

Big Country Acres Summary of Emergency Road Meeting 04/15/2014

Even though this was only an information meeting, many great questions were asked so the answers are summarized below. Please keep this information CONFIDENTIAL to BCA residents.

The meeting was attended by someone from the following families: Brown, Buchheit, Buchheit, Clampitt, Craft, Gilley, Hall, Huff, Littlecreek, Miller, Mosher, Olson, Ottinger, Roe, Smith, Stern, Barton.

Dana Mosher opened the meeting at 7:30 p.m. and commented that we would entertain questions for Mike Cannon of Cannon Excavating first, so that he could return to his family.

First, Mike explained the basic culvert repair process and timeline:

- The aluminum-coated pipe has been ordered and supposedly will arrive by mid-next week. When we see the pipe and equipment sitting there, we can know that they will start the next day or so. (Road Committee will put a sign by the road there with the dates once it has been determined.
- The entire job will likely take 2-3 days and there will be 3 to 4 workers on site.
- They begin at 8:00 a.m. and it would be best if they do not have to stop work to let people through for about 6 hours. So if residents who need to leave the subdivision that day can get out before 8:00 a.m., it would be much appreciated.
- They will locate all the utility lines, etc. in advance. Phone lines and water lines do go through there and they will do their best to keep them intact. If anything does get broken, Cannon will fix it. Tim Roe pointed out where the water shutoff valve is for Madre Dr. in case they need to use it (it's on Ryan Buchheit's property).
- They will do half at a time because the pipe comes in sections. They will use a backhoe to dig out the current pipe and material, compact the soil underneath and lay a rock bed, lay the pipe, fill around it with clay and rock, compact, and make a driveable surface on top before switching to the other side. They will do the upstream side first, and the downstream side is expected to take longer.
- They will raise the pipe up higher than it currently is so that it is not sitting in the water so much (possibly not at all). This will not affect the level of the lake, but may raise the other side somewhat (which is preferred by Bill Craft, whose property it is).
- The sections of pipe (30', 30' and 20') will be connected with a large band, bolted securely in place. This is standard procedure.

Q: Can people/vehicles still get through if there is an emergency while work is being done? I.E. ambulance.
A: Yes. Half the road will be intact. There will just be construction equipment sitting on it, so anytime they have to move it for someone will slow the project down. If there is an urgent need to get through, they can move out of the way.

Q: How long is this pipe supposed to last?
A: "Contech's CORLIX® aluminum pipe provides a predictable service life of more than 75 years when installed in the recommended soil/water environment." (website) Regular galvanized pipe is rated at closer to 25 years. The current pipe has actually been there since the 70's, so we may get more.

Q: Why is aluminum-coated galvanized pipe better than concrete?
A: Concrete is much more expensive to buy and to install because of its weight.

Q: What will be underneath the pipe? We don't want it washing out, so some clay is needed.
A: They will use the soil from the area when they dig it up, unless it is not good enough. They will make sure that it is strong and compacted before laying the pipe on it.

Q: Should the hillside be lined with plastic underneath to protect it from erosion?
A: The rock they will be using to protect the earth is standard procedure. If we are concerned about the low spot in the road where high flood waters could go over in exceptionally heavy rain conditions, there is actually a woven material that state projects use that could be put down with rock over it. On the lake

side, we could dig out 1.5', fan it out, put down the matting and fill with rock to make a spillway for those extreme conditions.

Q: But wouldn't plastic be better than fabric?

A: No, not really. The plastic can be damaged by the rock and this matting is made specifically for this purpose and is used by MODOT.

Q: Would two 60" pipes be better than one 72" pipe?

A: Probably not, actually. An engineer would have to provide the actual math, but one larger pipe has capacity advantages, as well as a lower cost.

Q: How long has Cannon Excavating been in business and where are there samples of your work?

A: Since 1976. They have a number of subdivisions in Troy, Warrenton and the surrounding area. This past week, Cannon redid the road leading down from the clubhouse at Incline Village. Just today, they tore down the old barn at Indian Camp Creek park for St. Charles County.

Q: Will we get some kind of guarantee/warranty?

A: No one can make a guarantee against Mother Nature, but if there are any issues arising from installation within the first year, Cannon will be out to remedy it. The pipe will come with a warranty of some kind, which we will receive.

Q: Can you extend your warranty to 5 years? (From Darryl, who joked that he had to at least ask!)

A: A 1 year warranty is their standard. (NOTE: other quotes offered no written guarantee or only 90 days)

Q: How can your price be so much cheaper than the others?

A: (Cannon did not have access to the other quotes, which would be inappropriate. So he did not know that the cost comparison was not apples to apples. Pipe materials and sizes varied. But his answer was the following.)
Well, I don't know what they are doing, but I'm not trying to take advantage of you because you have an emergency. I guess I'm not making as much money as they are. And we do own all the equipment.
Note from Road Committee: some of the other quotes were for concrete, which is much more expensive. Also one of the contractors was just spouting numbers off the top of his head for larger pipe sizes, without providing written detail. His cost doubled for enlarging the diameter by 12", when we know that the actual pipe cost is only \$376 different (that we got from Cannon).

At this point, Mike was thanked and excused. A few more questions were entertained.

Q: Should we make the culvert 10' longer so that if we ever decide to bring our roads up to the county standard, it will already be long enough?

A: The large culvert already is long enough to expand the road by 2' if we ever want to. The smaller culverts, however, may not be due to the steep grades above them. The Road Committee will add that to their considerations for that phase.

Q: (Unrelated) Do we have Fishing Permit placards that residents should be using?

A: No, we have not had any for years. Robin can make some and distribute.

Henry shared that we have about \$19,000 in our account and that he sent out the next bills which hopefully will bring in extra funds quickly. Dana stressed this project will deplete our bank account and that a few families had already pledged to pay yearly dues in advance to ensure that we can make our summer utility bills, etc. At least three more immediately volunteered to do the same. Anyone who can is encouraged to make your BCA payments early. The current project cost is \$19,217 to Cannon and an expected \$400-\$800 for the borrowed metal plate.

Dana reiterated the need for a special meeting to discuss the remaining road issues, as well as how to bring our bank balance back up to an acceptable level. The current project area will need grass seed soon and an asphalt patch in one year, other culverts need attention and certain areas of the road need to be shored up with rock. For that reason, there will be Special Meeting on Sunday, May 18th. This gives the required 30 day notice and time for the Road Committee to compile some additional information. (See separate document.) Dana closed with the encouragement to attend since our road conditions affect not only safety, but everyone's property values.

