costs are TBD.

Nate, on behalf of Cahoy Pump Service I sincerely appreciate the opportunity to provide you with this proposal. Please feel free to contact me if you have any questions or wish to have us proceed with scheduling the work.

Sincerely,



Troy Mohlis
Business Development.



Speed and Innovation is Our WaterMark

January 24, 2025

Mr. Nate Fosbinder
City of Mineral Point
137 High St., Ste 1
Mineral Point, WI 53565

RE: Well 4 Inspection and Service

Dear Mr. Fosbinder,

Thank you for giving us the opportunity to meet with you last week and discuss a multitude of topics. CTW is a third generation well and pump contractor faithfully serving the municipalities of Wisconsin since 1972. We believe we have fiduciary responsibility to all municipalities and appreciate the opportunity to discuss our concerns with well 4.

Based on historical data provided, it appears that well 4 was last serviced in 2021 with a near complete replacement of all pumping components including oil tube elements. The WI DNR frowns upon oil lubricated pumps and has a minimal code provision for sand pumping conditions. Oil lubricated pumps have two benefits, sand producing wells and deep static water levels. We did not see sand as an issue and your current static water level is not excessively deep.... a traditional water lubed pumping system would better serve you fiscally in the long term. If during your next service interval, the pumping components are in need of extensive replacement, we would highly recommend veering from oil tube to industry standard water lube.

During your 2021 inspection, during televising the contractor noted that the well had a coating of biofilm from 315' to 750'. While this is not extraordinary for a well, it is a concern for corrosion. Biofilm induced corrosion is often misdiagnosed as stray voltage. Naturally occurring biofilm will actively look for an iron source and attach to the carbon steel pump and drop pipe. If left undisturbed, they will secrete hydrochloric acid to dissolve iron from the casing and subsequently create holes. Holes are most prevalent on the top sides of couplings and threaded joints. Water testing by WQI (Water Quality Investigations) can confirm what type of bacteria are present in the water and how aggressive they will be to your well and distribution system. The contractor in 2021 also provided epoxy coated pipe and cathodic zinc anodes to combat both stray voltage and epoxy for the biofilm. The downfall with epoxy coated pipe is that it does not protect threads, which is where the biofilm most aggressively attacks the steel.

Biofilm is naturally occurring. We have found the best way to address is with a comprehensive rehabilitation, followed by additional protection applied to the pipe joints (weakest point). Rehabilitation consists of mechanical processes followed by subsequent chemical rehabilitation with both inorganic (iron and scale removal) along with organic acid (breaks down biofilm polysaccharide) and extensive final disinfection. Once the well has been thoroughly cleaned, we recommend that the community performs semi-annual chlorine disinfection (we will support and train the community personnel to complete) to keep new growth at bay keeping the well inhospitable for future growth.

We currently do not know the root cause of loss flow, but we would recommend the community open dialogue with Dr Andrew Jacque of Water quality investigations to provide a third-party professional

CTW Corporation

21500 W. Good Hope Road, Lannon, WI 53046

www.ctwcorporation.com (262) 253-6613 Branches: Baraboo, Eau Claire, and Green Bay

opinion on stray voltage vs biofilm induced corrosion. We would also recommend that the pump be pulled with all components inspected including televising of the well to assess biofilm mass. We prefer to provide an estimate that includes all possible scenarios as well as rehabilitation. Based on historical pump service, we are pleased to estimate the following:

Pull Pump

- Mobilize pump hoist and three man crew, remove existing 100hp 480v GE VHS motor, right angle drive, discharge head, 8" column pipe and oil tube to 405', SP10N-11 pump, remove stuffing box and brass oil lube bearings.....**\$10,048**

Pump Rebuild

- Remove brass wear rings and shaft bearings, replace and trim impeller skirts to manufacturer specifications.....**\$6616**

Televising

- Provide color televising of the well to assess mineral deposition and biofilm growth since 2021.....**\$1500**

Column Pipe

- If the existing column pipe is in poor condition and cannot be reused, we recommend the pipe be replaced and thread together with PTFE and PVC taped joints. 8" x 9' 11 1/4" column pipe @....**\$648ea***

*If the existing column pipe has holes in it, we will not recommend zinc sleeves or epoxy coating. Both are expensive and historically, they did not solve the issues.

Shafting

- In 2021 NEW stainless-steel shafts were installed and will not need to be replaced.

Oil Tube Bearings

- Brass oil tube bearings were replaced in 2021. We expect them to be in good condition and will be reused. If bearings are in poor condition, replace 2 1/2" x 1 1/2" brass bearing @.....**\$222ea**

Oil Tube

- If extensive oil tubes need to be replaced, we will recommend water lube conversion, if only a few need to be replaced, 2 1/2" x 5' oil tube @.....**\$242ea**

Pump Installation - Reinstall rebuild and repaired components to 405', chlorinate well and flush to waste, sample for 1x for coliform bacteria, 2x if rehabilitation is completed.....**\$11,005**

If component inspection and televising confirm that biofilm induced corrosion is the root cause of accelerated corrosion, CTW would apply for DNR approval for rehabilitation as described below:

Rehabilitation

- Brush well 40 complete passes with 16" diameter brush – bail material removed from brushing process
- Acid-based treatment of the well to remove mineral scale, disrupt biofilm and loosen debris that are blocking water producing fractures in the well (HCL and Glycolic acids)
- Chlorine-based treatment of the well to remove and inactivate biofilm in the well and in water producing fractures (Sodium hypochlorite and Clearitas 101)

- Install a temporary 100 gpm recirculation pump in the well hung on 2" sch 120PVC pipe, set at approximately 15 feet below the static water level (approx. 275') , with 2" discharge to the surface. On the 2" surface piping, install a check valve, throttling valve, smooth sample tap, and flow meter, then connect to a 2" line that is installed to about 5 feet off the bottom of the well 800'. Throttle the pump discharge or operate the temporary pump using a VFD or valve to control flow rate between 75 and 100 gpm
- Perform a HCL treatment of the well to remove mineral scale and mineral laden biofilm. Treat the well to a pH of 1 su. HCL treatment will consist of a 1000gallon solution of 200gallons inhibited NSF 20 Baume HCL and 800 gallons of water. Solution will be pumped down tremie pipe. Recirculate chemical in the well checking pH every 8 to 12 hours. If pH rises above 3 su, redose with acid to achieve a pH of 1 su and continue to circulate. If the pH stays below 3 su for 24 hours, treatment is complete. Minimum treatment time is 48 hours...
- Pump pH treatment to sanitary, neutralize with soda ash to pH of 6.5 as needed.
- Chemically clean the well to remove biofilm from the borehole. The treatment shall consist of the following: Clearitas 101, hydroxy acetic acid, and sodium hypochlorite. Treatment will consist of a 1000gallon solution of 20gallons Clearitas 101, 40gallons NSF hydroxy acetic acid, 50 gallons 12.5% NSF sodium hypochlorite and 890gallons of water. Tremie inject solution into the well. Recirculate the chemical mixture in the well. Check chlorine residual every 8 to 12 hours. If chlorine residual falls to less than 200 mg/L, re-dose the well to 500 mg/L (15 gallons of 12.5% sodium hypochlorite). If chlorine residual stays above 200 mg/L for 24 hours, the treatment is complete. Minimum treatment time is 48 hours.
- Pump biofilm treatment to sanitary, neutralize chlorine with sodium thiosulfate as needed.
- Remove recirculation pump.
- Add chlorine pellets (2lbs of calcium hypochlorite – 70% chlorine) well for final chlorination and installation of owners permanent pump
- Reinstall pumping components, Pump well to waste and neutralize chlorine with sodium thiosulfate, sample well 2x for coliform bacteria
- Perform a 60-minute pump test (final conditions).

Well Rehabilitation Estimate.....\$26,750

Options

Well Pumping Components - if the existing oil lube pumping components are in poor condition and require extensive replacement, we will recommend two replacement options: water lube pumping components or resilient stainless steel submersible pumping components.

Water Lube Pump

- Provide DNR approval for oil lube to water lube conversion
- Remove existing water lube stuffing box and convert to water lube
- Provide 6" x 8" bushing for discharge head hanger flange
- Provide (40) 6" x 2" stainless steel water lube bearing w/ replaceable 1 1/2" rubber bearings
- Provide (39) 6" x 9' 11 1/4" carbon steel column pipe and (2) 6" x 4' 11 1/4"
- Provide 6" x 8" pump discharge adapter
- Provide brass adapter bushing for oil lube to water conversion
- Provide Electrical time delay relay, 120v solenoid, copper piping and relay logic
- Existing 1 1/2" stainless steel shafts will be reused

Estimated Water Lube Conversion.....\$38,556

Submersible Well Pump

Submersible well pumps generally cost less to install and allow the use of less expensive resilient stainless steel stamped pump impellers. Submersible pumps are generally less efficient than vertical

turbines, but the use of permanent magnet motors can allow the efficiency difference to be negligible. Historically submersible pump motors have a 10-year lifespan requiring replacement at routine 10-year service interval. Submersible motors also require additional VFD filtering protection to protect against high voltage sine wave destruction. Currently there is a right-angle drive providing redundant back up water pumping ability. This would not serve the submersible well pump and a generator (towable or permanent) would need to be utilized to operate a submersible pump. Based on these facts, we are pleased to provide a resilient submersible pumping system consisting of entirely stainless steel pumping components.

- Provide DNR approval for oil lube to submersible pump conversion
- Provide all adaption to submersible application utilizing existing VHS discharge head
- Provide 100hp 480volt 3600rpm submersible pump motor (non permanent magnet motor)...88% efficient
- Provide 500gpm stainless steel Grundfos pump
- Provide (2) 6" VFD compliant check valves
- Provide 400' of 6" type 304 stainless steel drop pipe w/ stainless steel drop couplings
- Provide 407' of premium flat 2/0 pump cable
- Provide dv/dt output filter, mount in existing VFD cabinet

Estimated Stainless Steel Submersible Pump.....\$102,920

Please let us know if any additional information is needed and look forward to serving you.

Respectfully,

Troy Simonar
CTW CORPORATION



November 27, 2024

City of Mineral Point
Attn: Nate Fosbinder
137 High St.
Mineral Point, WI 53565

Re: Well #4 Pump Pull/Inspection

Nate,

Peerless Well & Pump would like to thank you for the opportunity to submit a proposal on the pull and inspect of Well # 4. Well #4 is an oil lubricated line shaft pump assembly with 405 feet of 8-inch column pipe, 1-1/2-inch shafting, and 2-1/2-inch oil tube that was last pulled by Peerless in 2021.

This pump has historically been pulled every 4-5 years, due to this wells issue with stray voltage causing premature deterioration of the pumping equipment. After only 3 years the pump has seen a significant drop in production, and it is our concern that the stray voltage is the reason for this issue again. In 2021 The city did work with Alliant Energy and other professionals to solve this issue. Peerless installed Zinc sleeves before the pump was installed to help in the case of stray voltage. The zinc should act as a sacrificial metal and save the pipe from being attacked. This does work well in many scenarios, but each scenario is different, and it doesn't always solve the problem.

Below you will see the scope of work for the labor for pulling/Inspecting the pump assembly at well #4. After the pump assembly is thoroughly inspected, I will provide you with an Inspection report detailing our findings and recommended repairs along with the cost associated with those repairs.

Please review the following scope of work for the pull/inspection and reinstallation of this project.

- Mobilize a 3-man pump service crew with pump rig and service truck to Well #4. Set up rig, disconnect motor, and discharge head, and remove 405 feet of 8-inch 1 1/2-inch Shafting, and 2-1/2-inch oil tube. Load equipment and clean up. Demobilize back to shop. Unload equipment disassemble all tubing and shafting, inspect pump assembly including shafting, piping, tube, bowl assembly, and discharge head and report findings.

Lump Sum: \$ 17,980.00

- Mobilize a 3-man pump service crew with pump rig and service truck to Well #4. Set up rig, Set 405 feet of 8-inch, 1-1/2-inch Shafting, and 2-1/2-inch tubing. Set discharge head and motor. Flush to waste. Tie back into system.

Est. Lump Sum: \$ 15,080.00

You will see below I have included the estimated labor cost to rebuild, reassemble, and prep for the job. This may change due to what we find, but it should be pretty accurate to the actual cost.

I have also included the material pricing for most of the materials that may need to be replaced. These would be the most significant in cost. There are misc. items like the zinc sleeves I have not included. In 2021 all the pipe was replaced, most of the oil tubes were replaced, along with the shafting, and bearings. Due to the stray voltage, I cannot say with any certainty what condition the material will be in. My hope is that most of it will be in good enough condition to be reused, but until inspection we will not know for sure.

Item #	Item Description	Quantity	Units	Unit Price	Extended Price
1	Pull and inspect 8" x 405' x 2.5" x 1.5" oil lube pump assembly	1.00	LS	\$ 17,980.00	\$ 17,980.00
2				-	-
3	Reinstall and flush off 8" x 405' x 2.5" x 1.5" oil lube pump assembly	1.00	LS	15,080.00	15,080.00
4				-	-
5	Shop work:Straightening assembly of pump, and prep	1.00	EST	3,000.00	3,000.00
6				-	-
7				-	-
8				-	-
9	8" x 10 epoxy coated column pipe T&C	1.00	EA	850.00	850.00
10	2.5" x 5' sch 80 oil tube epoxy coated	1.00	EA	155.00	155.00
11	1.5" x 10" carbon steel shaft T&C	1.00	EA	200.00	200.00
12	Bronze oil tube bearings	1.00	EA	110.00	110.00
13				-	-
14				-	-
15				-	-
Total Project Proposal					\$ 37,375.00

After reviewing the above proposal should you have any questions or concerns, or if there is any other way we can be of assistance to your community, please feel free to contact me at your convenience. We appreciate this opportunity to provide you with this proposal and look forward to the opportunity to deliver the City of Mineral Point continued expert service on this project.

Peerless Well & Pump

Ross Griffin

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