

MANDAN REMEDIATION TRUST (MRT)
June 2, 2015

Meeting: 260th Official Meeting
Date: June 2, 2015
Location: Mandan City Hall, 205 2nd Ave. NW
Time: 10:00 A.M.

The MRT meeting was called to order by Jim Neubauer. Dave Glatt and Fritz Schwindt were present. Scott Radig and Marilyn Mertz, North Dakota Department of Health, were present.

Minutes. May 5, 2015 amended minutes by Schwindt were reviewed.

Motion. Glatt moved to approve the May 5, 2015 amended minutes; second by Schwindt. All ayes. Motion carried.

Pay Request. We have the LBJ invoice for \$16,402.84 dated May 20, 2015. Radig did not have any issues.

Motion. Schwindt moved to approve payment to LBG in the amount of \$16,402.84 for the May 20, 2015 invoice; second by Glatt. All ayes. Motion carried.

Pay Request. Disbursement request No. 360 handwritten for the city of Mandan wastewater charges for the period April 1, 2015 through April 30, 2015. Statement is dated May 31, 2015 in the amount of \$597.69.

Radig noted there was nothing unusual and appears to be getting back to normal.

Motion. Glatt moved to approve payment to the city of Mandan for \$597.69 for wastewater charges from April 1 through 30, 2015; second by Schwindt. All ayes. Motion carried.

Brady Martz. Neubauer – FYI they have sent information to Brady Martz to do the audit for the Remediation Trust and the Supplemental Environmental Projects Trust which has included the cash flow analysis for both trusts, securities we need to send, disbursement logs, invoices and so when Schwindt signed the engagement letter for the SEP Trust this morning and the bank confirmation authorization. Also, I have signed the audit retention document for the MRT and the bank confirmation. They have their documents quite early this year.

Starion Project. Schwindt talked to Wade Miller. They were looking at trying to get contractors going towards the end of May. He has not heard anything from them when they are actually going to begin. He told them to let him know a week or two

before so that we can have Rusty Krikava and Jason Vanderlinden clean out those manifolds. He has not heard anything back from them when that is going to happen. He thinks those guys would like to be able to clean those out in June rather than in July. Jason said it gets really busy in July. Anyway, we would like to get that done sometime over the next several weeks I would guess. Schwindt will get a hold of Wade Miller to find out when they are going to start. Schwindt did meet with Paul Donavon, the sheriff and Jake, the maintenance guy at the courthouse. It looks like we might be able to access the vacuum system and the upstairs area above the garage in the LEC. That's where the pipes come up and go back down into the utility room so Donovan suggested that we might be able to T into one of those lines. It really doesn't matter which one the way it sounded and then put a blower on there and then take it straight up through the roof. It looks like it is readily accessible right there. The way Jake Achtenberg made it sound was that there was metal on the inside, concrete, and then metal on the outside so it will take a little bit of work to get through the roof. He hasn't called any of the contractors to meet with them yet to see about getting that stuff done, but if we are OK with proceeding along those lines, I can do that.

Glatt – Do we need anything more?

Neubauer – I would say if we get a bid(s) from general contractors next month or have them give us a quote then I probably should take that to the sheriff and have them sign off that this will be done.

Schwindt – Do we need to have that done by the county commission perhaps?

Neubauer – Not sure. Contact the sheriff.

Schwindt – Or the auditor.

Glatt – Talk to the sheriff or auditor. We would like something in writing.

Schwindt – I did talk to the manager of Library Square. There are 2 manifolds on their property; 1 in the middle of the buildings. This is Library Square II and Library Square I. There is a manifold back here and then one right out here along the sidewalk in front of the building. They would like to keep this building for storing lawn mowers and whatever else. But they didn't want this one. If you guys are OK with that we will turn this manifold over to them and the other one we will find somebody to dispose of that.

Neubauer – I think I know of a person who would like it.

Glatt: Dispose of it or just take it?

Neubauer – Take it.

Schwindt -- As far as the one by Starion, Wade Miller had said that they found someone

that was interested in that particular building so I think that issue is taken care of as well.

Glatt – Do we have to document that it was signed over to somebody? At some point are these assets that are being disposed of do we have to sign – or just say it was OK in the minutes of the meeting?

Schwindt – I think that is all we did with the ones over by the bank on the south side.

Neubauer – Document it, ... they have been offered to the city before. We have no use for them. No one took them.

Schwindt – I did get a call again from Jeff Wright, Public Works, and he said they may be interested in several of them next year or later this year because they were putting their budget together. They were looking at storage for traffic cones, etc. I asked him several times about the Starion and at that point in time they weren't interested, but after that just a couple of weeks ago he called and asked about if there were others that might be available.

Neubauer – I will double check with Jeff, too.

Schwindt – It sounded like the county wanted that one right outside the east side of the Law Enforcement Center. I think I told you that before. And probably the one behind the southwest corner of the LEC. They hadn't really decided anything on the one across the street here by the courthouse.

Neubauer – They would like that one gone.

Schwindt – I was getting mixed messages on that one. You had indicated that they were interested in that one being gone, but then when they started talking about keeping the other ones then they said what about the one over there, too. I really didn't get a clear answer on whether they wanted that one or not. But because we haven't decided what we are going to do with that part of the system I didn't push the issue at that time.

Neubauer – It might be a newsworthy item. We take out 4 of the manifolds equates to how many wells are connected to those manifolds to be decommissioned; 4 manifolds and 35 wells or something like that.

Schwindt -- Sure, a press release.

Neubauer – I think we know what that equates to? We have taken these manifolds out and these many wells are decommissioned. Refigured: 3 of the wells of the 60 or whatever. I can shoot it out to the commission.

Schwindt – Another thing, we almost had a little bit of an issue right behind the former We-Ship building. It is now some extended health care business. Where these 2 wells are 2604 and 2605 they constructed a storage shed back there, but first they hauled in 4” to 6” of gravel and put it on top of everything. Then when the contractor came in and built the slab, the wells weren’t visible. We ended up digging around and we did find the well 2605 and it was about two inches away from the side of the building just so we could get the cover off. Jason Vanderlinden thought they might still be able to get in and have access to the drop tube or whatever else we need access to.

Neubauer – I told our building inspector to be aware of that. I completely spaced out that there might be a well in there. I called him when I first saw the building going up.

Schwindt – The other thing is when he was having his building repaired, remodeled on the outside somehow something fell through the roof of this manifold that is right on the south side of the building. There is a hole in there about this size. Pieces of cement are lying inside the manifold. Somebody put something over the top of it to kind of cover the hole. Nobody knows what happened. Brice is the guy that owns the building now. He was going to check with the contractors to see who may have done something. I haven’t heard anything back from him yet.

Neubauer – Any water getting in there?

Schwindt – It doesn’t appear because it is right in the middle and the broken pieces were lying down between all the pipes that are sticking up. It didn’t look like there was any other damage inside there. We do have some rain getting in there now. It is going down to the rock that is inside. We will need to get that repaired, obviously.

Neubauer -- They have a cover over it right now.

Schwindt -- There is still rain getting in because it is not sealed or anything. It limits the amount of daylight coming through the hole.

Other Business.

Neubauer – Did you know that Mr. Kenyon is now quasi retired from LBG? He is still on an hourly basis.

Next Meeting. July 7, 2015 at 10:00 a.m.

Manifold Project.

Schwindt – How do we want to handle cutting the pipe off and capping in those manifolds? We would have to hire a contractor in order to do that. We are going to have to excavate down a couple of feet, cut the pipe off and put a cap on. How do we want to go about doing that?

Glatt – The way we did it in the past when construction was going on.

Schwindt – They had other activities and contractors who could do the removal.

Glatt - So it is more the process of who they hire to do this.

Schwindt – So it would be the simplest way if we can do that. You would have to remove the rock and soil and whatever it is so you can get down deep enough.

Glatt – Unhook the power from the manifold and all that.

Schwindt – As far as the stuff over at the LEC, when Paul Donovan was here we looked at the power and I talked to Wade Miller as well about his contractor. He is going to have his electrician there doing electrical work so I asked him if it would be an issue for them to go ahead and disconnect the power from the adjacent manifold for the one they want to remove and once you disconnect that power then all the power the rest of the way disappears too. He didn't think that would be a problem, but he was going to check with the contractor. The power I think would be taken care of. I think Krikava and Vanderlinden would strip off a bunch of the other stuff, reusable stuff, electrical boxes and things like that. We are going to have to start looking at disposal. Donovan said we are getting filled up with stuff. We are going to have to move some stuff out. We will have to hire somebody to come in and redo those pipes.

Neubauer – Contact the contractors.

Glatt – Contact a few contractors. Can we do a cost per manifold?

Schwindt -- That would be one way to do it. I don't know how they are actually constructed. There is rock on the surface.

Neubauer – There are footings for the building to sit on. The floor is not concrete. The floor is either gravel or rock. We need to probably pull the building off and go in and cut the pipes or move the rock out and cut the pipe. Or first cut the pipe and then take the building off. It really doesn't matter either way. The pipes need to be cut off a couple feet down below. Put a plastic cap on and fill it back up with top soil.

Radig – If they take the building and foundations off first, then they could go in basically with a small excavator and dig right around it without doing a bunch of handwork. I would think that would be the way to probably do it.

Neubauer – Krikava and Vanderlinden could do that – cutting the pipes off up on top because the control box is you just cut them off and take them.

Schwindt – Actually, when they remove the valves, there is a coupling about this far off the ground. They take that coupling off too. They save that. Then we have pipes sticking out of the ground this far.

Neubauer – They are likely to hit black top at the Starion or somewhere else. Then the cement guy would have to come in. I would think our concrete contractor could do that if they have time.

Radig – Four Square?

Schwindt – We probably will have to be a little more specific than getting one bid for all the things because you are doing different things with different manifolds like the ones by the LEC. The building is going to remain there so there will be a lot of handwork in order to do that. The county wants to pour concrete back over it, which is their expense.

Neubauer – On the inside so you just take off from that coupling—take all that off, go down a little bit and cut the pipes off, ..., put a concrete pad down there and he is done.

Radig – How deep will that be cut off?

Schwindt – A couple of feet down would be good.

Neubauer – If they're going to pour a concrete pad on top zip it down another 4 inches because it is kind of tough digging 2 feet.

Glatt – Maybe we just take a bid, identify the manifolds, and site reclamation we want.

Neubauer – Do you have anyone in mind?

Schwindt – Chief Construction because he is kind of familiar with the stuff, but if he is really interested in that kind of work I have no idea.

Neubauer – I will ask Jeff Wright to see if he is interested.

Schwindt – There is always some smaller contractor might be a better way to go.

Neubauer – Manifold installation project.

Schwindt – OK, I will see what I can figure out that way.

Motion to Adjourn. Glatt moved to adjourn; second by Schwindt. All ayes. Motion carried.