

# VILLAGE OF BOLIVAR

## SPECIAL COUNCIL MEETING

**JULY 18, 2019**

The Bolivar Village Council met in special session on **Thursday, July 18, 2019**. Mayor Hubble called the meeting to order at 5:31 p.m. The Pledge of Allegiance was said. Lloyd opened the meeting with a prayer. Gettan, Lang, Lebold, Lloyd and Vincent answered roll call. (Lawver arrived at 5:45).

Patrick Edy was present. He was advised they could not discuss anything other than what was advertised in the paper but he was welcome to stay.

The Mayor began by stating the items on the agenda that were advertised in the paper are as follows:

- A. The Village Water System and Funding
- B. Library contract renewal discussions
- C. Renovations/repairs to the library
- D. Approve general expenses (if applicable)
- E. Amend appropriations (if applicable)

Items D & E can be marked off as we do not have anything to approve. Under the village water funding, there are a couple of items to discuss. The Mayor sought the guidance of Council as to what they would like to do. At the last meeting, Nathan Davis from RCAP was in attendance. The Mayor needs to know if Council wants to move forward with the EPA funding cycle which is a 1% loan. They need an answer by September. It is a loan, not a grant so it would need paid back. According to Nathan Davis, we would have the money based on increasing the water rates according to the Asset Management Plan. The Mayor asked Council if they wanted to go forward with that or not go for the EPA funding and try to go with OPWC in the fall which would result in next year before being awarded. The hope is to be able to get half grant and half loan; but there is a potential we couldn't get anything. If we went with the second option it would put the project out another year. If Council chose to go with the EPA option this fall then come spring we could project out to bid and start the meter project for the Village.

Gettan asked if the Mayor had a recommendation on what she thinks. The Mayor said she talked to the Fiscal Officer and she thinks she believes it would work whichever way Council wants to go but we would really need to be mindful of the revenues and those sources. The Mayor went on to say, "It would really depend upon us raising the rate as discussed with Nathan regarding the Asset Management Plan. We really would have to raise the water rate which is what the recommendation was. Once we get the meters in place which would probably be the fall of next year, if we go with the EPA, then it would take at least three (3) months of readings to get an average of how it will be money wise".

The Mayor stated if you looked in your Asset Management Plan, Davis had it broken down as to how we would pay for that. "It seemed like it was a good idea". According to the plan, it looks like the payments wouldn't be until 2021 and the annual payment would be approximately \$32,000 per year through 2028. In years 2029-2039, there would be no interest but we would have the same payment of \$32,000.

Lebold asked if we went with this schedule, when would the meters go in. The Mayor said, if we take the project to bid, probably in the spring. Hopefully by the time spring rolls around, we would be ready to go. The Mayor added, "the benefits of going with the EPA is...if there are some sort of environmental problems while digging the pits, the EPA will pay for all of that and we wouldn't have to assume any more costs. The EPA takes care of all environmental studies free of charge". Lebold went on to ask the number of years for the loan. The Mayor said, "It's a twenty (20) year loan". It's at 1% interest.

The Mayor added, "I do believe we would get a loan from them...we are not guaranteed a grant/loan". Lang said, "We aren't guaranteed but there is a possibility which ultimately would be better for the residents. If we do get a loan it would just be 1% which is what we currently have if we accept". The Mayor said if we do get a grant/loan from them it would be 0%. Gettan asked if she had a feeling either way on our chances of getting a grant. The Mayor replied, "No and until we decide to go for it, I would have to let Pam from RCAP know and she would take care of that for us". "Nathan highly recommended we go with the EPA just so we can get it done. Next year it would be done. Otherwise we would be waiting another year". Lang understands it would be another year but he thinks the opportunity to get a better deal is to what another year.

Gettan asked if we know a potential cost if we did run into a problem and we don't go with the EPA. The Mayor replied, "Environmental studies of any sort run around \$8,000-10,000.00 per occurrence". "That is the only positive with the EPA; they would cover those type of environmental problems".

Lloyd asked, "Would this be a good time to put your water lines up since we are going through all this trouble of tearing everything up". Hubble said we would be looking at another three to five million. "We need to get through one project before going forward with another". Gettan said that is one of the reasons for putting the meters in; so we could get funding to do the water lines.

The Mayor added, "The big thing with metering is right now we have no way to track loss. This goes back to whatever we plan on doing with the County to go forward. We have to be able to track loss of water". "We currently have no way to track it because we have a flat rate. The beauty of having those is we will be able to now have a more effective system so we know exactly how much water is being lost".

Lebold said, right now we have spent all of this money to get this far and we have a promise to be funded. By waiting another year with a hope to be funded, are we going to incur more by re-doing one of the studies or is the person doing the grant going to charge us money for it. The Mayor said, RCAP will not charge us. The big thing is the cost of doing the meters itself, the price may go up. Right now the cost is approximately \$919,639.00; this is what they are estimating it to be. Our hope is when it goes out to bid, they come in lower. The Mayor added, "That was our hope when they did the downtown project and you saw what happened with that; it was much higher than what we had anticipated. All I know is every year everything goes up; it always goes up, it doesn't go down".

Lebold thinks by waiting to take a chance on a grant, it's a big "if". What you pay this year will go higher next year. He feels we should do it now and not get hit by another 100,000 or \$200,000.00. Gettan feels it would be good to work with the EPA. She said, "Although I would want to go with the grant, I agree with Dick". The Mayor re-iterated, "I know Nathan really felt it was best for us to get the project and go with the EPA". Gettan asked how Nathan felt about the other option. Hubble said, "He was really pushing for the EPA only because he really wants us to be metered. We can do whatever we want but the bottom line, I think he wants us to be metered. The asset management plan is based on being metered. With those rates and the price of the water in the New Year, we need to have this on board so

we know what are being faced with. Lebold said if we go with it now, the meter will not only determine water but the sewer. Lebold said the County is surprised Bolivar is still not-metered. The sewer rates essentially will go down. He doesn't know why," if Maria says we have the funds, we can live with it and that guy says we are fundable, then we should go ahead and do it and not gamble on next year that we are going to get another grant to save a couple of bucks". The Mayor said, "You're right; we need water lines, desperately. OPWC can really be a good source for us if we could get half loan, half grant for our water lines that would be tremendous". Gettan interjected, "After the metering"? The response was, "yes after the metering". We need to be metered. If we are five years into the metering, that should give ample time to determine what we are or aren't bringing in to decide one way or another how to proceed with OPWC. We would be able to show we are already metered in order to get funding.

The Mayor interjected, "Let the record show Bruce Lawver is now with us at the meeting". (approx 5:45) She provided a brief update by stating, "We are discussing whether or not we are going with the EPA that offered us a loan at 1%. The question is, are we going with the EPA or are we not going with the EPA and wait to see if we can get a loan through OPWC. That is what the discussion has been about".

The Mayor continued, "I think we are ready now to sort of have a vote. I'm assuming we would have a simple vote and once we decide to go with the EPA I think formally we would need an ordinance for their contract". The Mayor just needs to know if Council wants to accept or not accept the EPA loan.

Gettan moved, seconded by Lang to go with the EPA loan. The Mayor asked if there was any additional discussion. There was none. In a roll call vote, Gettan, Lang, Lebold, Lloyd and Vincent voted yes; Lawver voted no.

The Mayor said she would contact the EPA to advise Council will go forward with the loan.

The next item is in regards to what was advertised in the paper to the Village Water System and Funding. "As I was reading through the Asset Management Plan, I found several things". The first thing was in regards to the water storage tanks. In 2013 we had a dive team come in to clean the tanks and do an inspection. According to the plan, this is supposed to be done every two to five years. According to the plan, it states the last inspection was performed in 2015. The Mayor said she asked the Street Superintendant where RCAP got this information and he said he did not know. The Mayor added, "The last one was done in 2013 because I actually have the pictures and video of them diving. I want you all to be thinking about this. This is one thing we should probably move forward with. I think the name of the company is Liquivision. I think we need to get in touch with them and come back out because I think it's something that really needs to be done. The biggest issues that you have is the silt build up and this is our water that goes through all of that". The Mayor said RCAP estimated around \$8,500.00; the last time it ran around \$8,000.00. "I just want you thinking about that so moving forward we can make some kind of decision in regards to that".

Lloyd asked if we should make the decision tonight. Vincent asked when Mark Haueter was here. He was here in 2013.

Gettan moved, seconded by Vincent to approve having the tanks cleaned. Lebold asked if we are going to put a dollar amount to it first. Lloyd suggested putting a cap of \$10,000.00 on the project. If the quote is over 10k, then it would need to come back to Council. Lawver wanted to hear from Franks; what is this for; what is the necessity of it? The Mayor said it's our water reservoir; it's what holds our water. Over the course of years, silt and sediment builds up in these tanks so we have to hire a dive team that actually goes in and inspects the tanks to make sure they are sound, no water is leaking out and then

they clean out the silt that has built up in these tanks. Lawver asked if it's suggested to do this every five or ten years. The Mayor said it's supposed to be every five. The big thing the EPA wants is to have an above ground storage tank which costs over a million dollars. It actually states every two to five years. Gettan said it's a requirement; we don't really have a choice. Lebold explained it's an underground tank. "When we found out it hadn't been cleaned out, it was over twenty (20) years". Lebold added that he was told divers need to go in there every five (5) years to vacuum the side walls & floor and remove the sludge to avoid the chance of any bacteria growth or sudden jolt in the system which would cause a real problem".

Lawver wanted to know why this wasn't this brought to our attention by Dave. If it hasn't been done since 2013, we are already over by two years. Lloyd added that Franks thought it was done in 2015 which would make it 2020 but we found out that wasn't true. The Mayor said Council doesn't have to make a decision tonight but it does need done. The Mayor encouraged all of Council to read the Asset Management Plan and become very familiar with it. There is a lot of information in there. Upon reading this, it was brought to my attention and felt I should bring it to you.

The Mayor concluded, we already have a first and a second motion; we are ready for a vote. In a roll call vote, Gettan, Lang, Lebold, Lloyd and Vincent voted yes; Lawver voted no.

The next item on the agenda is item B; the library contract renewal discussions. The Mayor distributed what was sent to our attorney. Basically they are firm on what their decision is. They don't feel a need to sit down and have any type of discussion. The Mayor said she knows there was some talk from some members of Council to raise the contribution for utilities to \$3,000.00 per year. Gettan added they would like to shorten it from twenty (20) years to five (5) years. The Solicitor added there are a couple of different things. The contract is one thing and we are all aware the library already has their budget set for the year. We put on notice that we don't want to sign the proposed contract with them. Lloyd asked if we formally handed them any of the small changes we were recommending. The Solicitor said we have put them on notice we would like some changes but we have not given them an iron clad list of what our initial proposal is.

One of the changes Council discussed was to shorten the contract to five (5) years. The solicitor said a letter would be drafted and approved to send to them. It's Tara's understanding these things have already been discussed in finance.

The Mayor brought item C on the agenda; Renovations/repairs to the library. She began by stating the newest quote we got was from Design Restoration and Reconstruction; he met with Maria last week. She added it's very difficult to make decisions because there has been so much disparity between pricing. The quotes have ranged from \$3,800.00 to \$55,000.00; so it's very difficult to figure out. Hubble stated the owner of Wallick's, Garland Wallick, did come up and inspect the guttering at the library. He was on the roof and said the problem is not with the guttering, but the roof. He also said if you have a contractor who is not willing to get on the roof, then they should be removed from the running. He went on to advise, unless you get on the roof, you can't see what the issues are. The other thing he noted, the gutter guard doesn't get removed; but all limbs and leaves that are there need removed once a year. However, based on the number of trees around the library, it probably needs cleaned once per quarter.

The Mayor said the limbs and debris have been fairly cleared off; however, on the west side there was still some debris. She brought it to Frank's attention and he said it will be removed.

The Mayor said she hopes everyone had a chance to read through the quotes, but would like to know how to proceed. Do you want to bring someone in to have them remove all of the siding to see how much rot is there? Wallick's did say, the contractor who came up with a moisture meter is probably the most accurate of the quotes. Those meters will give a more definitive cost. Lebold said he felt very strongly to have someone come in and remove the siding to see what is behind that siding. He said in order to get a better handle of what we are looking at; is it superficial or is it worse. The Mayor said the biggest concern is taking down siding with people at the library. The Solicitor said it may not be cosmetically ideal but you are repairing the damage.

Lebold weighed in on why he feels they should remove the siding to see how extensive the damage is first. Lawver said he totally agreed and the only way to know how extensive the damage is, is to remove part of the siding.

The Mayor suggested contacting the contractor that was the highest bidder since he had the moisture meter. Perhaps he could come in and pay him for removing the vinyl from the different areas and he can inspect it; or do you recommend contacting someone else? There was additional discussion about the different contractors and who Council suggested to come out to perform the initial work to remove the vinyl.

The Mayor said they already know the one window was already exposed and there was visible signs of rot and termite damage; it's the other window that has soft spots in the vinyl that is of concern. Lloyd suggested having Brahler's come in to do this portion of the project since they do remediation and are a local company. The Mayor said they didn't seem real proactive with the approach. She concluded they can select a contractor to remove the vinyl siding as well as the parallel window to see how extensive the damage is. Lebold suggested, not taking all of the siding off and walking away; there would need to be something put in its place to cover it up. The Mayor said we will try to have an answer by August 5.

Lloyd asked if we should set a budget for this. To tear it out shouldn't be that much. The Mayor concluded, "gathering from our discussion here, I will talk with someone, they will get out there to try and remove the vinyl from the outside walls to see what we are looking at and try to take out a piece of the drywall in the other window to see if there is rot in that window. Is that correct"? Lloyd said, "Yes and I don't want skimpy; tell them to open this thing up. We can plastic it and staple it up so it stays. We want a real clear, so anyone who comes in to bid can visually see 'it's only to here'". The Mayor said if anyone would like to be there, she can give them a call. Megan said she would like to be there. Lloyd said we aren't trying to go crazy here, we just want to know the extent. The Solicitor just cautioned it doesn't turn into a Council "meeting" if members decide to go up to the library.

The Mayor said there are other library repairs that aren't at the catastrophe level but need to be done. We did change the furnace filters that had not been changed since it was installed. We have a large vent on the South wall of the computers that desperately needs cleaned. There are three vents in the upper wall that needs cleaned. There are four (4) ceiling tiles (2 in the ladies room and 2 in the men's room), the sink in the story room leaks around the ball joint. "I could go on and on". The Mayor added, "There are fourteen (14) lights that need replaced in the book area; seven (7) in the desk area, two (2) in the foyer, five (5) in the story area and three (3) lights in the upper ceiling". There are lots of things that need to be done to the interior and exterior of this building. We will not only have the costs to repair but these things as well. Lloyd asked if there is anything on this list that our people can do. The Mayor said, "That's my plan". Lebold asked if the Mayor if she is going to go ahead and get this done? Hubble

responded, "I'm going to go ahead and get this done; what we can take care of in house. I actually have a list".

The Mayor concluded that takes care of item C; we don't have anything at this time for items D & E which consisted of general expenses and amending appropriations. The next item is number four.

Lawver made a motion to go into executive session for the purpose of personnel to discuss the employment, compensation and/or promotion/demotion of a public employee. Action may be taken. Lloyd seconded the motion. Lebold asked if the employee was present; the answer was no. Lebold asked if it was in our rules and regulations to discuss an employee that they should be present. The Solicitor said no; Lawver said, "Not in executive session". The Solicitor reiterated, "When you're in executive session you are not making any determinations in executive session; you are just discussing". The Mayor interjected, she had a first and a second; before doing roll call Council needs to decide who stays; all of council and our attorney? In a roll call vote, all members present voted yes. The Mayor announced we are now going into executive session at 6:26 p.m.

Council came out of executive session at 7:13 p.m. There is no action to be taken.

There being no further business, Gettan moved, seconded by Lawver to adjourn until the next regularly scheduled meeting on Monday, August 5, 2019. In a roll call vote, all members present voted yes. The meeting adjourned 7:14 p.m.

Approved: August 5, 2019

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Mayor Rebecca Hubble

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Attest: Maria App

Fiscal Officer