

COLUMBUS COMMON COUNCIL – COMMITTEE OF THE WHOLE
MONDAY, OCTOBER 17, 2016 – FOLLOWING REGULAR MEETING
COLUMBUS CITY HALL
AGENDA

1. Roll Call
2. Notice of Open Meeting
3. Approve Agenda
4. Citizens Comments on agenda items
5. Department Reports – written reports only
6. Consider the application for a "Class B" Liquor and Fermented Malt Beverage license of Dubs Brew LLC, 140 N Dickason Blvd, Tyler Walker agent.
7. Discuss and take possible action on the establishment of a intercity snowmobile trail for winter 2016-17
8. Consider Columbus Courtside Organization agreement
9. Consider updates to the Investment Policy
10. Consider results from Waste Collection RFP
11. Consider contract for animal handling for 2017
12. Continued consideration of proposals for the repair of the Rest Haven roof
13. Chapel Street Water Tower – report and next steps
14. Countryside Ford Property and sale contingencies
15. Convene to closed session per ss 19.85(1)(e) deliberating or negotiating the purchase of public properties, the investment of public funds, or conducting other public business, whenever competitive or bargaining reasons require specifically to consider purchase of land for economic development purposes.
16. Reconvene to open session
17. Convene to closed session per ss 19.85(1)(e) deliberating or negotiating the purchase of public properties, the investment of public funds, or conducting other public business, whenever competitive or bargaining reasons require specifically to consider TIF #4 funding request from Fromm development project.
18. Reconvene to open session
19. Adjourn



CITY COUNCIL REPORT

FOR OCT 17, 2016 MEETING

LEVEL OF STAFFING - AS OF 09/30/2016

34	Paid on Call Firefighters - Non-Probationary Members
5	Paid on Call Firefighters - Probationary Members
<u>1</u>	Fire Chief
40	Total Active Members
0	Vacant Firefighter Positions
0	Hiring Process
0	Eligibility List

Full staff level for active fire personnel is 40

1	Fire Inspector (retired firefighter not on active roster)
---	---

INCIDENT RESPONSES

September 2016

Run #	Alarm Date	Alarm Time	End Time	Incident Location	City Incident	Rural Incident	Incident Type	# of F.F.
16-134	09/01	1230	1345	Hwy 73 & Hwy 151 South		X	MVA	9
16-135	09/03	0104	0212	Hwy 73 & Old 73		X	Assist sheriff with drone	5
16-136	09/03	1721	1725	7530 Hwy 73		X	Skydiver Accident	11
16-137	09/05	1906	1938	Hwy 151 @ Maier Rd		X	Assist EMS	2
16-138	09/07	1530	2130	Mayville	X		Mutual Aid for flooding	3
16-139	09/11	1941	2307	7026 Patton Road		X	Mutual Aid to De Forest	2
16-140	09/15	0712	1035	Hwy 73 & County V		X	MVA	8
16-141	09/15	1918	2010	354 W James St	X		Odor Investigation	11
16-142	09/16	0608	0620	100 APC Way/199 Gateway Court	X		False Alarms	10
16-143	09/16	1647	1755	Industrial/W James	X		MVA	11
16-144	09/23	0357	0413	N Dickason @ W James	X		Odor Investigation	6
16-145	09/25	1646	1800	County T south of County TT		X	MVA	14
16-146	09/29	0756	0830	Moriah Road/151		X	MVA	7
16-147	09/29	1623	1700	N3688 Cty TT		X	Assist EMS	6

Current Monthly Total: 14

Total Runs by Month:

Jan	15	July	21
Feb	16	Aug	22
Mar	19	Sep	14
Apr	11	Oct	
May	12	Nov	
June	17	Dec	

Year to date total

147

Last Year at this time

123

TRAININGS, MEETINGS, AND COMMUNITY ACTIVITIES

Sept 2016

- 09/01 New Firefighter (3) orientation with chief and mentors
- 09/06 Department Jaws Training
- 09/07 Entry Level Firefighter Class @ Portage – Harmon & Sampson
Fire Inspector Class @ Fitchburg- Carl
- 09/08 Fire Officer Class @ McFarland – M. Powers (class cancelled due to lack of students)
- 09/11 9/11 Silent Parade @ Juneau
- 09/12 Monthly Officers Meeting
Firefighter I Class @ Rio – Ramsey
- 09/13 Semi-Monthly Department Drill - SCBA Air Consumption Training
Monthly Department Meeting
Active Shooter After Action Meeting
- 09/14 Entry Level Firefighter Class @ Portage – Harmon & Sampson
Fire Inspector Class @ Fitchburg - Carl
- 09/18 Sun Prairie FD 125th Anniversary Parade
- 09/19 Firefighter I Class @ Rio - Ramsey
- 09/20 Fire Inspector Class @ Fitchburg – Carl
- 09/21 Entry Level Firefighter Class @ Portage – Harmon & Sampson
Drone Ops & Fire Investigation Class @ Cross Plains – Lt. Fox & Chief Koehn
- 09/24 Oddtoberfest – Drone Demo/Fundraising
- 09/26 Firefighter I Class @ Rio – Ramsey
- 09/27 Dodge County Fire Chiefs Meeting @ Iron Ridge – Koehn & Kenevan
Semi-Monthly Department Drill – Hydrant Hookup
- 09/28 CCH “A Walk in the Park” – Drone Demonstration
Entry Level Firefighter Class @ Portage – Harmon & Sampson

FIRE INSPECTIONS

SEPTEMBER

61 Inspections

ITEMS OF NOTE FOR SEPTEMBER

No news is good news.

Randy Koehn



Captain and Training Officer **Scott Hazeltine** has been with the Columbus Fire Department since 2004. He has been training officer from 2009-2011 and again from early 2014 to present. He was promoted to captain in 2013.

Prior to moving to Columbus, he held the position of Fire Chief for the Browntown-Cadiz- Jordan Fire District, and Green County EMS Commission Chair. Scott has been in the fire service since 1979 and is known throughout the state of Wisconsin for teaching Jaws of Life techniques.

Scott works full-time as an outside sales representative for Fire Safety USA, Inc., selling fire, EMS, law enforcement, and industrial products, along with also selling E-One fire apparatus. He covers the state of Wisconsin. He also has his own DJ business part time.

In his spare time Scott likes to hunt, fish, play golf, and spend time with his family.

Until recently, he was an EMT for 33 year. Scott's goal is to one day lead the Columbus Fire Department.

Scott has the following professional certifications:

- Wisconsin Firefighter 1 & 2
- Wisconsin Fire Officer
- Wisconsin Fire Instructor
- Wisconsin Pump Operator
- Wisconsin Aerial Operator



Firefighter **Mike Helleckson** has been with the department since 2012. Before moving to Columbus, he was with the Poynette Fire Department and EMS for seven years. He was born and raised in Cross Plains, WI.

He and his wife, Tracy, have one son, Gavin, who is 6 years old.

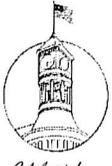
Mike is currently employed with Oil Equipment Company of Madison as a testing and compliance specialist. He is certified with the State of Wisconsin as a weights and measures technician. He calibrates meters and inspects underground petroleum tanks and lines that lead to fuel dispensers and generators.

In his free time, Mike enjoys spending time with his wife and son. He enjoys camping, family gatherings, and Packer parties as well as wood building projects, landscaping, and fishing.

Mike has the following professional certifications:

- State of Wisconsin Firefighter 1 & 2
- State of Wisconsin Driver/Operator - Pumper
- State of Wisconsin Driver/Operator - Aerial

(Photo courtesy of Walcott Studio)



CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 www.cityofcolumbuswi.com

TO: Columbus Journal
FROM: Anne Donahue, City Clerk
DATE: October 3, 2016
RE: Notice for 10/08/16 paper. Please publish one time. Thank you.

The City of Columbus Committee of the Whole will meet on Monday, October 17, 2016 at approximately 7:15 P.M. at Columbus City Hall, 105 N. Dickason Blvd, to review and consider the application for a "Class B" Liquor and Fermented Malt Beverage license of Dubs Brew LLC, 140 N Dickason Blvd, Tyler Walker agent. Final action regarding the application may be taken by the City Council at its meeting on November 1, 2016 at 6:30 pm. The application is on file in the office of the City Clerk and open to public inspection Monday through Friday, 8:00 AM - 4:30 PM, at 105 N. Dickason Blvd, Columbus, Columbia County, Wisconsin.

Anne Donahue, City Clerk

2016 AGENDA ITEM

MEETING DATE: October 17, 2016

AGENDA ITEM: Snowmobile Trails

DETAILED DESCRIPTION OF SUBJECT MATTER:

I have been waiting for some further information from Jake Boness and Dave Weismann from the Columbus/Fall River Sno Blazers on where they propose to run the intercity snowmobile trail for the coming winter.

At the Committee of the Whole meeting on August 1, 2016, Jake came in to discuss the options and the discussion centered around them attempting to obtain the needed permissions to have the trail located along the eastern side of the 2nd Ward Creek running behind homes on Waterloo Street. This was the approved trail last year, but was not utilized due to the inability of the Sno Blazers to get permission for the trail all the way through to James Street.

(Maps showing both the approved trail from last year and the original approved trail are attached)

I understand that Jake has reached out to you with information on where they are at with the trail and that they would like to obtain approval to run the trail along the original route, which was established during the 2013-14 winter.

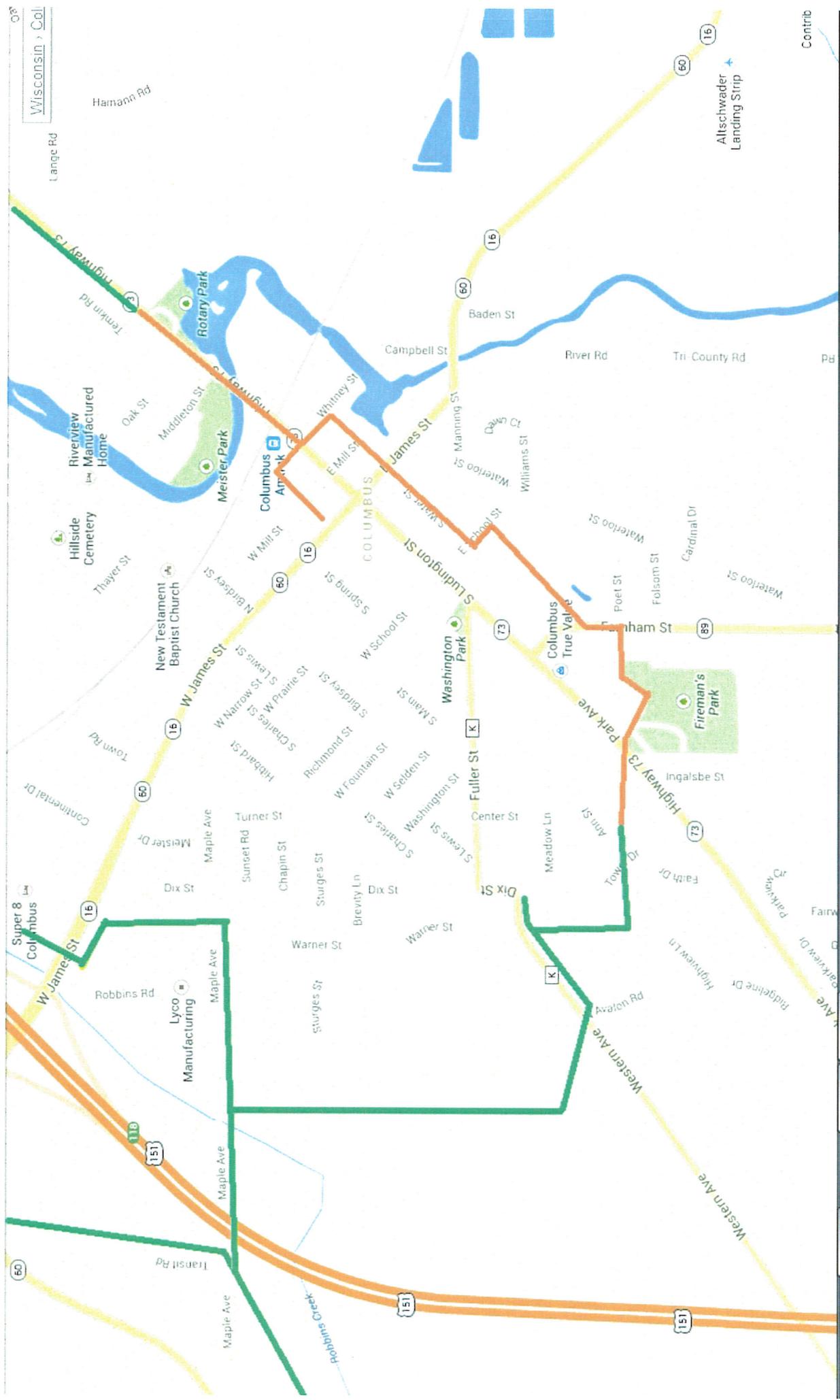
The Ordinance on this was approved in October of 2013 and states that the City Council shall establish the location of the snowmobile trail at the 2nd meeting of October. If no action is taken, then the trail from the previous year is the effective trail for the upcoming winter. However, that original ordinance was repealed in January 2015 and recreated to have the trail determined in March, not October.

- According to my records, there was no request by anyone to adjust the trail in March, since the issue did not appear on the agenda.
- The approved trail on record is the trail from last winter – which was the one that ran across the rear properties of homes along Waterloo St (that was subsequently scrapped due to the failure of the SnoBlazers to obtain permission from all the private property owners, as stated above).

The following item on the COW will allow the Council to review and discuss the current Snowmobile Trail Ordinance.

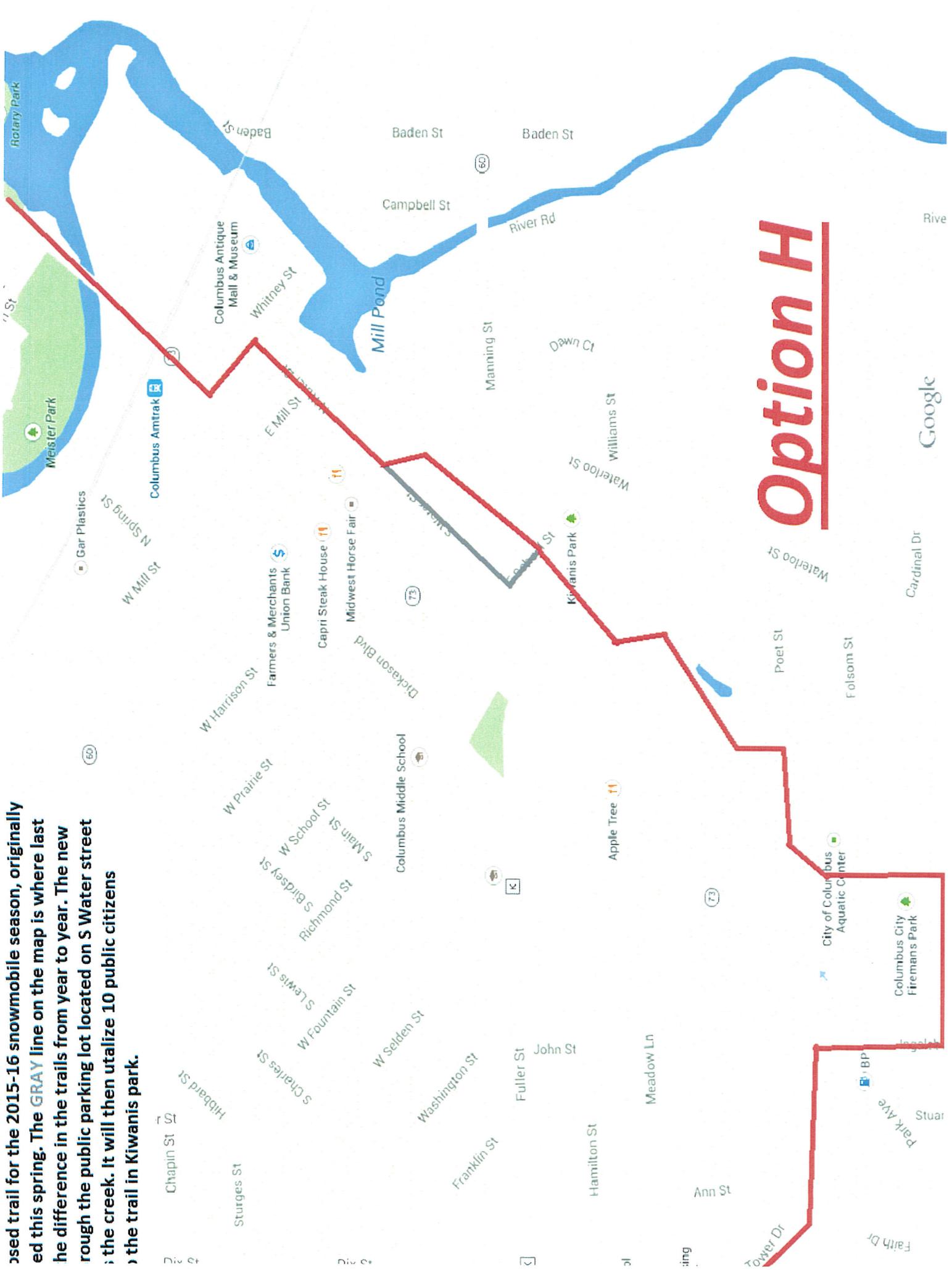
ACTION REQUESTED OF COUNCIL: Consideration of an intercity snowmobile trail in the City of Columbus for the 2016-17 winter season.

Edit Browse



Navigation and utility icons including a globe, a search icon, a home icon, a refresh icon, a zoom in icon, a zoom out icon, and a print icon.

Proposed trail for the 2015-16 snowmobile season, originally
planned for this spring. The GRAY line on the map is where last
year's trail was. The difference in the trails from year to year. The new
trail is shown in red. It will then utilize 10 public citizens
to maintain the trail in Kiwanis park.



Option H

Google

2016 AGENDA ITEM

Committee of the Whole Meeting Date: October 17th, 2016

DETAILED DESCRIPTION OF SUBJECT MATTER:

Recreation Committee would like to enter into a one-year contract with the Columbus Courtside Organization (CCO) for our boys' basketball program.

LIST ALL SUPPORTING DOCUMENTATION ATTACHED:

Copy of drafted contract

NUMBER OF ATTACHMENT PAGE(S) 1

IS FUNDING REQUIRED? _____ YES NO

FUNDING SOURCE: _____

DEPARTMENT: Recreation

ACCOUNT NUMBER: _____

MOTION REQUESTED OF COUNCIL: _____

2016-2017 Agreement between the City of Columbus and the Columbus Courtside Organization (CCO)

City of Columbus Recreation Mission Statement

"The City of Columbus seeks to provide recreational activities and facilities that will build strong families and a community quality of life."

The following agreement is entered into between the City of Columbus, herein called "City", and the Columbus Courtside Organization, herein called "CCO."

The CCO agrees to:

1. Obtain and maintain 3rd party liability insurance with a \$1,000,000 per injury coverage, naming the City of Columbus as an additional insured or co-insured with the original certification certificates delivered to the City Clerk and a copy to the Recreation Department.
2. Provide a copy of the organization's 501(c) (3) certificate of a non-profit corporation and submit to the City Clerk with a copy of the executed 2016-17 Use Agreement.
3. Establish and submit to the City Recreation Department a schedule of fees prior to the beginning of the season (dates to be determined cooperatively). Said fee schedule shall include participant fees as specified in #4.
4. The City will notify the CCO with the number of participants per the roster in the Basketball Development League "BDL" program for the upcoming season and will keep funds in the amount equivalent to \$10 per participant to cover administrative costs. Once fees are collected and rosters complete, the Recreation Department will submit all monies collected (less the \$10 administrative fee per participant), to the CCO.
5. The CCO will send in league fees for each team registered with the BDL from collected registration fees; the CCO agrees to pay any fees associated above and beyond the league fees to The City.
6. The CCO agrees to assist the City with hosting a Columbus Recreation tournament; the CCO will assist with promotion, concession stand help, hiring of officials and prep work before and during the tournament. All proceeds up to \$3,000 go directly to the City. Anything above \$3,000 the City agrees to pay a portion of sales (15%) to the CCO. Shortfalls of the \$3,000 will be paid by the CCO by the end of the basketball season to the City. CCO will not be held responsible for payment due to cancellation of tournament due to situations out of its control, i.e. bad weather.
7. CCO will coordinate with the City of Columbus Recreation Department with regard to schedules for 2016 & 2017 games and practices to be held at Columbus High School, Columbus Middle School and the Columbus Elementary School.
8. Promote communication by inviting City representatives to CCO meetings when applicable.
9. Teams will be determined after evaluation by Columbus High School coaching staff. Every effort will be given to ensure players get time at their appropriate skill level. This may include playing on a different team at the coach's discretion.

We, the undersigned, as representatives of both the City of Columbus and the Columbus Courtside Organization (CCO), agree to the terms listed above.

Kelly J. Crombie, Mayor

Date

Alan Osgood, President, CCO

Date

Investment Policy

Objective

To establish a uniform policy governing the investment of operating funds of the City and Public Sewer Utility.

Policy

To invest public funds in a manner that will provide the highest investment return consistent with the protection of principle while meeting the daily cash flow demands of the City a/k/a “the prudent man rule”. The City shall conform to all applicable legal requirements governing the investment of public funds and types of investments that are allowed.

All investments are required to be collateralized by each institution and each institution shall provide proof of that collateralization.

Investment Objective

The primary objectives, in priority order, of the investment activities shall be:

- SAFETY. Investments of the City and Sewer Utility shall be undertaken in a manner that seeks to ensure the preservation of capital.
- LIQUIDITY. Investments of the City and Sewer Utility will remain sufficiently liquid to enable the City to meet all operating requirements that might be reasonably anticipated. Investment length shall be determined by need of funds being invested.
- INVESTMENT INCOME. At all times the investments shall seek a high rate of return commensurate with the objectives of safety and liquidity.

Delegation of Authority

Management responsibility for the investment of funds both short and long term is hereby delegated to the City Investment Board and City Finance Director/Treasurer. Meeting minutes shall be provided to the Council.

Periodic review shall be conducted by the City Administrator on any or all investments with an annual audit performed by the City and Sewer Utility’s audit firm.

Ethics and Conflicts of Interest

Officers, elected and appointed officials and employees involved in the investment of funds shall disclose to the City Administrator any material financial interest in financial institutions that conduct business within the City, and they shall further disclose any large personal financial investment positions that could be related to the performance of their duties for the City of Columbus, particularly with regard to the time of purchases and sales.

Authorized and Suitable Investments

The investment of City funds shall be in accordance with the allowed type of investment list provided in the Wisconsin State Statutes. City policy, when practicable, is to maintain checking account balances at a level for payment of bills or other expenses. Any short term excess amounts will be transferred to the already authorized investment accounts in the Farmers & Merchants Union Bank, Associated Bank, DMB Community Bank, Old National Bank or the Local Government Investment Pool based on interest rate and liquidity for future use. Funds available for longer term investments shall be determined by the City Investment Board.

As practicable, investment amounts are limited to the maximum of state and FDIC insurance limits for each institution unless collateralized.

Type of Investment Vehicles

Certificates of Deposit / CDARS. City funds may be invested in time deposits in any credit union, bank, savings bank, trust company, or savings and loan association approved via resolution of the board, which is authorized to transact business in the state of Wisconsin. Currently the following institutions are approved by resolution of the City Council:

- a.) DMB Community Bank, DeForest
- b.) Farmers & Merchants Union Bank
- c.) Old National Bank, Columbus f/k/a Anchor Bank
- d.) Associated Bank

Local Government Investment Pool (LGIP). City funds may be invested in the Wisconsin Local Government Investment Pool.

Money Market/Savings Deposits. City funds may be invested in interest bearing savings, demand deposits, and money market accounts.

2016 AGENDA ITEM

MEETING DATE: October 17, 2016

AGENDA ITEM: Waste Collection

DETAILED DESCRIPTION OF SUBJECT MATTER:

Following the initial discussion of the waste collection RFP, I thought I would provide some further insights on this as you continue to review the proposals toward a conclusion of the issue.

I think question number one is where the Council stands on the Carts issue.

I agree with many of the vendor representatives who said that it is going to become increasingly more difficult, and more costly to operate a manual collection service. The RFP brought back two of four vendors willing to provide manual collection (Columbia County & Advance Disposal). The future is with the automated carts, which at this time come at an affordable cost.

- All this being said, I think that a great point was raised in the discussion that moving to a cart system should involve a carefully planned public education process and gradual move to the carts.
 - Advanced, as Jason Johnson mentioned, is the incumbent and can work out such a gradual move to the carts
 - Columbia County, who also offered a bid on a manual service, would also be able to provide the gradual transition
 - Pellitteri, who did not bid on the manual service, has told me they would be open to working out something to where the residents can slowly move to automated carts. Tim Bolhuis from Pellitteri said they would be able to continue with manual for a few months as the community transitioned.

Cost

Advanced Disposal quoted the lowest costs for automated collection for both program with both a weekly and bi-weekly recycling collection.

Columbia County came in lowest for a manual collection system, but is the 2nd highest in the automated collection offerings. However, a key component to having the County as the vendor factors into the ability for the County to generate material for recycling markets and positively affect the County tax levy. Those points were raised at the last meeting, including within the comments of Supervisor Henry St. Maurice.

Other Services

All vendors presented a plan or method to address the collection of bulk items, white goods, etc. I get the sense that the vendor chosen would be willing to negotiate the terms and address the city's needs in this area.

ACTION REQUESTED OF COUNCIL: Continued discussion on future waste collection in Columbus, via the returned bids.



August 31, 2016

Mr. Kelly Crombie
City of Columbus
105 N. Dickason Blvd
Columbus, WI 53925

Dear Mr. Crombie,

The Dodge County Humane Society remains committed to animal welfare by providing care and shelter to animals throughout Dodge County. Over the past year, the Dodge County Humane Society has taken in nearly 500 animals through stray pick-up services. In addition, suitable homes were found for all adoptable animals and over 100 lost pets were reunited with their rightful owners.

Enclosed please find the contract for 2017. Because of our commitment to the municipalities in Dodge County, the Dodge County Humane Society has elected not to increase rates for the third year in a row. Choosing to contract with the Dodge County Humane Society benefits your municipality with both time and cost savings. The following are a direct result of the services that we are able to provide:

- Local law officials can be relieved of most of the calls and subsequent duties related to stray animals.
- Area citizens need not be burdened with the health hazards and safety issues related to stray animals.
- Municipalities do not have to house and feed stray animals for seven days in order to be in compliance with state statutes.
- Owners of a lost pet have a consistent and safe place to contact to reclaim their pet.

As part of this contract, we make the following commitments to you and your municipality:

- We guarantee that all animals will be handled in a humane way.
- We will make shelter staff accessible to you at all times. This will include use of our pager system and also personal cell phone numbers of our shelter personnel and Board President.
- We agree to be the responsible agency and quarantine facility for all domestic animal bite cases. This includes compliance with all state requirements.
- We agree to assist your officers with any neglect or abuse calls including both domestic animals and livestock.

The Dodge County Humane Society is also happy to work with municipalities that do not feel a contract is right for them. In an effort to provide services for as many animals as possible, we are offering a per animal option. We will accept animals from non-contracted areas at a cost of \$250 per animal. This fee helps to offset the costs of any necessary medical care the animal may need.

We appreciate the opportunity to be of service to you and believe that the enclosed contract accurately summarizes the significant terms of our agreement. The enclosed contract reflects our best efforts to streamline our services and our strong desire to partner with your municipality. If you agree with the terms as described, please sign the enclosed copy and return it to us. If you have any questions, please feel free to contact me.

Sincerely,

Ryan Vossekuil, Board President

N6839 State Road 26 • Juneau, WI 53039
Tel: (920) 386-0000 • Fax: (920) 386-9770 • www.dchs-wi.org
a 501(c) (3) not for profit organization



2017 STRAY ANIMAL CONTRACT

WHEREAS, the City of Columbus desires to enter into a contract (“the Annual Contract”) with The Dodge County Humane Society, Inc. for the care of stray and domesticated animals; and

WHEREAS, the Dodge County Humane Society is willing to agree to contract with the City of Columbus to provide such services for the term and subject to the terms and conditions described below;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City of Columbus (hereafter referenced as “the municipality”) hereby enters into the following agreement with The Dodge County Humane Society, Inc. (hereafter referenced as “the humane society”), a Wisconsin not-for-profit Corporation, organized under Chapter 181 of the Wisconsin Statutes, without stock, located at N6839 State Road 26, Juneau, WI 53039, for the care of stray and domesticated animals (referenced as “the services”).

In consideration for the humane society’s agreement to provide the services during the term of this agreement, the municipality shall pay to the Dodge County Humane Society one of the following:

Please choose one of the following contract options:

- A lump sum of \$875. Covers up to 5 domestic stray animals. Animals in excess of 5 will be charged \$200/animal over 5.
- A lump sum of \$1,500. Covers up to 10 domestic stray animals. Animals in excess of 10 will be charged \$175/animal over 10.
- A lump sum of \$2,500. Covers up to 20 domestic stray animals. Animals in excess of 20 will be charged \$150/animal over 20.
- A lump sum of \$4,000. Covers up to 40 domestic stray animals. Animals in excess of 40 will be charged \$125/animal over 40.

Please choose one of the following animal options:

- The municipality contracts for all domestic animals.
- The municipality contracts for domestic dogs only.

Please choose one of the following approval options:

- Humane society must have approval before accepting any animal.
- Humane society must have approval for each animal after the contract term has been reached.
- No pre-approval is needed before accepting animals.

(Municipality must provide contact list to humane society by January 1, 2017.)

1. Other Fees and Charges. In addition to the municipality's agreement to pay the sum(s) specified above, the municipality also agrees to pay all other fees and charges that it may incur under the terms of this agreement, including but not limited to pick-up and/or drop-off fees, after-hours drop-off fees, and all charges and fees associated with quarantines as provided in this agreement. All such fees and charges shall be billed to the municipality monthly and will be due and payable to the humane society no later than 15 days after the date of the invoice.
2. Drop-Off and Pick-Up of Animals: Days/Hours, Fees, and Manner of Delivery.
 - a. Normal Hours. On days that are not legal holidays, the humane society agrees to accept stray and domesticated animals during the following hours, which are subject to change upon notice by the humane society:

Monday – Saturday 8:00 – 5:00
 - b. Delivery of Animals. The animals must be either (1) brought to the humane society by an agent of the municipality at the humane society's address as listed above; or (2) picked up by humane society staff when staff members are available to respond to requests for pick up, subject to the terms set forth in paragraph 2.c. and 2.d., below.
 - c. Pick-Up Fee Normal Hours. The humane society may, at its sole discretion and if it has staff available, agree to pick up an animal, during the normal hours listed in paragraph 2.a., above, for a fee of \$50. Staff members may not be available to respond to requests for pick up during all of the hours during which the humane society accepts animals by drop off.

d. After-Hours Pick-Up Fee. The humane society may, at its sole discretion and if it has staff available, agree to accept an animal or to pick up an animal outside of the normal hours listed in paragraph 2.a., above. Any pick-up of an animal outside of the normal hours listed in paragraph 2.a., above, shall constitute an after-hours pick-up and shall be subject to an “after-hours” pick-up fee of \$80. The after-hours pick-up fee shall apply if the pick-up occurs outside of normal hours regardless of whether municipality’s request for an after-hours pick-up was made during normal hours.

e. Hours for Public Redemption of Strays. The humane society shelter building will be open to the public for stray animal redemption during the following hours, subject to change upon notice:

Monday	12:00 – 5:00pm
Tuesday	12:00 – 7:00pm
Thursday	12:00 – 7:00pm
Friday	12:00 – 5:00pm
Saturday	11:00 – 4:00pm

f. Drop-Offs by Police Officers. At its sole discretion, the humane society may allow the municipality’s police officers to drop off animals from contracted areas outside normal pick-up and drop-off hours by special arrangement with the humane society, the terms are subject to change on notice at the sole discretion of the humane society.

g. Canceled Pick-Ups. If an animal is reclaimed by its owner and a request for pick-up is canceled prior to the arrival of humane society staff, there will be no pick-up fee. If a humane society staff member arrives at the designated location to pick up the animal, the appropriate pick-up fee will apply even if the animal has been reclaimed by its owner prior to the staff member’s arrival.

3. Drop-Off and Pick-Up of Animals: Containment. Any stray domestic animal must be contained in some manner so as to be easily approached and apprehended. The humane society may, at its sole discretion, attempt to capture a stray animal that is running at large.

4. Care of Relinquished Animals. Upon acceptance of an animal, the humane society will have sole responsibility for the animal(s) and the sole right to determine the means of its care, relieving the municipality of any further care for the animal(s), subject to the municipality’s responsibility to pay all applicable fees owed under this contract. The humane society will furnish and maintain facilities and equipment adequate for the humane care and treatment of the animals in compliance with Wisconsin laws and regulations concerning the humane treatment of animals. The humane society will use

reasonable care to employ competent persons to perform the necessary functions of its shelter.

5. Stray Holding Period. The parties understand that Wisconsin law requires that stray dogs must be held for five (5) days prior to disposition (adoption or euthanasia) and that notice of a stray animal must be provided in the county in which the animal is apprehended. Stray cats will be held for a minimum of five (5) days prior to disposition. The holding period may be waived if a licensed veterinarian determines that an animal is so ill or injured that housing it the five days will only prolong its death.
6. Stray Redemption by Owner. If an animal is redeemed by an owner in accordance with the procedures prescribed by Wisconsin Statutes, the owner will be required to pay any and all expenses incurred and/or fees charged by the humane society, including, but not limited to, any pick-up fee, after-hour fee, and daily boarding fees. If such fees or costs are recovered from a redeeming owner, they will not be billed to the municipality. If an animal is not rabies vaccinated or licensed, an owner must sign a contract agreeing to have the pet rabies vaccinated and licensed by the deadline stated in the contract. If the municipality requests, and provides the humane society with a fax number, the humane society will fax a copy of the contract to the municipality for follow-up.
7. Records. The humane society will submit a record showing the date each animal entered the shelter, where it was originally found, and how and when the animal was disposed of.
8. Bite/Rabies Quarantine; Seizures.
 - a. Known Owner. If an animal that is subject to a bite or rabies quarantine has a known owner, the animal will be held only if space is available at the shelter. The owner will be primarily responsible for daily boarding fees, travel time, charges incurred for veterinary checks on the animal(s), and all other fees and costs for the animal's care, as described in Paragraph 2 of Exhibit A to this agreement; however, if the animal has a known owner and an officer of the municipality requires the animal to be quarantined at the humane society and the owner is unable to pay the daily boarding fees, travel time, charges incurred for veterinary checks, and all other fees and costs associated with the animal's care, the municipality will be responsible for payment of all such fees and charges directly to the humane society.
 - b. Owner Unknown/Unavailable. Animals that must be held for rabies or bite quarantine will be held by the humane society if the owner is unknown or unavailable, and if space is available. In the event the owner is unable to be found or identified, the humane society will request reimbursement from Dodge County for quarantine, travel time, and veterinary expenses pursuant to Wisconsin Statutes Section 95.21(8). Any amount not reimbursed by Dodge County will become the responsibility of the municipality.

- c. Policies, Fees and Charges. The humane society's current rabies/bite policies and the amounts of fees and charges for quarantine are attached hereto as Exhibit A; however, all policies are subject to change on notice at the humane society's sole discretion.
 - d. Seizures. Animals that are seized by a law enforcement officer can be housed at the humane society if space is available. If the animal has a known owner and an officer of the municipality requires the animal to be quarantined at the humane society, the municipality will be responsible for payment directly to the humane society for the daily boarding fees, travel time, charges incurred for veterinary checks, and all other fees and costs for the animal's care.
9. General Provisions.
- a. Inspection. Any official of any contracted municipality shall have access to the humane society shelter building for the purposes of inspecting the conditions of the shelter. Any such visits shall be conducted during normal staffed hours as listed in paragraph 2a.
 - b. Indemnification. Each party agrees to indemnify and save harmless the other from all suits, claims and demands and actions arising out of its own alleged actions or inactions and agrees that it is solely responsible for its own operations, employees and agents.
 - c. Effect of Waiver. If the humane society waives any term of this contract at any time, it will not constitute a waiver of the same term for other instances in which it might apply, nor will it constitute a waiver of any of the other provisions of this contract.
 - d. Effect of Invalidity of Provision. If any provision in this contract shall be declared invalid, the remaining provisions shall continue in full force and effect.
 - e. Entire Agreement. This document contains the entire agreement between the parties and the municipality warrants and represents that there are no statements or representations by any humane society representatives which are contrary to or which would vary or add to the terms of this agreement.
 - f. Limited to Stray and domesticated animals. The term "stray and domesticated animals for purposes of this agreement includes dogs, cats, rabbits, hamsters, and domesticated gerbils, mice, rats, certain snakes, and birds. It does not include any other animals, including but not limited to livestock, wild or exotic animals or birds of prey.

10. Additional Services. The humane society may, upon request by the municipality, and at the humane society's sole discretion, agree to perform additional or ancillary services or services in extraordinary circumstances beyond those contemplated as within the normal scope of this agreement. The municipality will pay to the humane society a reasonable or hourly reasonable and customary fee in an amount determined by the humane society as appropriate for additional services under the circumstances of each such request.

11. Term; Binding Effect. The term of this agreement shall be for a period of twelve months, commencing January 1, 2017 and expiring December 31, 2017. Therefore, services provided by the humane society to the municipality will be governed by the terms of this agreement commencing January 1, 2017 and continuing through December 31, 2017. However, this agreement shall be binding upon the parties hereto as soon as it is legally executed by resolution and approved by the municipality and when executed by the humane society.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the dates indicated below:

City of Columbus

By:  Title: Board President Date: 8/31/16

By:  Title: Executive Director Date: 8/31/16

The Dodge County Humane Society, Inc.

By: _____ Title: Board President Date: 8/31/16

By: _____ Title: Executive Director Date: 8/31/16

Exhibit A – Rabies/Bite Quarantine Policies, Fees and Charges*

1. Owned animal up to date on rabies vaccination, not vicious: Not required to be quarantined at a facility; owner can quarantine at home with the following provisions:
 - a. THREE veterinary checks are required: one within 24 hours of bite; a second check thereafter but before 10 days elapse from the date of the bite; and a third on 10th day after the bite. The owner is responsible for veterinary charges for all visits.
 - b. The animal must be kept separate from other animals and have minimal human contact. This means no playing in a yard that is not securely fenced, no walking a dog outside the yard, and no playing with other dogs or cats.
 - c. If there are multiple animals in the home, the animal must be kept in a separate room or crated.

2. Owned animal not up to date on rabies vaccination, not vicious: Must be quarantined off site (not at the home). If the animal will be quarantined at the humane society. Fee is \$300.00. Owner is responsible for the applicable fees at time of drop off.

3. Owned animal considered vicious (whether up to date on rabies or not): Bite euthanasia is an option. Animal will be immediately euthanized and the head sent in to the state for evaluation. Fee is \$400.00. Owner is responsible for the applicable fees at time of drop off.

4. Unknown owner: After applicable stray hold period is up, animal will be euthanized. Charges as listed in paragraphs 2a-2d will apply; however, prior to billing the municipality for the charges, the humane society will attempt to bill the county, per state law. If the animal is injured or considered vicious, a veterinarian will be consulted as to whether the five day stray hold can be waived.

*If state statute or state or local health department directive requires a course of action inconsistent with these policies, they shall be deemed modified to the extent of such statutory or health department directive only, and all remaining portions of these policies, fees and charges shall remain in full force and effect.

2016 AGENDA ITEM

Committee of the Whole Meeting Date: October 17, 2016

Council Meeting Date: November 1, 2016

DETAILED DESCRIPTION OF SUBJECT MATTER:

In 2012 the City hired General Engineering to assess the Rest Haven building and determine what repairs should be done and to what extent. The Engineer pointed out on page 1 of his report, "The biggest concern on this building is the roof. I recommend replacing this roof with a fully adhered rubber roof." Based on this recommendation the Public Works Department has contacted 3 roofing contractors, gave them the engineering report, and asked them to provide a proposal for replacing the roof keeping in mind that the Rest Haven building is on the State and National Historic Registry.

Per the direction of City Council on August 16, 2016, the original bids were discarded because members of the council were opposed to the color and type of membrane proposed by the bidders and we were then asked to get bids for only "black rubber roofing."

LIST ALL SUPPORTING DOCUMENTATION ATTACHED:

NAME OF DOCUMENT(S)

- 1. Pfeffer Home Improvement.....no bid (verbal)
- 2. The Gardner Company.....\$18,900.00
- 3. Ebert Roofing.....no bid

NUMBER OF ATTACHMENT PAGE(S) 5

IS FUNDING REQUIRED? YES NO

REVENUE GENERATED: None

DEPARTMENT: Public Works

ACCOUNT NUMBER: 415-513000-607

MOTION REQUESTED OF COUNCIL:

Approve the replacement of Rest Haven roof by Gardener Company, Inc. for \$18,900.00.

2016 AGENDA ITEM

MEETING DATE: October 17, 2016

AGENDA ITEM: Chapel Street Water Tower

DETAILED DESCRIPTION OF SUBJECT MATTER:

With the dust settled on the work to the Chapel Street Water Tower, it is time to review where we are at with this situation. Attached is a memo I sent to the Historic Landmarks Preservation Commission in preparation for their most recent meeting on Wednesday, October 12th. The memo explains various issues and items on where things are at.

As highlighted in the memo, I believe the two more pressing issues are whether or not to move forward on the steel banding application to the upper levels of the tower and what to do about a proposal from contractor Hermanson Concrete to work on bricks on the south side of the tower. Attached are their proposals, to which EMC, our insurer has stated they will not cover as these action have been deemed not a result of the storm on July 21st.

From my viewpoint in being closely involved with this issue from the beginning, I think both issues are important, with the steel band being something we should consider right away. Kurt Straus, the primary review engineer on this process was the one who recommended it as a preventative measure.

The southside brickwork is something I think the City should consider and plan for, but throughout the repair of the Tower, it is something I did not note from Kurt Straus as something urgent. There seems to be a difference of opinion between Kurt and those from Hermanson Concrete on the immediate need for this work.

Also leftover are 4 invoices covering the structural inspections of the tower – one from the initial review from General Engineering, and three from Structural Engineering (Kurt Straus). HLPC has agreed to pay for the first review. These items have been held pending a decision from EMC insurance on whether they would be covered and they have denied coverage, as they state they used their own engineer for their own needs.

ACTION REQUESTED OF COUNCIL: Review and discuss the current situation at the Chapel Street Water Tower.



CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 www.cityofcolumbuswi.com

TO: Members, Columbus Historic Landmarks Preservation Commission
FR: Patrick Vander Sanden
DATE: October 6, 2016
RE: Chapel Street Water Tower, 10/6/2016 Report

Commissioners,

Given that you had your October meeting coming up, I asked Commission President Carolyn Fredericks if I could forward a summary of issues to date for the Chapel Street Water Tower.

On Wednesday, September 14, 2016, Structural Integrity Engineer Kurt Straus had his final review of the work on the Tower and felt that the Evacuation Order that the City had in place for the two neighbors could finally be lifted. I promptly sent a letter to Dale Pfeffer, the owner of both residences explaining that they could return to their homes.

Since then, our contractor, Hermanson Concrete did some finish up of the area, but have largely been away from the Tower awaiting potential further activity. Before anything else is done, I believe that the City needs to take a small step back to review where we are at and determine next courses of action. Below are a few issues that I believe are at the forefront at this time.

- The payment of the invoices from Kent Fish (General Engineering), and from Kurt Straus (3 separate invoices). These were submitted to the insurance company for coverage, but were denied due to their contention that they only needed their inspector to review the Tower and not those that were hired by the City.
 - o Carolyn told me to forward the 1st Invoice from Structural Integrity (Kurt Straus) as HLPC had discussed and agreed to pay for it. It is attached.
 - o For the rest, I will be bringing them forward for discussion, but ultimate payment via the City Council.
- The manufacture and installation of a new steel band. Hermanson Concrete has researched how to have this constructed and they can apply it to the Tower. Because this would be deemed a future preventative action and not to address damage to the Tower from the storm, it will not be covered by insurance. It is an item that Kurt Straus recommended as a key future protective action, so the City Council also discuss this.
- Discussion of Hermanson Concrete's contention that work should be done to the south side of the Tower, as there are broken bricks. They have submitted a project plan and cost estimate, to which I have submitted to EMC Insurance for coverage. EMS has responded that they will not cover this cost as they don't agree that the issues on the south side were caused by the lightning strike. Hermanson believes that to be so and would like to work on it. Kurt Straus makes mention of the south side in one of his reports, but to be honest, he never expressed to me an

urgency to address this area. In my opinion, this is an area we have to look at and plan for, but we cannot take it on right now if insurance will not cover it. It's another topic that I will bring to Council for discussion.

Given the way that the storm hit the Tower and the daunting prospect of determining its future, I think we are in a "good place" with the Tower right now. However, decisions made to repair and keep the Tower always came with the knowledge that future maintenance would be an issue. We are at a point where we need to discuss this and plan for it.

If HLPC has any questions or concerns to forward, I always welcome them. However as mentioned, the City Council will need to be updated on these issues and I plan to bring them to the Committee of the Whole meeting on Monday, October 17th. Of course any or all members of HLPC would be welcome to be present if interested in this issue.

Thank you for what you do for the City of Columbus!

Patrick

Hermanson Concrete & Masonry LLC

PO Box 203 Columbus, WI 53925
Ph (920) 623-3174 FAX (920) 623-3126

rhermanson@charter.net
hermansonconcreteandmasonry.com

Estimate

DATE	ESTIMATE #
9/29/2016	4476

NAME / ADDRESS:
City of Columbus Chapel St. Water Tower %Patrick Vander Sanden Columbus, WI 53925

DESCRIPTION	TOTAL
INSTALL METAL BAND for CHAPEL ST. WATER TOWER	
1. Provide and Install Metal Band (7) 12' x .4 inch thick, x 2.5" 304 Stainless Steel flat rolled to approximately 24' diameter. Each peice will have (3) mounting holes, plus an angle clip on each end. \$5379.00	5,379.00
2. Lift & Operator for installation, mason. \$1780.00	1,780.00
We have been serving the area since 1979, if you any question or concerns please call us at 920-623-3174. Certificate of Insurance and references available upon request. If you any question or concerns please contact. We are a licensed contractor in the State of WI.. Lic. # 1007757 & 1007758. We warranty this work for 5 years.	
Respectfully submitted, Joe Hermanson	
TOTAL	\$7,159.00

One half of the payment is due at the start of the project and the remainder to be paid when completed, unless otherwise agreed upon with payments to be made as above (payments not made within 30 days will incur interest at the rate of 18% annually). Any alteration or deviation from above specifications involving extra costs will be executed upon oral or written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Hermanson's Concrete & Masonry has Workmen's Compensation and Public Liability Insurance coverage. This proposal may be withdrawn by us if not accepted within 30 days. All proposed prices are based on outside dimensions. All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work.

Signed estimates are considered to be contracted agreements, thank you.

SIGNATURE

Hermanson Concrete & Masonry LLC

PO Box 203 Columbus, WI 53925
 Ph (920) 623-3174 FAX (920) 623-3126

Estimate

rhermanson@charter.net
 hermansonconcreteandmasonry.com

DATE	ESTIMATE #
9/22/2016	4448

NAME / ADDRESS:
City of Columbus Chapel St. Water Tower %Patrick Vander Sanden Columbus, WI 53925

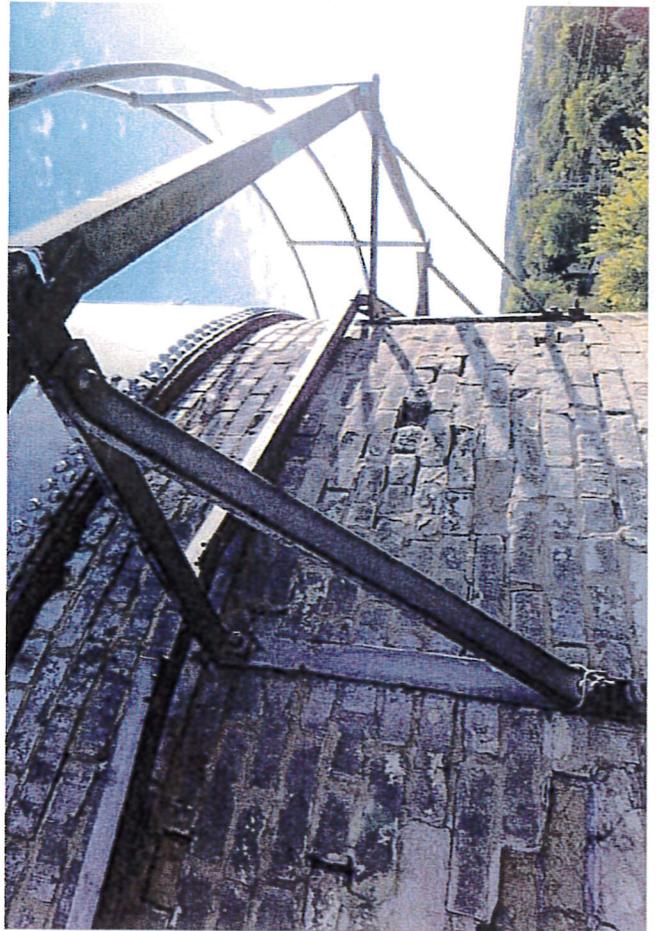
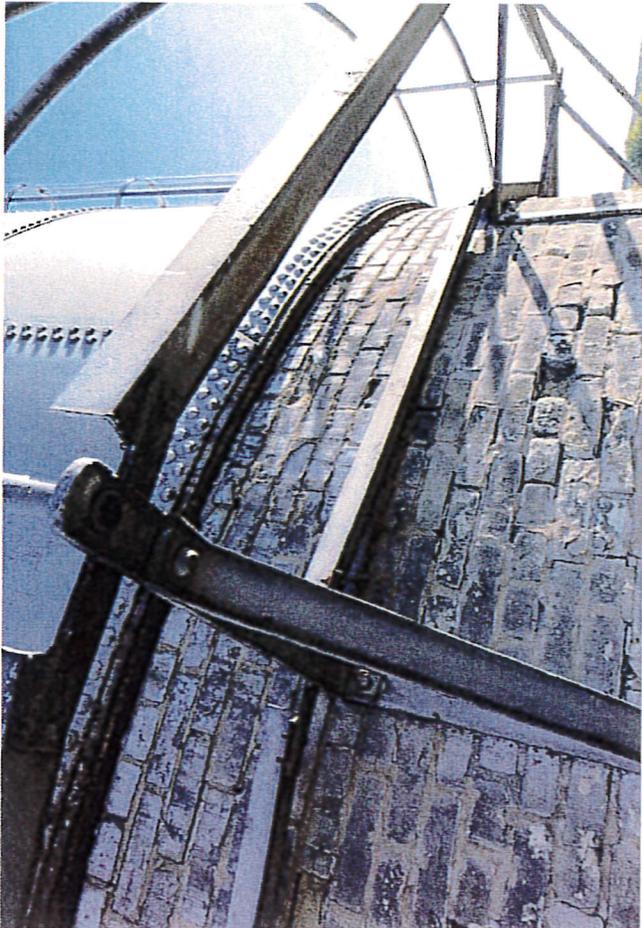
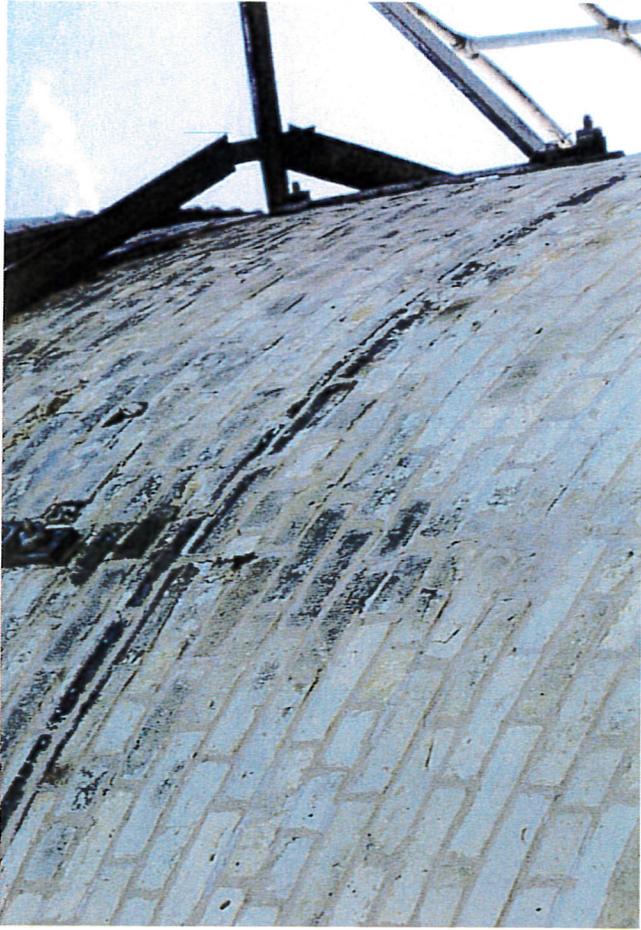
DESCRIPTION	TOTAL
<p>CHAPEL ST. WATER TOWER SOUTH SIDE MASONRY RESTORATION & REPAIRS DUE LIGHTNING STORM DAMAGE This side was not as damaged as the other side. But there are broken, sheared, loose brick from Lightning. See Pictures.</p> <ol style="list-style-type: none"> 1. Prep site. Secure areas for safety. 2. Remove area of damaged masonry upper area of South Side. Inspect area as work is completed for any other damage. Report to owner. Properly prep area for installation of brick and mortar. Use matching mortar type, color, & mortar joint design. Relay bricks and tie into the inner cores to lock brick together. This will ensure a proper and safe repair. Remove damaged mortar & properly Tuck-point other areas near here from storm damage. Use Heli Ties. Care taken to keep character of original structure. Estimate \$24,850.00 3. All clean up of site 4. We are finishing North side and would like to continue and not have to reset up job. <p>We have been serving the area since 1979, if you any question or concerns please call us at 920-623-3174. Certificate of Insurance available upon request. We are a licensed contractor in the State of Wisconsin work to code. If you any question or concerns please contact. We are a licensed contractor in the State of WI. Lic. # 1007757 & 1007758. We warrenty this work for 5 years. Due to nature of job, if something unforeseen is exposed during restoration process that will incur additional work, pictures will be taken, price given in writing, and O.K.'d before additional work completed.</p> <p>Respectfully submitted, Thomas J. Hermanson & Joseph J. Hermanson</p>	<p>24,850.00</p>

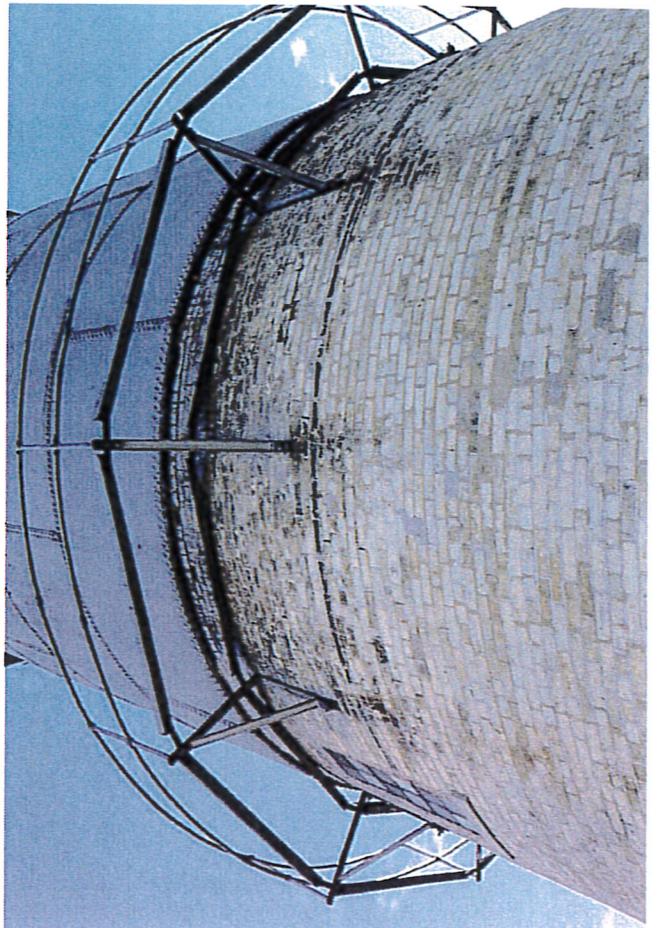
TOTAL	\$24,850.00
--------------	--------------------

One half of the payment is due at the start of the project and the remainder to be paid when completed, unless otherwise agreed upon with payments to be made as above (payments not made within 30 days will incur interest at the rate of 18% annually). Any alteration or deviation from above specifications involving extra costs will be executed upon oral or written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Hermanson's Concrete & Masonry has Workmen's Compensation and Public Liability Insurance coverage. This proposal may be withdrawn by us if not accepted within 30 days. All proposed prices are based on outside dimensions. All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work.

Signed estimates are considered to be contracted agreements, thank you.

 SIGNATURE





2016 AGENDA ITEM

MEETING DATE: October 17, 2016

AGENDA ITEM: Current Countryside Ford Property - Update

DETAILED DESCRIPTION OF SUBJECT MATTER:

At the City Council meeting on March 29, 2016, the Council approved a motion to make an offer to Columbus Holdings, LLC for the purchase of the current Countryside Ford property at 1149 W. James Street, with the plan to eventually build a new Fire Station at that location. The purchase price to be included in the offer was set at \$700,000 and contained two contingencies.

The first was that the property be reviewed for environmental concerns involving brownfields or affects from any ground contamination.

The second was that the property be checked for the presence of asbestos and whether the report would have any negative effects on the property or the future use of it.

Attached are 2 documents from MSA, the engineers whom the City retained to perform these reviews. The first is a summary of the Phase 1 environmental study done to investigate the presence of any soil contamination (the full report is a bound document about 2 inches thick). The other is the full report on the asbestos review.

I have reviewed the reports, and have shared them with Fire Chief Randy Koehn and City Engineer Jason Lietha. Richard Lyster, the MSA representative with whom I have worked with said that both reviews are positive and that the reports do not expose any potential issues for the future construction of a fire station. Jason's opinion is that what was shown in the reports would concur with MSA that would create concern. We have this on the Committee of the Whole on Tuesday so that your questions can be addressed.

If the Council agrees to move forward, the next step would be to proceed with Columbus Holdings on a closing for the property. Ted Naegeli, the principal partner with the company, has expressed a desire to set a closing in December, near the time they plan to complete the move from the current dealership to the new Countryside location on Transit & Commerce Drive. According to the original offer, a closing was supposed to happen before October 31st, but Ted is in agreement to postpone that date.

Atty. Johnson suggested we review this at the Committee of the Whole. Unless there are new issues, then the item would be forwarded to the next Regular Council meeting for a formal action to remove the contingencies and set a date for closing.

ACTION REQUESTED OF COUNCIL: Review of the studies of the current Countryside Ford environmental and asbestos studies per the offer to purchase.



September 28, 2016

Patrick Vander Sanden
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Re: Asbestos Inspection Report for Countryside Ford Building
Potential Building Demolition at 1149 W James Street, City of Columbus

Dear Patrick:

This letter report summarizes the asbestos inspection conducted on September 15, 2016 at the location referenced above. The purpose of the inspection was to identify and test suspect asbestos containing materials (ACM) associated in the building in accordance with EPA National Emission Standards for Hazardous Air Pollutants (NESHAPS) and the Wisconsin Department of Natural Resources (WDNR) #447 regulation. It is my understanding that the inspection is being performed due to proposed demolition of the structure.

SCOPE OF WORK

The scope of services included an asbestos building inspection that included identification, collection, and analysis of suspect ACM materials.

The building consists of a large metal framed structure on a concrete slab. It is a commercial property with the building divided into several different service areas. The age of the building is unknown. The building has metal siding and a metal roof. The building consists of two parts; the older original half and a newer addition. The older half consists of showroom, service bays, a couple of offices, and a breakroom. The newer addition consists of a new car showroom, service bays, a parts ordering dept., bathrooms, and four offices. The different sections are heated by forced air natural gas furnaces. There is a thermostat located in the old building showroom, between the offices, that contains mercury.

Sampled materials included:

- Floor tiles, sheet flooring, and associated mastics
- Joint compound/glues
- Wallboard and surfacing materials
- Ceiling tiles
- Metal roof sealants and blackjack

ASBESTOS MATERIALS AND MANAGEMENT

Asbestos-containing building materials can generally be grouped into three major types:

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913
(608) 356-2771 • (800) 362-4505 • FAX: (608) 356-2770
www.msa-ps.com

City of Columbus – Countryside Ford
ACM REPORT

- Thermal system insulation
- Surfacing materials
- Miscellaneous materials

Thermal system insulation includes insulating materials on pipes, pipe fittings (valves, tees, etc.), tanks, boiler jacketing, flue and stack insulation, turbine jackets, and similar applications. Surfacing materials include spray or trowel-applied fireproofing and acoustical finishes. Miscellaneous materials include items such as gasket materials, vinyl asbestos floor tile, ceiling tile, adhesive, mastics, and small amounts of packing or caulking material, and roof shingles.

Proper management of ACM depends on whether the material is friable or nonfriable; and if nonfriable, whether it is a category I or II; and if a category I, whether it is a construction and demolition material. Nonfriable materials may become friable during grinding, cutting, burning, crushing and similar operation, including some types of building demolition that may generate and release asbestos fibers. The definitions of asbestos types are as follows:

- Category I nonfriable ACM is defined as packings, gaskets, resilient floor covering and asphalt roofing containing asbestos that cannot be crumbled to powder by hand pressure. Category I ACM is pliable (not brittle), breaks by tearing rather than fracturing, and does not easily release fibers upon breaking.
- Category II nonfriable ACM is defined as any material, excluding a category I nonfriable ACM, containing asbestos that cannot be crumbled to powder by hand pressure. This includes rigid exterior siding and boards known by the trade name Transite. Category II ACM is not pliable, breaks by fracturing rather than tearing, and does release some asbestos fibers upon breaking.
- Friable ACM is defined as any material containing asbestos that can be crumbled to a powder by hand pressure. Common types of friable ACM included pipe insulation and sprayed on or tiled sound insulation materials. Friable ACM has little structural strength and contains asbestos fibers that are readily released upon breaking.

Any material containing greater than one percent asbestos is considered ACM.

SITE INSPECTION

On September 15, 2016, MSA Professional Services, Inc. (MSA) representative David Fitzsimmons (WI#AII-206951) conducted the inspection for accessible suspect ACM. The following tasks have been completed:

- A walk-around assessment was conducted of the furnace with observations of suspect ACM.
- Bulk samples of suspect ACM were collected from representative materials.

City of Columbus – Countryside Ford
ACM REPORT

- Analysis of bulk samples was performed following Environmental Protection Agency (EPA) Method 600/R-93-116 utilizing polarized light microscopy (PLM) techniques. This method determines the percentage of asbestos present and distinguishes the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite and anthophyllite. The laboratory report is attached. One sample with a concentration of <1.0% by PLM was confirmed by the laboratory via a 400 point count procedure.
- Preparation of this asbestos survey report.

PROJECT RESULTS - ASBESTOS

A total of 24 samples of various materials were collected from the building and analyzed to determine if they contain asbestos. Due to multiple layers in some of the samples, a total of 46 analyses were performed. The laboratory results are attached. A table summarizing the results is also attached.

The following asbestos containing materials were detected during this inspection:

- The joint glue between the door frame and the siding of the rear service bay contained 65% Chrysolite.
- The joint glue between the door frame and the cinder block wall of the Old Building Showroom contained 18% Chrysolite.

In addition, the flooring of the Parts Ordering Dept. contained <1.0% by PLM analysis and <0.25% by point counting. Therefore, this material is not considered asbestos containing material by definition.

LIMITATIONS AND REMARKS

- MSA's services were performed in a manner consistent with the level of skill or care ordinarily exercised by those practicing in this locality under similar conditions. Information provided to MSA by individuals familiar with and/or associated with the buildings was accepted in good faith and is assumed to be accurate.
- The asbestos inspection is limited to visible and accessible, above-ground components and buried or inaccessible interior components (e.g., pipe insulation in concealed chases) or electrical wiring will not be sampled or quantified during this inspection.
- The quantity of samples, sample locations, and analyses performed was selected to provide analytical data to document and evaluate current site conditions. The samples were collected from homogeneous material areas and no guarantee is given that the assumed homogeneous area and the sample analyses are consistent throughout the building. Positive confirmation of the homogeneity of the material cannot be confirmed without sampling each ceiling panel, floor tile, floor tile adhesive, etc.; therefore, inferred conditions are based on sample analyses and field observations.
- MSA will not attempt to determine compliance by present or former owners or occupants of the

City of Columbus – Countryside Ford
ACM REPORT

- Subject Property with federal, state, or local environmental or land use laws or regulations.
- The compiled final report submitted at the conclusion of our investigation will be limited to observations made during the assessment of the facility as well as information supplied by the present owners of the property and others. MSA will make no certification with respect to the validity of the data collected.
 - Prior to demolition, MSA recommends that all ACM identified in pre-demolition asbestos inspections be abated and legally disposed of to limit liability and allow for more economical disposal options for general demolition waste. While non-friable ACM can sometimes remain in-place during demolition, it is not recommended due to the potential for it becoming friable (and therefore regulated as friable) during demolition processes. Additionally, demolition debris with non-friable ACM remaining in-place is considerably more expensive to dispose of and cannot be recycled or used as clean fill material.
 - MSA recommends that the asbestos abatement contractor(s) visit the site prior to bidding the abatement work and compare actual field conditions, materials observed, and quantities of identified asbestos to the findings of the environmental consultant's asbestos inspection report.
 - MSA asbestos inspection reports should not be considered a bidding document as the potential exists for undiscovered suspect materials or quantity errors to present themselves during actual abatement and demolition activities. Asbestos abatement contractors should be held accountable to field-verify asbestos types, conditions, locations, and quantities prior to bidding the work.

Please contact me if you have any questions.

Sincerely,

MSA Professional Services

A handwritten signature in black ink, appearing to read "David Fitzsimmons". The signature is fluid and cursive, with a large initial "D" and "F".

David Fitzsimmons
Certified Asbestos Inspector

Enc.

Cc : Jayne Englebert, MSA

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI		MSA Professional Services, Inc						
Survey Date: September 15, 2016		1230 South Boulevard						
Project No. R00217007		Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
SERVICE BAY	DOOR/SIDING JOINT GLUE	C-1	CHR	65	20	LF	N	II,NF
OLD BUILDING SHOWROOM	CHIPBOARD SEAM JOINT COMPOUND	C-2	ND					
OLD BUILDING SHOWROOM	CARPET ADHESIVE	C-3	ND					
OFFICE	DRYWALL	C-4	ND					
OFFICE/BREAKROOM	CEILING TILE	C-5	ND					
OFFICE/BREAKROOM	CARPET	C-6	ND					
OFFICE/BREAKROOM	CARPET ADHESIVE	C-6	ND					
OLD BUILDING SHOWROOM	DOOR/CINDERBLOCK JOINT GLUE	C-7	CHR	18	20	LF	N	II,NF
COMPRESSOR ROOM	DRYWALL	C-8	ND					
BATHROOM	TILE/GROUT-TILE	C-9	ND					
BATHROOM	TILE/GROUT-GROUT	C-9	ND					
BATHROOM	TILE/GROUT-ADHESIVE	C-9	ND					
BATHROOM	TILE/GROUT-WHITE LAYER	C-9	ND					
BATHROOM	DRYWALL	C-10	ND					
BATHROOM	CEILING TILE	C-11	ND					
PARTS WASHER ROOM	DRYWALL	C-12	ND					

KEY:

LF = linear foot
 SF = square foot
 N = no damage
 F = friable

NS = not sampled
 < = less than value specified
 UND = Undetermined
 NF = non-friable

CHR = chrysotile
 I = Category I
 D = damaged
 ND = no asbestos was detected in the sample submitted for analysis.

AM = Amosite
 II = Category II
 SD = significant damage

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI Survey Date: September 15, 2016 Project No. R00217007		MSA Professional Services, Inc 1230 South Boulevard Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
PARTS ORDERING	FLOORING/ADHESIVE-FLOORING	C-13	CHR	<1.0 by PLM <0.25 by PC	500	SF	N	II,NF
PARTS ORDERING	FLOORING/ADHESIVE-ADHESIVE	C-13	ND					
PARTS ORDERING	FLOORING/ADHESIVE-BROWN FELT	C-13	ND					
PARTS ORDERING	DRYWALL	C-14	ND					
PARTS ORDERING	DRYWALL JOINT COMPOUND	C-14	ND					
SERVICE BAY	MOPBOARD/ADHESIVE- BROWN PUTTY	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-PINK LAYER	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-ADHESIVE	C-15	ND					
NEW CAR SHOWROOM	DRYWALL	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-JOINT COMPOUND/PAINT	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-TAN ADHESIVE	C-16	ND					
NEW CAR SHOWROOM	TILE/GROUT-JOINT COMPOUND	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-GROUT	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-ADHESIVE	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-TILE	C-17	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-GRAY PUTTY	C-18	ND					

KEY:

LF = linear foot
 SF = square foot
 N = no damage
 F = friable

NS = not sampled
 < = less than value specified
 UND = Undetermined
 NF = non-friable

CHR = chrysotile
 I = Category I
 D = damaged
 ND = no asbestos was detected in the sample submitted for analysis.

AM = Amosite
 II = Category II
 SD = significant damage

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI		MSA Professional Services, Inc						
Survey Date: September 15, 2016		1230 South Boulevard						
Project No. R00217007		Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-WHITE PADDING	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-ADHESIVE	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-JOINT COMPOUND	C-18	ND					
NEW CAR SHOWROOM	CARPET-LAYER 1	C-19	ND					
NEW CAR SHOWROOM	CARPET-LAYER 2	C-19	ND					
NEW CAR SHOWROOM	CARPET-ADHESIVE	C-19	ND					
NEW CAR SHOWROOM	CEILING TILE-YELLOW LAYER	C-20	ND					
NEW CAR SHOWROOM	CEILING TILE-WHITE LAYER	C-20	ND					
OFFICE	FLOORING/ADHESIVE-FLOORING	C-21	ND					
OFFICE	FLOORING/ADHESIVE-ADHESIVE	C-21	ND					
ROOF	METAL ROOF COATING	C-22	ND					
ROOF	BLACKJACK	C-23	ND					
ROOF	METAL ROOF JOINT SEALANT-SILVER LAYER	C-24	ND					
ROOF	METAL ROOF JOINT SEALANT-RED LAYER	C-24	ND					

KEY:

LF = linear foot
 SF = square foot
 N = no damage
 F = friable

NS = not sampled
 < = less than value specified
 UND = Undetermined
 NF = non-friable

CHR = chrysotile
 I = Category I
 D = damaged
 ND = no asbestos was detected in the sample submitted for analysis.

AM = Amosite
 II = Category II
 SD = significant damage



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351606807
Customer ID:	MSAP30
Customer PO:	
Project ID:	

Attention: Dave Fitzsimmons MSA Professional Services 1230 South Boulevard Baraboo, WI 53913-2791 Project: Columbus/217007	Phone: (608) 963-0219 Fax: (608) 356-2770 Received Date: 09/16/2016 12:50 PM Analysis Date: 09/21/2016 - 09/23/2016 Collected Date: 09/15/2016
--	---

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-1 351606807-0001	Service Bay, Door/Siding Joint Glue	Brown/Gray Non-Fibrous Homogeneous		35% Non-fibrous (Other)	65% Chrysotile
C-2 351606807-0002	Old Building Show Room, Chipboard Seam-Joint Cmpd.	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-3 351606807-0003	Old Building Show Room, Carpet Adhesive	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-4 351606807-0004	Office, Drywall	Tan/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-5 351606807-0005	Office/Breakroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	35% Cellulose 35% Min. Wool	8% Perlite 22% Non-fibrous (Other)	None Detected
C-6-Carpet 351606807-0006	Office/Breakroom, Carpet/Adhesive	White/Black Fibrous Homogeneous	100% Synthetic		None Detected
C-6-Tan Adhesive 351606807-0006A	Office/Breakroom, Carpet/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-7 351606807-0007	Old Building Show Room, Door/Cinderblock Joint Glue	Gray Fibrous Homogeneous		82% Non-fibrous (Other)	18% Chrysotile
C-8 351606807-0008	Compressor Room, Drywall	Tan/White Fibrous Heterogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
C-9-Red Tile 351606807-0009	Bathroom, Tile/Grout	Red Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Grout 351606807-0009A	Bathroom, Tile/Grout	Gray/Tan Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Tan Adhesive 351606807-0009B	Bathroom, Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-9-White Layer 351606807-0009C	Bathroom, Tile/Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-10 351606807-0010	Bathroom, Drywall	Tan/White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
C-11 351606807-0011	Bathroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	18% Cellulose	82% Non-fibrous (Other)	None Detected
C-12 351606807-0012	Parts Washer/Used Oil, Drywall	White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807

Customer ID: MSAP30

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-13-Flooring 351606807-0013	Parts Ordering, Flooring/Adhesive	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
C-13-Adhesive 351606807-0013A	Parts Ordering, Flooring/Adhesive	Clear Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
C-13-Brown Felt 351606807-0013B	Parts Ordering, Flooring/Adhesive	Brown Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
C-14-Drywall 351606807-0014	Parts Ordering, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-14-Joint Compound 351606807-0014A	Parts Ordering, Drywall	White/Blue Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
C-15-Brown Putty 351606807-0015	Service Bay, Mopboard/Adhesive	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Pink Layer 351606807-0015A	Service Bay, Mopboard/Adhesive	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Adhesive 351606807-0015B	Service Bay, Mopboard/Adhesive	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-16-Drywall 351606807-0016	New Car Show Room, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-16-Joint Compound/Paint 351606807-0016A	New Car Show Room, Drywall	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-16-Tan Adhesive 351606807-0016B	New Car Show Room, Drywall	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Joint Compound/Paint 351606807-0017	New Car Show Room, Floor Tile/Grout	White Non-Fibrous Homogeneous	4% Cellulose	96% Non-fibrous (Other)	None Detected
C-17-Grout 351606807-0017A	New Car Show Room, Floor Tile/Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Tan Adhesive 351606807-0017B	New Car Show Room, Floor Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Floor Tile 351606807-0017C	New Car Show Room, Floor Tile/Grout	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Gray Putty 351606807-0018	New Car Show Room, Mop Basin/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-White Inner Padding 351606807-0018A	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Tan Adhesive 351606807-0018B	New Car Show Room, Mop Basin/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807
Customer ID: MSAP30
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
C-18-Joint Compound <i>351606807-0018C</i>	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 1 <i>351606807-0019</i>	New Car Show Room, Carpet	Gray/Red/Blue Fibrous Homogeneous	95% Synthetic	5% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 2 <i>351606807-0019A</i>	New Car Show Room, Carpet	White/Red/Black Fibrous Homogeneous	98% Synthetic	2% Non-fibrous (Other)	None Detected
C-19-Adhesive on Tape Lacing <i>351606807-0019B</i>	New Car Show Room, Carpet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-20-Yellow Layer <i>351606807-0020</i>	New Car Show Room, Ceiling Tile	Yellow Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
C-20-White Layer <i>351606807-0020A</i>	New Car Show Room, Ceiling Tile	White/Clear Fibrous Homogeneous	18% Glass	82% Non-fibrous (Other)	None Detected
C-21-Gray Flooring <i>351606807-0021</i>	Office, Flooring/Adhesive	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-21-Orange Adhesive <i>351606807-0021A</i>	Office, Flooring/Adhesive	Orange Non-Fibrous Homogeneous	10% Cellulose 4% Hair	86% Non-fibrous (Other)	None Detected
C-22 <i>351606807-0022</i>	Roof, Metal Coating	Silver Non-Fibrous Homogeneous	3% Synthetic 2% Wollastonite	95% Non-fibrous (Other)	None Detected
C-23 <i>351606807-0023</i>	Roof, Black Jack	Black Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-24-Silver Layer <i>351606807-0024</i>	Roof, Metal Roof Joint Sealant	Silver Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-24-Red Layer <i>351606807-0024A</i>	Roof, Metal Roof Joint Sealant	Red Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Lynn Scott (4)
Michael Felzan (42)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from: 09/23/2016 14:51:58



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (Lab Use Only)

6807

Minneapolis, MN 55447
PHONE (763) 449-4922
FAX (763) 449-4924

Company: MSA Professional Services, Inc.		EMSL-Bill to: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street: 1230 South Blvd.		Third Party Billing requires written authorization from third party	
City: Baraboo	State/Province: WI	Zip/Postal Code: 53913	Country: US
Report To (Name): Dave Fitzsimmons		Telephone #: 6083558863	
Email Address: dfitzsimmons@msa-ps.com		Fax #:	Purchase Order:
Project Name/Number: Columbus/217007		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail	
U.S. State Samples Taken: WI		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input checked="" type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
<small>*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide</small>			
PLM - Bulk (reporting limit)		TEM - Bulk	
<input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NIOSH 9002 (<1%) <input type="checkbox"/> NY ELAP Method 198.1 (friable in NY) <input type="checkbox"/> NY ELAP Method 198.6 NOB (non-friable-NY) <input type="checkbox"/> OSHA ID-191 Modified <input type="checkbox"/> Standard Addition Method		<input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1 <input type="checkbox"/> NY ELAP Method 198.4 (TEM) <input type="checkbox"/> Chatfield Protocol (semi-quantitative) <input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2 <input type="checkbox"/> TEM Qualitative via Filtration Prep Technique <input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique	
		Other	
		<input type="checkbox"/>	
<input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Date Sampled: September 15, 2016	
Samplers Name: David Fitzsimmons		Samplers Signature: <i>David Fitzsimmons</i>	
Sample #	HA #	Sample Location	Material Description
C-1		Service Bay	Door/Siding Joint Glue
C-2		old Building Show Room	Chipboard Seam Joint Compound
C-3		old Building Show Room	Carpet adhesive
C-4		office	Drywall
C-5		office/Breakroom	Ceiling tile
C-6		office/Breakroom	Carpet adhesive
C-7		old Building Show Room	Door/Cinder block Joint Glue
C-8		Compressor Room	Drywall
C-9		Bathroom	Tub/Grout
C-10		Bathroom	Drywall
Client Sample # (s): 10		Total # of Samples:	
Relinquished (Client): <i>David Fitzsimmons</i>		Date: 9/15/16	Time:
Received (Lab): <i>Maypole</i> UPS		Date: 9/16/16	Time: 12:50 PM
Comments/Special Instructions: Bill To: MSA Professional Services, Inc., 1230 South Blvd., Baraboo, WI, 53913, US Attention: Dave Fitzsimmons Phone: 6083558863 Email: DFitzsimmons@msa-ps.com Purchase Order: 12 576 154 03 9206 9797			



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447
Phone/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606953
Customer ID: MSAP30
Customer PO:
Project ID:

Attention: Dave Fitzsimmons
MSA Professional Services
1230 South Boulevard
Baraboo, WI 53913-2791
Phone: (608) 963-0219
Fax: (608) 356-2770
Received: 09/23/2016 3:12 PM
Analysis Date: 09/27/2016
Collected: 09/15/2016
Project: Columbus/217007

Test Report: Asbestos Analysis of Bulk Materials by PLM via EPA 600/R-93/116 Method using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-13-Flooring 351606953-0001	Parts Ordering, Flooring/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<0.25% Chrysotile

Analyst(s)
George Sullivan (1)

Rachel Travis, Laboratory Manager
or other approved signatory

Disclaimer: Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.25%. EMSL Analytical Inc suggests that samples reported as <0.25% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc., bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc., liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn
Initial report from: 09/27/2016 14:12:32

Gerrits, Krista

From: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Sent: Friday, September 23, 2016 3:12 PM
To: Felzan, Michael; EMSL Lab - Minneapolis
Subject: RE: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Sample C-13 flooring needs a point count. Thanks

From: EMSL (Minneapolis) [mailto:minneapolislab@emsl.com]
Sent: Friday, September 23, 2016 2:16 PM
To: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Subject: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Report, invoice, COC for order(s):
351606807 - Columbus/217007

Please tell us how we are doing.

[Click here to fill out our Customer Survey](#)



EMSL Analytical, Inc. | 14375 23rd Avenue North | Minneapolis, MN 55447
Phone: 763-449-4922 | Fax: 763-449-4924 | Toll Free: 866-736-4824
Lab Hours: Monday - Friday 8AM - 6PM, Saturday-Sunday On-Call

Some of the resources EMSL Analytical, Inc. offers to our clients:
[LABConnect](#) | [Order Products](#) | [Client Corner](#) | [Training](#) | [Additional Resources](#) | [Sampling Videos](#)

"This email may contain privileged and confidential information and is solely for the use of the sender's intended recipient(s). If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you received this email in error, please notify the sender by reply email and delete all copies and attachments. Thank you."

48 hr TAT per Dave Fitzsimmons
via phone
KLG
9/20/16



September 28, 2016

Patrick Vander Sanden
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Re: Phase I Environmental Site Assessment (ASTM Practice E 1527-13)
Approx. 3.26 acres (Three Parcels 1090.001 and 1090.B, Parcel 1090.C)
1149 W James Street, City of Columbus

Dear Patrick:

Enclosed are two bound copies, and one CD with a pdf file of the Phase 1 Environmental Assessment report for the above referenced Subject Property.

The Phase 1 ESA has revealed no evidence of recognized environmental conditions in connection with the Subject Property, except for the following:

One historic recognized environmental condition, as defined by the ASTM standard, was noted during this assessment:

1. The Subject Property is the address of a "Closed" leaking underground tank (LUST) site. The LUST is a former waste oil UST that was associated with the Subject Property. A Phase II Environmental Site Assessment with soil testing was performed near the former location of the LUST (and also at other former UST locations on the Subject Property), and a "no further action" determination was issued by the Wisconsin Department of Natural Resources (WDNR) on November 15, 2000. On that date, the WDNR determined no further investigation or cleanup associated with the LUST was required by the responsible party for the property.
2. According to correspondence dated September 5, 2000 (K. Singh & Associates, Inc. to the WDNR - Fitchburg), the former waste oil UST and LUST were reportedly located on a section of property that was split from the auto dealership property, and sold between 1989 and 1996 to the owner the parcel south of the current Subject Property. This information indicates the location of the waste oil LUST is south, and adjacent to the Subject Property, and therefore not located on the Subject Property.

The ASTM standard defines a *historic environmental condition* as: A historical recognized environmental condition that is a past release of a substance at the property that has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913
(608) 356-2771 • (800) 362-4505 • FAX: (608) 356-2770
www.msa-ps.com

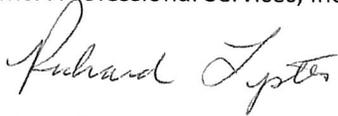
Page 2

Patrick Vander Sanden
City of Columbus
September 28, 2016

Thank you for the opportunity to provide this service to the City of Columbus. If you have any questions regarding this Phase 1 Environmental Assessment report, please contact me (608) 355-8901.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in cursive script that reads "Richard Lyster".

Richard Lyster, P.G.
Senior Hydrogeologist

Enc.

cc: Uriah Monday, MSA