

**COOK CITY COUNCIL  
SPECIAL MEETING MINUTES  
KLM WATER TOWER INSPECTION INFORMATIONAL MEETING  
APRIL 25, 2019 – COOK CITY HALL – 4:30 PM**

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**TIME AND PLACE:** A Special Meeting of the Cook City Council was held at 4:30 PM on Thursday, April 25, 2019 at the Cook City Hall.

**CALL TO ORDER:** Mayor Harold Johnston called the meeting to order at 4:35 PM.

**ATTENDANCE:** Present at roll call was Mayor Harold Johnston and City Councilors Elizabeth Storm, Jody Bixby, and Kim Brunner. Absent was City Councilor Karen Hollanitsch. Also present were Administrator-Clerk/Treasurer Theresa Martinson, Deputy Clerk/Treasurer Stephanie Beaudry, City Engineer John Jamnick, Maintenance staff members Don Flack and Tim Lilya, Cook News Herald, and President/CEO of KLM Engineering, Inc. Shawn Mulhern.

The purpose of this meeting is to learn and ask questions about KLM's inspection of the Cook water tower performed on June 26, 2018.

Mr. Mulhern spoke about monitoring and setting a baseline. He stated that there could be three potential issues: 1) mold & mildew on the outside, 2) sediment issues, and 3) water quality issues.

Regarding the outside of the water tower, it should probably be power washed in 1-3 years. The mold and mildew is from condensation on the outside of the tank. When it is time to repaint the tower, there are paints which repel molds. He also recommended that the City relook at its lease agreements with those who have antennas on top of the tower. The interior dry coating is in overall good condition. At the time of KLM's inspection last June, there were tripping hazards on top of the tower because those servicing their antennas were leaving their garbage. The League of Minnesota Cities has an example of a lease agreement on their site. There also should be wording in the leases stating that the companies (those who are leasing space on the water tower) are responsible for the removal and re-installment of their antennas if maintenance needs to be done to the water tower. The interior wet coating has some rusting. This happens because it is a very rough weld and there is some weld spatter. There is some hard water scaling going on. Some scale has broken loose, creating sediment. There is some sediment accumulating.

The immediate need within the next 12 months is to clean the tank and take a good look at it. KLM recommends putting a mixer in and then look at things in 1-2 years. The addition of a mixer would be for better water quality and ice mixing. Councilor Bixby asked about an approximate cost to clean the outside of the tower. It would be \$8-\$10,000. The estimated mixer cost would be approx. \$16,000. The cost to inspect and clean the inside would be approx. \$3,200. City Engineer John Jamnick questioned Mulhern because the report states that the coating is in poor condition, but Mulhern hadn't said anything about such conditions. Mulhern clarified that the comments in the report mean that there is a *potential* for 15% rust/scaling. Councilor Bixby asked if there was funding for such a large project. Administrator Martinson said she has talked with Rural Development. She thanked Mulhern for all of the time that was put into the process and the report. She let him know that once the city decides on a course of action, they will reach out to him for recommendations. Mulhern suggested that the council take a good look at the proposal and he will forward a proposal for a mixer, as well as cleaning & inspection costs.

Mr. Mulhern left the meeting and City Engineer John Jamnick shared his thoughts with the council. Mr. Jamnick shared that he expected to get more definitive answers from KLM and shared that JPJ Engineering looked into the possible paint failing issue. Maguire Iron built the new tank in Cook. They came back and did an inspection in 2017. They recommended a chemical wash, noting staining and scaling on the inside of the tank. There is a company called Water Tower Clean and Coat, Inc. from Wisconsin. They can do an inspection of the inside using an actual diver; it would cost \$2,500. This would provide a definitive answer about what is going on inside the tank. Councilor Bixby asked if there is a budget line item for water tower repairs. Administrator Martinson replied that there is not, but we have what is called the Replacement Fund. Jamnick stated that if it is shown that there is paint in the tank, we will have problem. If not, we will just get it inspected and cleaned. Mayor Johnston asked that if the tank is drained for cleaning, would there be enough water if there was a fire emergency at the same time. Jamnick answered that there would be decent pressure and enough water. Administrator Martinson made the recommendation to pay the \$2,500 for the diving inspection of the water tower. A motion would be made at the Regular City Council meeting.


**ADJOURNMENT:**

There being no further business brought before the Council, a motion was made by Storm, second by Bixby to adjourn the meeting at 5:35 PM.

CITY OF COOK – Cook, MN 55723

  
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Harold Johnston, Mayor

  
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Recorder: Stephanie Beaudry, Deputy Clerk/Treasurer

  
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Attest: Theresa Martinson, Administrator-Clerk/Treasurer