

# Buyse Water Association

## History and Log of Events

1. 1973-12 Tower Installed
  - a. Dimensions: Approximately 15 ft. diameter by 16 ft. high with hemispherical base and a flat top.
    - i. Several documents show 25,000 capacity.
    - ii. Some documents show a little less than 15,000.
  - b. Height 60 ft. to catwalk, 76 ft. to overflow.
  - c. Surface Elevation: 725 + or -
2. 1973-12 Well # 1 drilled
  - a. Initially 5 hp pump
    - i. 36 GPM @ 325 ft.
3. 1977-01-27 First meeting of the MEMBERS OF THE FORMATION COMMITTEE OF THE BUYSE WATER ASSOCIATION.
4. 1977-03-15 First public meeting regarding
5. 1977-04-02 – The Buyse Water Association was incorporated as an Illinois Not for Profit Corporation.
  - a. Original Bylaws developed
  - b. Board of Directors
    - i. Robert Ventling, President
    - ii. Darrel Lewis
    - iii. Carolyn Peterson
    - iv. Gilbert Leech
    - v. John Carruthers
6. 1977-04-27 TRANSFER AGREEMENT between Maurice Corey and Charles DeVore (Developers) and BWA (Association) signed.
7. 1977-05-03 – Board Meeting
  - a. The Board of Directors met and attempted to calculate the total start-up expenses and costs of assuming the debt in full of Maurice Corey on a per lot basis. The board then initiated negotiations with Corey concerning the indebtedness. (and more)
  - b. Agreement between the Board and Morey Corey was reached.
  - c. Board arranged %15,000 Line of Credit with the Coal Valley State Bank at 8% interest.
    - i. A onetime start-up assessment of \$130.00 will be charged against each of the remaining 88 lots in the system payable on or before January 1, 1979, with interest at 8% per year after June 1, 1977.
  - d. A flat rate of \$5 per month was established for Class A Members.
8. ??? – Water Mains laid
  - a. Developers were responsible for laying mains in their additions.
  - b. Did BWA lay any mains?
    - i. Board members asked this question in 2020 did not believe BWA laid any mains.
  - c. Made of TRANSITE, a combination of asbestos and concrete.
  - d. One article, on the web, estimated the life of Transite water mains at around 70 years at which time the integrity of the lines will have been violated due to weathering on both the inside and outside of the lines making them soft and easier to burst.
  - e. In 2016, Peterson Plumbing, while working on a residential leak at the saddle on the main informed us that
    - i. Transite (asbestos-cement) is no longer used for water mains
    - ii. Fixing a leak in a transite main requires cutting out the bad section of the main, replacing it with a PVC type material that requires special fittings to make the connections.
9. 1977-?? – Pump House built
10. 1977-07 – Pump 2 installed
  - a. Per Kevin Larson during a phone conversation on 28Oct20 with Mel Coffman.
  - b. Red Jacket model 15lb, 15 HP which pumps around 90GPM.
  - c. It is 350 FT deep (Kevin did not confirm this depth).

- d. NOTE: We have a IEPA Inventory Sheet that has specifics regarding the pump.
- 11. 1978-08-29 Tower painting estimate
  - a. The Leary Construction Company. \$3,500.
- 12. 1993-?? – Pump 3 installed
  - a. Original Pump
    - i. No specifics on the original pump
    - ii. Based on 2013-06 comment that the pump lasted about 20 years.
    - iii. See 2013-06 notes.
  - b. Replacement pump:
    - i. Based on 2013-06 comment that the pump lasted about 20 years.
    - ii. Per Kevin Larson during a phone conversation on 28Oct20 with Mel Coffman.
      - 1. Goulds 65L15 15 HP and pumps 90GPM.
      - 2. The original pump was at 250 ft. Kevin believes the second pump was at the same depth.
      - 3. Agrees with the 2013 date.
  - c. In 2020, Dennis Passini, believes that pumps 2 and 3 are the same 15 hp pumps.
- 13. 2011-?? – Pump House reroofed and resided
  - a. Based on damage from 2008 or 2009. Late turning in insurance claim.
- 14. 2011 – Bylaws
  - a. After Board discussion it was agreed to make minor changes to the Bylaws.
    - i. Article III Section 1 – a change in the day of the Annual Meeting
    - ii. Article IV Section 5 – change from using telegrams for meeting notification to the use of email.
  - b. The only Bylaws the board had was a paper copy from 2011 when 1April1996 version when Steve Wright was President.
  - c. Mel Coffman offered to recreate the Bylaws in an electronic form, which was completed prior to the membership vote on the changes.
- 15. 2012 – Pump 1 leaking. Closed down.
- 16. 2012-02-26 – Annual Business Meeting. Updated Bylaws approved.
- 17. 2013-06 – Pump 3 leaking
  - a. Original pump lasted about 20 years.
  - b. New pump in stainless steel casing installed by Larson Pump
    - i. Goulds 65L15, 15 HP. 85 to 90 GPM. 250Ft pumping level.
      - 1. Per Kevin Larson in a phone call on 28Oct20 with Mel Coffman
    - ii. Cost \$22K
- 18. 2013-10- Tower painted
  - a. 18Sep2013 Quote: \$45K. Which included:
    - i. Clean out interior
    - ii. Spot blast rusted areas
      - 1. Addressed seam issues as well as “thin places by the balcony”.
    - iii. Roof is the main problem.
      - 1. Work that was done ‘was shoddy’.
      - 2. Approx \$5,000 to fix (in 2013).
    - iv. Painted by: Putnam County Painting
      - 1. 210 Mark Industrial Park
      - 2. Mark, II 61340
      - 3. Office: 815-339-2587
      - 4. Contact: Normal Lyle, 815-878-6946 (see Mel’s comments below)
  - b. Informed that the next time it needs to be painted it may need to be replaced.
  - c. Found out in 2016 that an engineer had inspected the tower before it was painted.
    - i. Trying to verify who did the inspection
      - 1. Paint crew or was an inspection part of the service provided?
  - d. EPA now requires cleaning tanks every 5 years.
    - i. Normal recommended cleaning in Oct 2018 (5 years)
    - ii. They will give recommendation of any work that needs to be done. Some can be addressed at the same time. Some planned for the future.

19. 2013-11-03 – Annual Business Meeting
20. 2015-08-22
  - a. John had requested a copy of the Bylaws be sent to the lawyer in regards to the Chris DePorter delinquent payment proceedings.
  - b. Mel found that the signature page of the Bylaws had not been signed. Signatures were obtained and the Bylaws document updated accordingly.
  - c. Updated copies of the Bylaws were sent to the Lawyer and the board members.
21. 2016-01-28
  - a. Meeting with Coal Valley Water. CV Water planning to build tower in Oak View estates and offering to take over BWA. Discussion on emergency connection between two systems, but cost rose to \$120K by July 2016.
22. 2016-06-01
  - a. Second Meeting with Coal Valley Water
    - i. Emil Maslanka – Village President
    - ii. Penny Woods – Assistant Administrator / Director of Finance
    - iii. Annette Ernst – Village Administrator
    - iv. Scott Mullins – Water
    - v. Scott Kammerman – Missman, Inc (Engineer)
23. 2016-04-28
  - a. EPA inspection which occurs every 3 years.
  - b. Major issues:
    - i. Cross over connections survey needs to be conducted – sent out in 2<sup>nd</sup> qtr billing.
    - ii. Backup generator
24. 2016-05 – Crossover Survey sent to association members. Repeat in two years.
25. 2016-07-05
  - a. CV Water Meeting with BWA – CV Village Hall
26. 2016-08-14 - BWA Board Meeting
  - a. Preparing for the Special Membership Meeting to vote on the Coal Valley Water offer scheduled for 2016-08-28.
  - b. President of BWA
    - i. 2016-07-10 – during this BWA Board meeting Jim Cravens offered to take the position of President if Dennis was wanting to step out of that position. Dennis said he was not yet ready to give up the position. Part of the reason is that a change of President is not a simple task. The EPA must be notified of the change of President and there is associated paperwork that must be completed.
    - ii. 2016-08-14 – Dennis stated that he was ready to give up the position of President if Jim Cravens was still interested in assuming that position. Jim said that he was. Dennis and Jim will pursue the paper work. Not target date for transition was set.
- 27. 2016-08-28 – Special Membership Meeting – Coal Valley Water vote**
  - a. BWA follow up meeting to vote on issues/questions from 05July16 CV Meeting
    - i. 65 votes were cast with 5 (8%) in favor of joining Coal Valley Water and 60 (92%) opposed to joining Coal Valley Water. This vote assured that the BWA would continue as an independent water association.
    - ii. Dennis Passini announced that the role of President was transitioning to Jim Cravens. Jim’s first meeting as President was on 03Oct16.
  - b. During the meeting Carolyn mentioned that the mains have not leaked for 41 years. Does this mean the association stated in 1975?
28. 2016-10-03
  - a. The board voted 4-0 to accept the Emergency Generator Bid from the Electric Doctor in the amount of \$29,999.98.
29. 2016-11
  - a. Jim Cravens became President of the BWA taking over for Dennis Passini who had served for approximately 7 years.
30. 2017-01
  - a. Changes to the Bylaws were proposed and approved by the board via emails.
    - i. Article III, Section 1 – Time of the Annual Meeting

- ii. Article VII, Section 1 – readability of the last sentence
  - b. The changes will be voted on at the annual meeting scheduled for Jun 4<sup>th</sup>, 2017.
- 31. 2017-03-12
  - a. Status of members in arrears.
    - i. Vacant house owned by Reality Co
    - ii. Old Bob Larson home.
- 32. 2017-09-?? Electric Doctor installation of 45 Kw generator completed. Cost: \$20K
- 33. 2017-07-18 – Deer Hollow Clow Fire Hydrant (north end).
  - a. Replaced by Larry Rhodenbaugh of Sherrard. 309-593-2520.
  - b. Cost approx. \$5k from Zimmer & Francescon, Inc
  - c. Model: Medallion with a 10 year warranty.
    - i. Manual:
      - <https://www.clowvalve.com/upl/downloads/catalog/products/operations-maintenance-manual-medallion-hydrant-380caae9.pdf>
  - d. Ongoing maintenance: exercise yearly, check oil (under cap) every five years.
- 34. 2017-08-22 Meeting with Orion Fire Dept
  - a. Orion Fire Dept reps:
    - i. Doug Smutzer – Fire Chief – 309-235-4294 (cell)
    - ii. Brandon Thomsen – Assistant Chief – 309-314-6943 (cell)
    - iii. Justin Ferry – Captain – 309-781-1818 (cell)
  - b. BWA: Jim and Mel
  - c. Allowed Orion Fire Dept to id potential issues in our pump house. The obvious issue was a chlorine leak. They are prepared to deal with such an issue if it should arise. No other major issues were discussed.
  - d. Doug Smutzer also confirmed that plan to build a fire station east of Buysse Road. He thinks it will be completed within the next year.
- 35. 2018-04 Fire Extinguishers were procured and installed.
- 36. 2018-05 Kickoff for second Cross Over Survey effort
- 37. 2018-05-20 Board approved unanimously contract with RuralWaterImpact to develop website.
- 38. 2018-09-19 Dixon Engineering inspected their water tower. Cost \$2,715 from 2March17 proposal. Believe Dixon honored that original proposal.
- 39. 2019-07-12 thru 07-14 Boil Order issued. Low water pressure caused by a bad plug in pump and the electrical panel not handling the one pump situation properly.
- 40. 2019-08-04 meet with Ms. Lorali Heintzelman, Area Specialist, United States Department of Agriculture, regarding possible funding for our tower project.
- 41. 2019-09-01 through 2021-08-31. A new two year contract was signed with Carl Hinsley.
- 42. 2020-04-23 #2 Well Leak repaired by Larson Pump. Problem was in the plastic coupling at the top. Locating revealed that a Frontier has a underground cable in proximity of the well. Cost of repair: \$??
- 43. 2020-08-04 Jim Cravens resigns from being President of the BWA. He had been president since Nov 2016.
- 44. 2020-10-04 Annual Membership Meeting**
  - a. Dennis Frenell voted in as a new board member
  - b. Two Bylaws changes were approved.
  - c. 47 votes, present and via proxies, were represented at the meeting.
  - d. The vote for pursuing the replacement of the current tower passed unanimously. This means the board has the authority to seek a contract with an Engineering firm in pursuant of a quote for replacing the tower.
  - e. Once the firm quote is known another Membership Meeting will be required to vote on pursuing that direction.
    - i. If the cost is somewhere close to the projected \$650,000 then expectations are that the membership will approve the project.
    - ii. If the costs are much higher than the projected \$650,000 then other alternatives may need to be considered including alternative storage systems or connecting to Coal Valley Water.
- 45. 2020-10-18 First meeting with Scott Hammerman of IMEG
- 46. 2020-11-14 Ken Johnson accepts the position of President.

47. IMEG Project

- a. 2021-01-15 IMEG selected for Engineering Services - \$27,000 for design phase only.
- b. 2021-03-16 Marc Lemrise of IL Rural Water Association performs pipe finding and marking effort. Ken Johnson present. Scott Kammerman checked out results.
- c. 2021-03-31 FAA Filing 2021-AGL-8280-OE Allow minimum of 45 days for reply.
- d. 2021-04-26 FAA Approval received. (May 3<sup>rd</sup>, 2021 email from Scott)
  - i. Height of structure = 140'
    - 1. Scott: 'Structure height 140 Ft. Limit. Right now we are figuring 130.5 Ft. from the top of the ring wall foundation to the top of the handrail around the access hatch on top of the proposed tank. Leaves 9.5 Ft. for future antennas mounted to the handrail.
  - ii. No light required.
    - 1. Scott: 'No obstruction light required. You can have one if you want one.'
- e. 2021-05-10 High Water Level response from Scott.
  - i. 'The proposed high water level will be 121.5 Ft above the ground surface, providing approximately 52 PSI at the base of the elevated tank. The proposed 50,000 Gal. elevated tank will have a head range from HWL to LWL of 20 Ft. Existing elevated tank HWL is reported to be 78 Ft. from the old subdivision plat information.'
- f. 2021-06-23 Geotechnical Exploration (soil samples)
- g. 2021-07-11 Financial Options (John Downing).
  - i. Partial Assessment Method
  - ii. Full Pro-rata Assessment Method
  - iii. Full Financing Method
- h. 2021-07-15 Drawings and Costs from the Bishop Hill water tower project.
- i. 2021-07-27 BWA IEPA Facility #: IL0735000
- j.

**Deer Hollow Dr Hydrant Flushes**  
Carl Hensley of DAK Water, LLC, Administers  
309-429-0151

An effort to keep the hydrogen sulfide smell out of the water for those on Deer Hollow Dr.

- 1. 2021-05-03 – first extra flush. Late. Should have occurred in April. Then every other month.

**Future Events**

- 1. 2021-05 Time to repeat the Crossover survey.