

VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS

BOARD OF TRUSTEES
MINUTES
FEBRUARY 12, 2025

CALL TO ORDER

President Allen Grussing called the meeting to order at 7:00 p.m. in the village office located at the Bellflower Community Center, 104 W Center Street, Bellflower.

The Meeting Notice and Agenda (copy attached) was posted on the Bellflower Community Center exterior bulletin board on February 10, 2025, at 2:45 p.m.

BOARD ATTENDANCE

Present: President Allen Grussing; Trustees Skee Aldrich, Teresa Drinkwater, Beth Ellis, Steve Weiss, and Shane Zimmerman

Absent: Trustee Lytel

Six of seven board members were present, which formed a quorum.

VILLAGE OFFICIALS PRESENT – Clerk Herb Youngblood

PUBLIC ATTENDANCE – Paul Luther, Jay Jewell

PUBLIC COMMENT

- Paul Luther – asked about parking lines on streets. Scheduled for workday.
- Jay Jewell – asked about Community Center tile repairs. Will discuss in new business.

CONSENT AGENDA

- a. Approve minutes of the regular meeting held on January 8, 2025.
- b. Approve expenditures during the period of January 9, 2025, through February 12, 2025.

MOTION by Trustee Zimmerman to approve the foregoing consent agenda items. Seconded by Trustee Weiss. Voice vote: 5 yes; -0- no. Motion passed.

POLICE ACTIVITIES

- January 2025 – 1 ticket.

UNFINISHED BUSINESS

- a. Community Center
 - 1) Repair stage door lock and replace band room exterior door keypad lock with a regular key lock – waiting on locksmith.
 - 2) Replace pizza oven gas connection – part on order.
 - 3) Replace pull switch for fire suppression system – part on order.
 - 4) Purchase “K” fire extinguisher for kitchen – part on order.
 - 5) Purchase stationary and oscillating fans – COMPLETE.
 - 6) Install video surveillance signs – to be installed by Trustee Aldrich.
 - 7) Install generator to support cafeteria and office – tentative install 2/17.
- b. Don Harden Field
 - 1) Replace restroom roof – to be done in spring.
- c. Grounds
 - 2) Repair pull-behind mower – to be repaired by Trustee Aldrich.
 - 3) 2025 Mowing – Cody Shelton is no longer interested in the position. Ask Brian Benjamin if he would bid a multi-year discount. Contact Cameron Reynolds in Farmer City.

d. Streets

- 1) Hydro-jetting stormwater drains – awaiting intergovernmental agreement to rent Village of Downs equipment and use Downs employees.
- 2) MFT gravel for rights-of-way and alleys – Steven Sprau or Cody Shelton will perform in Spring.
- 3) MFT street sign replacement – awaiting intergovernmental agreement to use Village of Downs personnel to install. Trustees Aldrich and Weiss indicated they would be available to assist if needed.

e. Water system

- 1) Fire hydrant flushing posting – no response to job posting. Jay Jewell expressed an interest in the position. President Grussing hired Jay effective immediately.
- 2) Stress test emergency well #3 – to be done in the spring.

f. Emergency siren remote activation – waiting on better weather.

NEW BUSINESS

a. Action

1) Community Center

- a) MOTION by Trustee Zimmerman to approve Bob Althouse's \$350.00 estimate (copy attached) to install an electrical outlet on the conference room south wall. Seconded by Trustee Drinkwater. Voice vote: 5 yes; -0- no. Motion passed.
- b) MOTION by Trustee Zimmerman to approve JC's HVAC estimates to 1) install a new thermostat in the office for \$232.38 plus installation cost, and 2) add ducts in the office for \$675.00 (copies attached). Seconded by Trustee Drinkwater. Voice vote: 5 yes; -0- no. Motion passed.
- c) MOTION by Trustee Aldrich to purchase 1) new dust mops and brooms for \$233.98 plus shipping, and 2) new paper towel dispensers for \$626.00 plus shipping, and new soap dispensers for \$186.00 plus shipping, for all village buildings (copies attached). Seconded by Trustee Ellis. Voice vote: 5 yes; -0- no. Motion passed.
- d) MOTION by Trustee Zimmerman to approve Lanz Underground Solutions' estimate of \$2,200.00 minimum time and materials (copy attached) to hydro-jet, view with a camera, and map all Community Center drainage tiles for remediating the boys' locker room water seepage. Seconded by Trustee Aldrich. Voice vote: 5 yes; -0- no. Motion passed.
- e) Discard front of stage wall padding – no objection from any board member.

2) Don Harden Field

- a) Scoreboard – MOTION by Trustee Ellis to spend up to \$200.00 for Bob Althouse to investigate if he can make it work again. Seconded by Trustee Weiss. Voice vote: 5 yes; -0- no. Motion passed.
 - b) Ballfield lights – check if Ameren has a deal to upgrade to LED lights.
- 3) MOTION by Trustee Zimmerman to approve Mayfield Builders' estimate (copy attached) to 1) install four 4-inch bollards to protect the generator and gas meter at the water tower pump house for \$1,450.00, 2) install four 6-inch bollards at the Feed Mill flushing hydrant for \$1,600.00, and 3) install sleeves over all bollards for \$350.00. Seconded by Trustee Aldrich. Voice vote: 5 yes; -0- no. Motion passed.
- 4) Surplus Property Sale of 201 W South St – no offers to purchase received.

BOARD REPORTS

President Grussing

- Community Center fire alarm system inspection scheduled for 2/19.
- IL Broadband Initiative – plans are to connect all Illinois residences and businesses to high-speed internet (not necessarily fiber) within 5 years. McLean County has selected 2 providers: Pavlov and Serban.
- Belltown Bombers – developing a usage agreement. Kristen Yeadon will present her 2025 plans at the March board meeting.
- “Welcome to Bellflower” sign - need to pick up unused 4x4 posts and plywood donated by Janet Hobbs.
- Senator Turner grant is still awaiting approval within DCEO; estimated in early 2025.
- Looking for a village Emergency Management Agency coordinator.
- Building Inspectors – McLean County mayors all have the same problem: there is no list of building inspectors. The McLean County Building and Zoning department has the same problem.

Trustee Drinkwater – asked what would be needed to approve planned Easter Egg Hunt expenses. Trustee Zimmerman suggested, worst case, that she ask for approval to spend up to her full budgeted amount. She indicated that she needs to inventory what is in the Events closet from last July 4th to see if any non-food items could be used for the Easter Egg Hunt.

ADJOURN

President Grussing adjourned the meeting at 8:36 p.m.

**VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS**

**BOARD OF TRUSTEES
MEETING NOTICE AND AGENDA
FEBRUARY 12, 2025**

The next regular meeting of the Village of Bellflower Board of Trustees will be held Wednesday, February 12, 2025, 7:00 p.m., in the Village Office at the Bellflower Community Center, 104 W Center Street, Bellflower.

CALL TO ORDER

PUBLIC COMMENT

CONSENT AGENDA

- Approve minutes of the regular meeting held January 8, 2025
- Approve expenditures during the period January 9, 2025 through February 12, 2025

POLICE ACTIVITIES

UNFINISHED BUSINESS

- a. Community Center
 - 1) Repair stage door and band room exterior door locks
 - 2) Replace pizza oven gas connection
 - 3) Replace pull switch for fire suppression system
 - 4) Purchase “K” fire extinguisher for kitchen
 - 5) Purchase fans
 - 6) Install 2 video surveillance signs on east gym exterior
 - 7) Install generator to support cafeteria and office
- b. Don Harden Field – replace restroom roof
- c. Grounds
 - 1) Repair pull-behind mower
 - 2) 2025 mowing
- d. Water system
 - 1) Job opening – fire hydrant flushing
- e. Storm siren remote activation

NEW BUSINESS

- a. Action
 - 1) Community Center
 - a) Updates to office electrical and HVAC
 - b) Purchase dust mops/brooms
 - c) Purchase paper towel and soap dispensers
 - d) Remediate boys’ locker room water seepage (Lanz and Thrasher estimates)
 - e) Discard front of stage wall padding
 - 2) Don Harden Field scoreboard and ballfield lights
 - 3) Bollards for main pump house and Feed Mill hydrant
 - 4) Surplus Property Sale – open bids, if any, for 201 W South St

BOARD REPORTS

ADJOURN

VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS

BOARD OF TRUSTEES

FINANCIAL REPORT ACKNOWLEDGMENT
FOR
FEBRUARY 12, 2025

I acknowledge that I have reviewed the following financial reports:

- Heartland Bank Account Reconciliations – 1/31/2025
- Illinois Funds Account Reconciliations – 1/31/2025
- Invoices paid 1/2025 GF and WF
- Invoices paid 2/2025 GF and WF
- QuickBooks Account Register (Heartland Bank and IL Funds) – 1/2025
- QuickBooks Balance Sheet – 2/12/2025
- QuickBooks Expenditures 1/9/2025 – 2/12/2025
- QuickBooks Fund Reports 5/1/2024-2/12/2025


ALLEN GRUSSING, PRESIDENT


SKEE ALDRICH, TRUSTEE


TERESA DRINKWATER, TRUSTEE


BETH ELLIS, TRUSTEE

BART LYTEL, TRUSTEE


STEVE WEISS, TRUSTEE


SHANE ZIMMERMAN, TRUSTEE

From: **Robert Althouse** <althouse.robert.2015@gmail.com>

Date: Sat, Feb 8, 2025 at 1:33 PM

Subject: Office estimates

To: Allen Grussing <vob.mayor@outlook.com>

I have the 3 office estimates prepared for you and the village members to review.

1-

Estimate to add a 120V receptacle to the south wall above the old chalkboard is \$350.

2- Estimate to relocate thermostat and replace thermostat with an Ecobee thermostat is \$450.

3- Estimate to add 1 HVAC duct to each of the adjacent rooms of the furnace and install ceiling vents is \$800.

I anticipate these estimates to be lower as a total if you do 2 or more due to labor savings of already being set up in the building with tools and materials.

Thank you!

JC's Heating-Cooling & Plumbing, Inc.
304 E 1st Street
Gibson City, IL 60936



PROPOSAL

Presented to:
Village of Bellflower
PO BOX 244
Bellflower, IL 61724

Job # 30287
Job Name NO HEAT OFFICE
Proposal # P-30287-1
Technician
Issue Date Jan 27 2025

Customer Contact:
H: (309) 929-9059
M: (347) 334-4386
E: vob.treasurer@outlook.com

Service Location:
104 W Center St
Bellflower, IL 61724

Your Price: \$232.38

Description	Qty	Price
ECOBEE THERMOSTAT	1	\$232.38
<i>DEVICE ONLY INSTALLATION COSTS ADDITIONAL</i>		
	Your Price	\$232.38

[Review and Sign](#)

Customer Approval:

I accept this proposal and agree to the terms and conditions.

Contract Terms:

Invoices not paid in full within 30 days are subject to a finance charge of 5% per month. You are liable for all attorney fees and costs for invoices that go to collections.

Prices on this estimate are valid for 15 days. Please sign for acceptance of estimate. Return signed estimate with 60% down before start of job.

If credit card is used for payment 3.5% service charge will be added.

Thank you for your business and have a great day!

JC's Heating-Cooling & Plumbing, Inc.
304 E 1st Street
Gibson City, IL 60936



PROPOSAL

Presented to:
Village of Bellflower
PO BOX 244
Bellflower, IL 61724

Job # 17702
Proposal # P-17702-1
Technician
Issue Date Feb 20 2023

Customer Contact:
H: 417-5534
M: 3473344386
E: vob.treasurer@outlook.com

Location Address:
104 W Center St
Bellflower, IL 61724

Your Price: \$600.00

Description	Qty	Price
Duct work Estimate for Village Office <small>This is an estimate to install duct into the conference room with registers. Also install a new register in the back room so they can shut the air flow down.</small>	1	\$600.00
<i>ORIGINAL ESTIMATE 2/2023</i> <i>PRICE INCREASE 2/2025 + \$75.00</i>		
	Your Price	\$600.00

Review and Sign

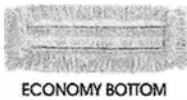
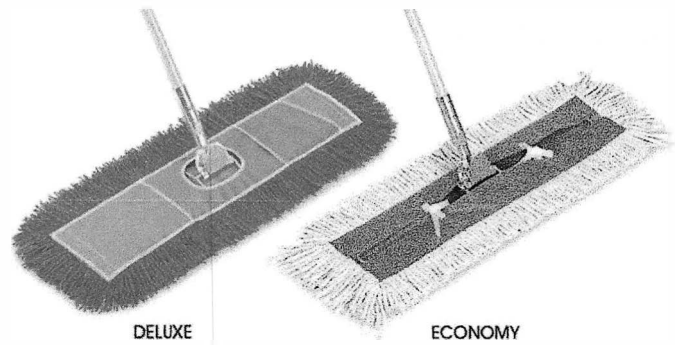
Customer Approval:
 I accept this proposal and agree to the terms and conditions.

DUST MOPS

Fatal attraction for dust, dirt and debris.

Economy Dust Mops - Treated cotton yarn picks up dust like a magnet. Ideal for spot dust mopping under equipment or behind furniture.

Deluxe Dust Mops - Launderable 2-ply construction features cotton yarn sewn to a synthetic backing. Long-lasting, durable construction.



New Dust Mop & Handle

We have one 60", two 48", and three 24" dust mops. Recommend getting one additional 60" dust mop (includes handle, frame, and head). Also need a handle for one of the 48" dust mops that has a frame only. Recommend getting the Economy because the handle and frame are the same on both.

Width	Description	Price Each	Qty	Total
60"	Economy	\$38	1	\$38
60"	Deluxe	\$62	1	\$62
	Wood Handle	\$15	1	\$15

New Dust Mop Heads

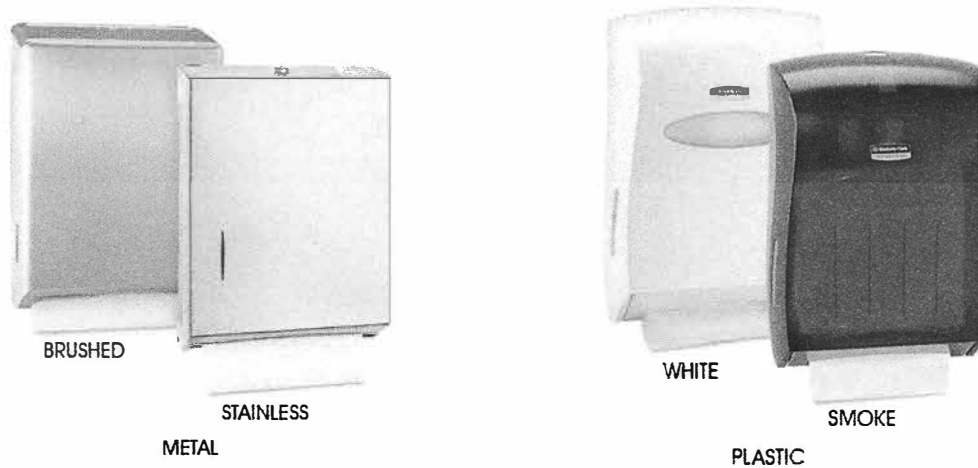
Heads haven't been replaced since the school closed, so recommend replacing the heads on all of them. Recommend getting three of the 60" since one will come with the new dust mop. Recommend getting four of the 48" and six of the 24" That will give one set of replacements for each size in the future. Recommend the Economy so that they can be replaced more frequently in the future.

Width	Description	Price Each for 3+	Qty	Total
24"	Economy	\$10	6	\$60
48"		\$12	4	\$48
60"		\$15	3	\$45
24"	Deluxe	\$14	6	\$84
48"		\$25	4	\$100
60"		\$37	3	\$111

Recommendation

These items would all come from Uline. Based on the highlighted recommendations, total cost for the new dust mop, handle, and replacement heads would be \$206 + shipping. Also suggest getting 2 new Libman brooms at Ace Hardware for \$13.99/each. Grand total would be \$233.98 + shipping for the Uline products.

FOLDED TOWEL DISPENSERS



Folded Paper Towel Dispenser

Price per brushed metal dispenser is \$55. They hold 550 towels. Price per plastic dispenser is \$60. They hold 800 towels. Recommend getting 10 brushed metal – one for each of the Community Center restrooms and cafeteria kitchen hand sink, one for the Library restroom, and one for each of the Depot restrooms. Total would be \$550 + shipping. Plastic would be \$600 + shipping.

Folded Paper Towels

Recommend getting 3 cases of the Uline Deluxe white 9" x 9.5" multi-fold towels. There are 4000 towels per case, so we could fill the 10 metal dispensers once with 550 towels each (5500 towels) and have 1 case of 4000 towels for refills. For the plastic dispensers, recommend getting 3 cases of towels. Total would be \$76 + shipping.

Brand	Color	Towel Size	Towels Per Case	Price Per Case	Price Per Towel	Qty	Total
Uline	Kraft	9" x 9.5"	4000	\$36	\$.009	0	
	White	9" x 9.5"	4000	\$38	\$.0095	2	\$76
	Jumbo	9" x 13"	1840	\$40	\$.022	0	
Scott	White	9.2" x 9.4"	4000	\$71	\$.018	0	
Kleenex	White	9.2" x 9.4"	2400	\$68	\$.028	0	
BigFoldZ	White	10" x 11"	2200	\$83	\$.038	0	

Recommendation

The old towel dispensers are left from when the building was a school. Putting rolls of paper towels on top of them mean kids and some adults can't reach them, and they seem to disappear easily and frequently. These replacements would all come from Uline. Based on the recommendations, total cost for dispensers and towels would be \$626 + shipping.

↑ NO

MANUAL DISPENSER AND TOWELS

Uline Kraft - Dry your hands or clean up spills.

Uline Deluxe - White. Softer, more absorbent.

Jumbo Roll S-25731 - 1,000 sheets. Fewer roll changes.

Kleenex® S-12850 - Super absorbent, premium quality.

Dispenser - Pull lever to dispense continuous supply of paper towels.



Manual Paper Towel Dispenser

Price per dispenser is \$85. Recommend getting 10 – one for each of the Community Center restrooms and cafeteria kitchen hand sink, one for the Library restroom, and one for each of the Depot restrooms. Total would be \$850 + shipping.

Manual Paper Towel Rolls

Recommend getting 3 cases of the Uline white 8" x 1000'. There are 6 rolls per case, so we could fill the 10 dispensers once with 1000 sheets each and then have 8 rolls of 1000 sheets for refills. Total would be \$234 + shipping.

Brand	Color	Roll Size	Sheets Per Roll	Rolls Per Case	Sheets Per Case	Price Per Case	Price Per Sheet	Qty	Total
Uline	Kraft White	8" x 350"	350	12	4200	\$40 \$49	\$.010 \$.011	0 2	\$98
	Kraft White	8" x 800'	800	6	4800	\$50 \$60	\$.010 \$.012	0 3	\$180
	White	8" x 1000'	1000	6	6000	\$78	\$.013	3	\$234
Scott	White	8" x 800'	800	12	9600	\$178	\$.019	0	
Kleenex	White	8" x 600'	600	6	3600	\$89	\$.025	0	

Recommendation

The old towel dispensers are left from when the building was a school. Putting rolls of paper towels on top of them mean kids and some adults can't reach them, and they seem to disappear easily and frequently. These replacements would all come from Uline. Based on the recommendations, total cost for dispensers and towels would be \$1,084 + shipping.



Soap Dispensers

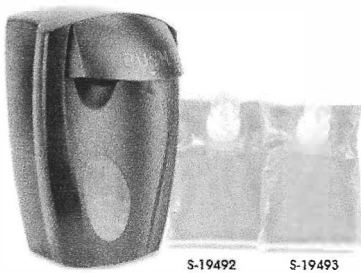
The soap dispensers in the Community Center remain from when it was a school. They should be replaced as they no longer work and can't be filled. The ones in the Depot should also be replaced as they are no longer used because they can't be filled. The Library needs a soap dispenser. In all 3 buildings, individual bottles of foaming hand soap sit on the sinks.

Propose 10 dispensers for all Community Center restrooms and the cafeteria kitchen hand sink, two dispensers for the Depot, and one dispenser for the Library. Plus soap refills for all with a few extras.

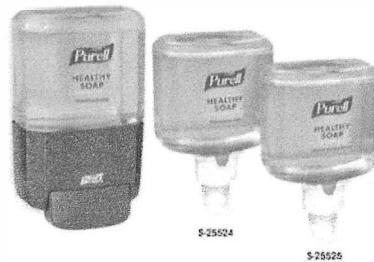
For the Uline brand, total cost for dispensers and antibacterial soap would be \$186 + shipping. For the second option, the Purell ES4, the total cost for the dispensers and antibacterial soap would be \$338 + shipping. The third option, the Purell FMX, is more expensive (\$554 + shipping), but the soap bottles are larger and enclosed.

Brand	Item	Price Each	Price Per Case	Qty	Total
Uline	Dispenser	\$13	---	10	\$130
	All-Purpose Foam Soap (1000 ml - 4/case)	---	\$13	4	\$52
	Antibacterial Foam Soap (1000 ml - 4/case)	---	\$14	4	\$56
Purell ES4	Dispenser	\$13	---	10	\$130
	Gentle & Free Foam Soap (1200 ml - 2/case)	---	\$24	8	\$192
	Antibacterial Foam Soap (1200 ml - 2/case)	---	\$26	8	\$208
Purell FMX	Dispenser	\$17	---	10	\$170
	Mild Foam Soap (2000 ml - 2/case)	---	\$40	8	\$320
	E2 Antimicrobial Foam Soap (2000 ml - 2/case)	---	\$48	8	\$384

ULINE



PURELL® ES4



PURELL® FMX™



Recommendation

Order 10 Uline dispensers and 4 cases of foam soap for a total of \$186 + shipping. Install 6 in the Community Center restrooms and cafeteria kitchen hand sink, 2 in the Depot restrooms, and 1 in the Library restroom.

Underground Proposal

LANZ UNDERGROUND SOLUTIONS

2709 Clark Rd
Champaign, IL. 61822
(217) 355-5512
FAX (217) 355-5516

Proposal submitted to Village of Bellflower Allen Grussing		Phone # 309-929-9059	Proposal Date: 1/23/2025
Street Address 104 W. Center St.		Job Description	
City, State and Zip Code Bellflower, IL 61724		Job Location	
Email: vob.mayor@outlook.com	Date of Plans	Plan #	Mobile #

We hereby submit specifications and estimates for: **Underground**

Labor, material, and all taxes for Quote includes:

Lanz will televise the 12" storm tile from the access point on South State Street approximately 300 ft to Vine Street.

Lanz will hydro-jet storm tile as needed to fully televise this section of the storm tile.

Lanz will map out the location of the storm tile and any connections to the tile.

Lanz will attempt to get the drain outside the boys locker room stairway to take water and televise to see where it goes.

Work will be done at a T&M rate. A minimum amount of \$2200.

Camera trailer with push camera = \$300 per hour with a 4 hour minimum

Jetter = \$250 per hour with a 4 hour minimum

Lanz is not responsible for any preexisting conditions on property.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: **\$0.00**

Payment shall be made as follows: 50% due prior to starting the job with the remaining balance due upon final completion!

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon 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. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within - 30 - days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A 1 1/2% service charge will be added to any unpaid balance after 30 days. Should legal action be required, I hereby agree to pay any legal fees required for collection of amount owed.

Signature: _____

Signature: _____

Right to Cancel: Customer agrees and acknowledges that under state and federal law, Customer has a right to cancel this Agreement upon written notice to the Company within three (3) business days of the Effective Date hereof without penalty.

Date of Acceptance: _____

Prepared by:
Rodney Oard
rodney.oard@gothrasher.com

Thrasher, Inc.
gothrasher.com
TF (800) 827-0702
F (402) 393-4400
License# 10011-111

Prepared for:
Allen Grussing
vob.mayor@outlook.com
H 3099299059

Job location:
104 West Center Street
Bellflower, IL 61724

Prepared on:
1-17-25

Project Summary

Keep Dry All The Time	\$3,971.36
Custom Solution	\$6,959.64
Total Investment	\$10,931.00
Total Contract Price	\$10,931.00
Deposit Required - 20%	\$2,186.20
Deposit Paid	\$0.00
Amount Due Upon Installation	\$10,931.00

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 180 days.

Authorized Signature _____ **Date** _____

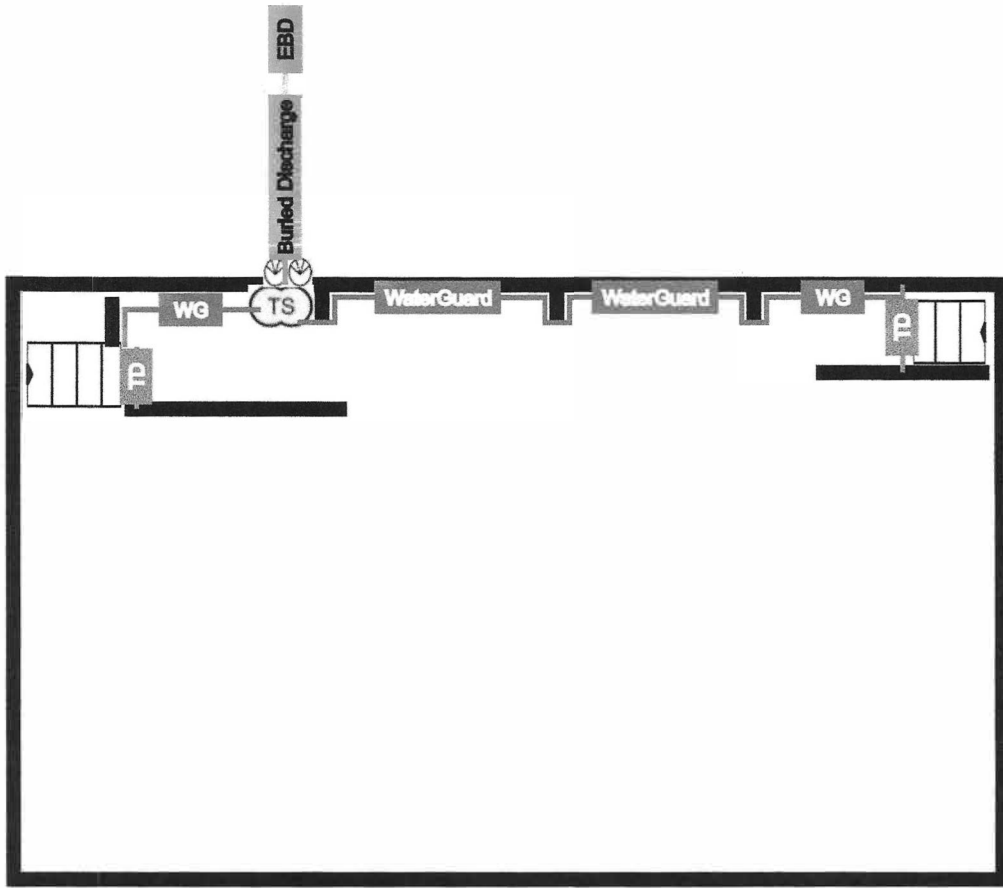
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), the attached Limited Warranty, and Arbitration Clause, (together, the "Contract"). I am/we are the owner(s) of the property specified in the Contract, and you are authorized to do the work as specified in the Contract. I/we will make the payment at the completion of the project. If there are multiple projects, I/we will make payment after each individual project is completed. I understand all major credit cards and checks are accepted, but no cash payments are accepted. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ **Date** _____

Customer has a three day right of recission but after midnight of the 3rd business day, deposits are non-refundable. **Initial** _____

Payments are due after the completion of each project. **Initial** _____

Job Details



Type of Wall Block
Existing Wall Finish Plain
Existing Floor Finish Concrete

Job Details (Continued)

Specifications

1) Install IceGuard to prevent floods from clogged or frozen discharge line. 2) Install TripleSafe pump system with twin liner, 1/3 hp cast iron primary AC pump, 1/2 hp cast iron AC back-up pump, and UltraSump battery back-up pumping system with charging/control box with alarm, and 120 amp sealed maintenance free battery. Includes 3 CleanPump stands, airtight lid with airtight floor drain, and WaterWatch alarm system. 3) Install additional 3" buried discharge line as noted on the proposal. 4) Install LawnScape outlet with 10' of 3" buried discharge line as noted on the proposal. 5) Install TrenchDrain with TrenchLock as noted on the proposal. 6) Install WaterGuard sub-floor drainage system as indicated in job drawing.

Customer Will

- 1.) Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.
- 2.) Provide proper dedicated electrical outlets for all pumps, and other electrical devices to be installed

Additional Notes

steel beams going into the floor, need to go around 3 of them.

Product List

Keep Dry All The Time

IceGuard	2
TripleSafe	1
Extra Buried 3" Discharge	5 ft
LawnScape - Pump Discharge	1

Custom Solution

TrenchDrain	8 ft
WaterGuard	86 ft

THRASHER, INC.
WATERPROOFING LIMITED WARRANTY

This Limited Warranty is from Thrasher, Inc. ("Contractor") to each purchaser ("Customer") of any of the products described in the "Limited Warranty" section below ("Products") which are installed by Contractor at Customer's property ("Property"). **This Limited Warranty is made by Contractor in lieu of and excludes all other warranties, express or implied, relating to the Products and to any services or other products provided by Contractor in connection therewith, including any IMPLIED WARRANTY OF MERCHANTABILITY AND IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.** In the event applicable law prohibits the disclaimer of any implied warranty, all such implied warranties shall be limited in duration to the term of the Limited Warranty set forth below. This Limited Warranty is transferrable to subsequent owners of the Property, provided that any such transfer shall not extend the duration of the term of the Limited Warranty set forth below. This Limited Warranty is null and void if full payment is not received. Any claims made pursuant to this Limited Warranty should be addressed in writing to Contractor at 11844 Valley Ridge Dr. Papillion, NE 68046.

LIMITED WARRANTY

Remedial work completed under this Limited Warranty will not extend the warranty period. Subject to the Exclusions from Coverage set forth below, Contractor provides the following Limited Warranty for the Products:

Drainage Systems. For areas where Contractor has installed a WaterGuard™, WaterGuard™DM, and/or DryTrak System (each a "Drainage System"), Contractor warrants that, for 25 years from the original date of installation of the Drainage System, the Drainage System will be free from Defects or Contractor will repair the Drainage System at no additional cost to Customer. For the purposes of this Drainage System Limited Warranty, "Defect"* means water from the floor wall joint which passes through the perimeter of the Drainage System and onto the basement floor. Leakage through interior floor cracks is not covered under this Drainage System Limited Warranty.

WaterGuard™MPS. For areas where Contractor has installed WaterGuard™MPS, Contractor warrants that, for 25 years from the original date of installation of WaterGuard™MPS, WaterGuard™MPS will be free from Defects or Contractor will repair WaterGuard™MPS at no additional cost to Customer. For purposes of this WaterGuard™MPS Limited Warranty, "Defect"* water from the floor wall joint or from floor cracks passes through the WaterGuard™MPS System onto the basement floor.

Clean Space™. Contractor warrants that the Clean Space™ liner will be free from Defects for 25 years from the original date of installation or Contractor will repair or replace the Clean Space™ liner. For the purposes of this Clean Space™ Limited Warranty, "Defect"* shall mean (a) any hole or tear in the Clean Space™ liner or (b) when Clean Space™ is installed with a Drainage System warranted by Contractor under this Limited Warranty, the presence of ground water on the top of the Clean Space™ liner.

Sump Pumps. Contractor warrants that sump pumps will be free from Defects for 2 years from the original date of installation or Contractor will replace or repair the defective sump pump(s). For purposes of this Sump Pump Limited Warranty, "Defect" means the failure of a sump pump to operate under normal use and service. Contractor makes no warranty that the number and type of sump pumps installed are sufficient to handle the volume of water on the Property, and this Limited Warranty does not cover the cost of any additional sump pumps and sump pits determined to be necessary to handle such volume.

Sedona/Aspen. Contractor warrants that Sedona's will be free from Defects for 5 years, and Aspens will be from Defects for 10 years, from the original date of installation, or Contractor will repair or replace the defective device(s). To maintain the 10 year warranty on the Aspen, the customer must replace filters every 12 months, failure to do so will void the Aspen warranty. For purposes of this Limited Warranty, "Defect" means the failure of the Sedona/Aspen to operate under normal use and service.

RainDrop: For areas where Contractor has installed RainDrop, Contractor warrants that, for a period of 15 years from the original date of installation, the gutters will not clog (No Clog Warranty). In the event that the gutters or RainDrop does clog, Contractor will clear the gutters at no additional cost to the Customer. Exclusion: Contractor does not provide the No-Clog Warranty if the RainDrop or gutter system is damaged or against pine needles.

*The presence of any of the following conditions shall not be considered "Defects" in any Drainage System, WaterGuard™MPS, or Clean Space™ liner: window well flooding; condensation; water vapor transmission; concrete discoloration; water leaking out of the wall over the Drainage System without a wall system; efflorescence (white powder) on concrete; shrinkage cracks in new concrete; peeling paint; water accumulation in the yard once pumped from the structure; or leaks caused by chimneys, plumbing, or frozen discharge lines.

EXCLUSIONS FROM COVERAGE

This Limited Warranty does not cover Defects caused directly or indirectly by any of the following: (1) Neglect, misuse, abuse, or alteration of the Product; (2) clogging or malfunctioning of a Product caused by mineral accumulations, iron bacteria, tree roots, mud, sand, or similar causes; (3) failure to maintain positive drainage away from the Property foundation; (4) failure to keep gutters on the Property in good and working order; (5) failure to direct downspouts sufficiently away from the Property foundation; (6) failure or delay in performance or damages caused by acts of God (flood, fire, storm, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; and (7) any items mentioned in this Contract under "Customer Will", "Contractor Will", "Specifications", "Labels", and "Additional Notes".

LIMITED REMEDY

Contractor's sole obligation to Customer with respect to this Limited Warranty is to provide the labor and materials necessary to replace or repair any Defect as set forth in the "Limited Warranty" section above. Contractor is not responsible for any consequential, incidental, or indirect damages, including without limitation: (a) water damage to the Property or personal property; (b) costs for any finish carpentry, painting, paneling, landscaping, or other work necessary to restore the Property after Contractor's work is completed; (c) utility damage that occurs as a result of Contractor's installation is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons; and (d) damages caused by mold including, but not limited to, property damage, bodily injury, loss of income, loss of use, loss of value, emotional distress, adverse health effects, death, or any other effects.

EXCLUDED PRODUCTS

All Other Products. Except for the Products listed in the "Limited Warranty" section above, Contractor makes no express warranty, and disclaims all implied warranties, for any other product or service provided by Contractor to Customer.

NOTICE TO OWNER

Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of a mechanics lien on the property which is the subject of this contract pursuant to Chapter 429, RSMO. To avoid this result you may ask this contractor for "Lien Waivers" from all persons supplying material or services for the work described in this contract. Failure to secure Lien Waivers may result in paying for labor and material twice.

ARBITRATION CLAUSE

In the event of any dispute arising out of or relating to the Contract, the parties shall seek resolution by final and binding arbitration. The binding arbitration shall be conducted in Douglas County, Nebraska before a single arbitrator and pursuant to the American Arbitration Association ("AAA") Construction Industry Rules and Arbitration procedure. Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

From: **Robert Althouse** <althouse.robert.2015@gmail.com>

Date: Sat, Feb 8, 2025 at 1:33 PM

Subject: Ballfield lighting / scoreboard estimates

To: Allen Grussing <vob.mayor@outlook.com>

Below are the requested estimates for the ballfield lighting and repairs and the scoreboard issue.

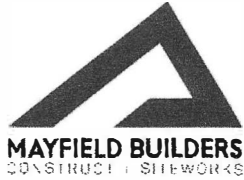
1. Estimates to replace all overhead wire, crossmembers, bracing, hardware, splices, wire cinches, and insulators is \$4,300.00
2. Estimate to replace all ballfield lights and mounting hardware is \$6,400.00

3. Concerning the scoreboard issues at the ballfield, I'm requesting the board supply me with a dollar amount not to go over to troubleshoot the issue/issues. Then if the issue is found and will take more than the allotted money for troubleshooting, I will provide an estimate to fix the issue.

Up to \$200.00

I'm estimating that if items 1 and 2 are both chosen to be completed that there would be a savings of about \$900 due to the fact that we have to take the old lights down and install a light (whether it is existing or new) to complete the work of item 1. Also, something to think about is possibly doing either left or right field this year and the opposite side next year.

Thank you and please reach out with any questions.



Customer: Allen

Job address: Bellflower Feed Mill and Water Tower

Proposed by: Casey Mayfield 1.30

Mayfield Builders hereby proposes to provide material, labor and equipment for:

Water tower substation

<u>Option 1</u> Four 4" Bollards	\$1450
Option 2: Four 6" Bollards	\$1600

Feed Mill Hydrant

Option 1: Four 4" Bollards	\$1450
<u>Option 2</u> : Four 6" Bollards	\$1600

Painting vs yellow sleeves

Option 1 If painted, please add \$200

Option 2 If sleeves are chosen, please add \$350

All conditions of surrounding turf or surfaces disturbed in the process of installation are to be brought back to condition they were found in