

THE MORGAN COUNTY COUNCIL MET IN A REGULAR SESSION ON MONDAY, NOVEMBER 22, 2019 AT 9:00 A.M.

MEMBERS PRESENT: BRYAN COLLIER, KIM MERIDETH, PAUL PRATHER, DAVE ZOLLER, DANIEL ELLIOTT, VICKIE KIVETT AND KELLY ALCALA. ALSO PRESENT WERE DAN BASTIN, MORGAN COUNTY AUDITOR; AND DEB VERLEY, EXECUTIVE ASSISTANT.

PLEDGE OF ALLEGIANCE

PRAYER (*Vickie Kivett*)

Additional Appropriation:

- *Commissioners*

At a previous meeting, the Morgan County Board of Commissioners requested an additional appropriation of \$300,000 from the Cumulative Capital Development Fund (1138), or the Rainy Day Fund (1186), or the Riverboat Revenue Sharing Fund (1191) to remediate a mold issue at the Court Services building. The request was tabled for further information. Bryan Collier suggested that all basement areas have dehumidifiers or fans; it did not look like the sump pump in the basement was operational. Paul Prather asked if the basement air is being circulated throughout the building. Norman Voyles, Morgan County Commissioner, stated that it is not. Danial Elliott asked if the quote from Moore Restoration includes cleaning the documents. Mr. Voyles stated that it does not include microfilming. Kim Merideth stated that it does not include asbestos mitigation. Mr. Elliott stated that they could be looking at \$500,000 to \$700,000. Stephanie Elliott stated that the company that microfilms the books will not touch them unless they are cleaned. Ms. Elliott stated that out of the 984 books that are in the basement, 564 can be destroyed. Destroyed means they would have to be shredded. However, there are documents from the Prosecutor's Office and other miscellaneous items that are there. Ryan Goodwin, Morgan County Commissioner, stated that there are some items that are of historical significance. Mr. Goodwin stated that once they move past this issue, they need to look at areas like this that have been described as a dungeon that are ripe for mold and are being used as a dumping ground. In addition to the books and documents, there is furniture and an old engine or two. Mr. Goodwin stated that the rest of the building was tested for unsafe levels of mold and came back clear. There are three employees that work in the basement and they have been relocated to other parts of the building. Mr. Elliott stated that the books will have to be taken care of before they can start cleaning the building. Ms. Elliott stated that the state archives have a list of the documents they will take, but she did not know if they would want any of the documents. She was given a quote of \$394,000 to clean all the books, they now know not all of them have to be cleaned, but that price did not include destroying the records. Vickie Kivett asked about putting them in dumpsters or a burn pile. Kim Merideth suggested having Ray's Trash destroy what can be destroyed and finding a climate-controlled facility to store the rest.

Dan Bastin stated that this issue happened the day that an ad for an additional appropriation need to get to the paper for the Council meeting and not knowing the extent where this issue was going, it was just a guess as to the amount that would be needed. At the time, they thought that employees would need to be relocated. At this time, the area has been sealed off and testing has been done to determine that employees are not in danger. Daniel Elliott stated that there are other quotes they need before they can address the cleaning; they need to figure out how to get rid of the material, which records need to be maintained, and which records they can dispose. Vickie Kivett asked what the plans are for the Prosecutor's area of the Courthouse and asked if the Maintenance staff could remove and dispose of the furniture. Bryan Collier stated that once the books are out and the mold situation is mitigated, they should be able to use the classroom area. Ryan Goodwin stated that reducing the humidity, and reducing the darkness, should allow the storage of non-porous material.

Daniel Elliott stated that there were three quotes for mold remediation at the Highway Department and he would be interested in what the other two companies have to say about the remediation at the Court Services building. Mr. Goodwin stated that if they were going through the normal purchasing process, he would agree, but an argument could be made for dealing with this under the auspices of an emergency. Norman Voyles stated that Moore has done a super job in the past and has already started on the project by sealing off the area and installing air scrubbers. Bryan Collier stated that the quotes for the Highway Department were \$17,000; over \$6,000; and Moore was \$3,000. Mr. Collier stated that it isn't fair to Moore that their \$147,000 quote has already been shared. Ms. Kivett recommended that Ms. Elliott determine how many

books will be retained and obtain three quotes from three different companies to present to the Council. Mr. Bastin stated that Moore will invoice for cleaning the books on a time and materials basis. Mr. Goodwin stated that they have mold in a county facility where over 20 people work and they have to get moving. He did not believe they had time to get more quotes; if the Council would like to do that, they may meet the vendor on site and outline the scope of work. The Court Services Deputy Director is pushing to get the displaced employees back into their normal workspace. While Mr. Goodwin understands to wish to see the finish line before saying yes, but this is a situation where they just don't have that luxury. Mr. Bastin stated that today is the last chance to act on an additional appropriation before January. Mr. Elliott stated that they are not trying to micromanage and rejects the notion that the Council doesn't trust the Commissioners. But he is being asked to spend hundreds of thousands of dollars on fixing something and he doesn't know what they are fixing. They have one quote that doesn't answer all the questions.

Ms. Elliott noted her concern about having employees in the space. Mr. Goodwin stated that they told the Court Services employees not to go back.

Kim Merideth stated that they need to come up with an amount to start the process, knowing that there will be more expenses on the other end of it and suggested \$100,000. Ms. Merideth made a motion to approve an additional appropriation of \$100,000 from the Rainy Day Fund (1186) into Acct #1186-000-4313 (Mold Remediation) and requested an additional estimate for repairs of the basement area. Motion seconded by Vickie Kivett. It was noted that the Council would not be able to consider another additional appropriation before the end of the year unless the request was submitted today. Ms. Merideth stated that maybe it should have been brought to their attention sooner. Motion carried 6-0. Paul Prather was opposed.

Mr. Collier asked that Ms. Elliott let them know what she needs in order to proceed. Daniel Elliott recommended microfilming all the documents. Ms. Elliott stated that there are a lot of different rules for the types of records that are in the storage area.

County Maintenance Department Discussion

Bryan Collier stated that this department is a work in progress and there were some suggestions that were brought forth in the Commissioners meeting, such as paying Community Corrections, that will cause a shortage in the budget. After reviewing the hours it will take to clean the buildings, Mr. Collier does not believe that they have allotted enough personnel to accomplish this. Daniel Elliott stated that there is a repair issue at the Annex Building. Ryan Goodwin stated that this proves that a maintenance department is necessary and the mold issue could have been handled by this department. Mr. Goodwin stated that the Board of Commissioners created a job description for the maintenance director position. The job position titles might not fit the work performed. For example, there are three or four employees whose everyday work is simply being a custodian and they hesitate to call those individuals maintenance technicians. Other employees could have the conception that these employees are trained to do work or repairs that they really don't know how to do; there is a need for maintenance personnel and custodians. Mr. Goodwin asked that the Council consider calling the current employees that fill these positions "custodians" and having a "maintenance technician" that works with the "maintenance director". Then a combination of part time monies and contractual services can fill in. This additional position would allow them to make sure they can retain the staff they have as well as conduct a competitive process for the director of maintenance. If the director is asked to go out and make a repair that may be more hazardous than a basic repair or project, then the technician can escort them and they have two people on the jobsite as opposed to one.

Other Business

Ryan Goodwin stated that the county does not give any vacation days to a new employee until after they have completed their first year. Then it is only five days. They have to complete three years of employment before receiving 10 days. Mr. Goodwin asked if the Council would consider moving five days to the end of the probationary period and 10 years at the start of the second year of employment. Mr. Goodwin stated that this policy is making it hard to fill professional positions, such as the engineer. This would require an amendment to the Personnel Policy by both the Council and Commissioners. This item will be on the agenda for the next meeting.

Adjournment

Kim Merideth made a motion to adjourn the meeting. Motion seconded by Bryan Collier. Motion carried 7-0.

MORGAN COUNTY COUNCIL

Bryan Collier

Kim Merideth

Paul Prather

Dave Zoller

Daniel Elliott

Vickie Kivett

Kelly Alcala

ATTEST:

Dan Bastin, Morgan Co. Auditor