



BUCHANAN COUNTY COMMISSION

411 Jules, Room 101
St. Joseph, MO 64501
816-271-1503
akendall@buchmo.org

Ron Hook
Western District Commissioner

Scott Nelson
Presiding Commissioner

Scott Burnham
Eastern District Commissioner

MAC Trust

Thursday, July 20, 2023, at 10:00 am

Attendance: Commissioner Scott Burnham, Presiding Commissioner Scott Nelson, County Attorney Josh Bachman, Purchasing Agent Kim Hartman, Amy Kendall, Sean McGongile with MAC Trust

Sean recapped MAC Trust Board and they oversee work comp. Three years ago, they started a program recognizing counties that go without work comp claims or a reduction in work comp. He came to award Buchanan County the 1st Class Risk Management Safety Achievement Award for 2022 with the biggest reduction in workers compensation claims. Meeting adjourned at 10:23 am.

Progress Meeting Roof & Dome & Storm Damage Discussion

Thursday, July 20, 2023, at 11:30 am

Attendance: Commissioner Ron Hook, Maintenance Supervisor Roger Murphy, Purchasing Agent Kim Hartman, Administrative Coordinator Amy Kendall, Auditor Tara Horn, Jeff Ellison with Ellison-Auxier Architects, Commissioner Scott Burnham, Presiding Commissioner Scott Nelson, Fritz Ambrozi, Kenny O'Meara, and Preston O'Meara,

Presiding Commissioner Nelson started meeting stating you got about 15 minutes to give us any updates. Fritz Ambrozi stated the scaffolding will be here next Friday, they will erect the interior scaffolding the majority of next weekend, they will start inside next Friday and will have up by Tuesday morning, then go to outside and start. Next Saturday sheeting will be installed. Monday, the manufacturer will be here for training. The material for roofing will be here next Friday. Everything is moving as planned. Fritz added; looking at Aug 1st scaffolding installed on inside. No updates on the dome at this time. The question was asked if we have gotten anywhere on soffits? Purchasing Agent Kim Hartman answered, Terry Clark is checking with historical society on the soffits. Fritz Ambrozi stated there is no issue, moving forward right now with no update on the soffits. Presiding Commissioner Nelson made the comment, if we are doing soffits then we need to work on getting fan motors installed. Maintenance Supervisor Roger Murphy doesn't know how long the fans have been out of service. Fritz Ambrozi suggested it is probably better to replace the whole unit. Maintenance Supervisor Roger stated all repairs are getting buttoned up. Presiding Commissioner Nelson advised everyone that we are in listening mode right now, we got air samples all around the courthouse. The Pure Air people are calling us today at 11:45 to listen to their report. Fritz Ambrozi stated that he talked to Occutech, their preliminary test came back. Justin Arnold talked to Fritz; he has a preliminary report. He said up where the water came in there is elevated mold source not an emergency. Fritz added, they are going to cut back sheet rock and do a clean down and retest to make sure everything is clean. The only elevated in the courthouse was the area they worked in. Tim Miller joined the meeting at 11:41 am. Fritz said he will talk to Justin about cleaning the ducts and Occutech said its fine to have Jason Dixon with All Surface Cleaning to do the cleaning now. He's cleaning all the walls, then will finish the carpet. Other guys wiping down the wood. Fritz Ambrozi stated that they will get a reading from Gherkin to make sure, air is clear. Tim stated that all the wet sheetrock is removed and replaced. Chad joined the meeting at 11:45.

Pure Air Conference Call at 11:45 am Emergency Meeting (Results from air testing)

Emergency Management Director Bill Brinton, Commissioner Ron Hook, Presiding Commissioner Scott Nelson, Maintenance Supervisor Roger Murphy, Kenny O'Meara, Preston O'Meara, Commissioner Scot Burnham, County Attorney Josh Bachman, County Auditor Tara Horn, Fritz Ambrozi and Tim Miller with Ambrozi Contracting, Jeff Ellison with Ellison-Auxier, Purchasing Agent Kim Hartman, Administrative Coordinator Amy Kendall, Judge Chad Gaddie, On the Phone, Spencer with Pure Air

Spencer with Pure Air explained dust is just looking at the DNA, putting dust through a machine to get the exact mold; some are normal, and some are the worse kinds. They try to get 36 square feet of dust to test. This test is good at identifying if there has been a mold problem for years. Dust samples can't hide from us. Jean Donaldson's office in the basement, the air sample looks great, maybe nothing floating in air because there wasn't any movement in that office that day. The dust sampling is better, it does not tell us if the mold came from the roof project. Mold spores are picked up and they move throughout. Once we know there is mold in an area, we treat the whole area. There is water indicated mold. All four samples that were done, the score was really bad on water damage and toxic mold. Bill Brinton stated we've had 3 floods, 2004 sprinkler head broke and flooded the NW Corner of the building, a few years ago, we did extensive work on our foundation and there was a flooding issue that flooded the basement, July 4th of this year that affected the NE corner of the building. Spencer explained the problem with mold is mold doesn't go away, it goes on an upward trend. Even after everything is dried out, there is a matter of what was in the air and moved around. Not everyone is allergic to mold, there is no way for the government to have regulations because everyone reacts to mold differently. Only 25% of people are allergic to mold, maybe 1 or 2 get effects from the mold. Mostly everyone is fine. Presiding Commissioner Nelson asked what does remediation look like? Spencer answered, by using a dry fog and fog the entire place. Attack it at the root using dry fog. The dry fog will stay in the air for a long time and break up what is in the air, it is dry and will go through the duct work, papers, etc. It is nontoxic, it is an irritant. Do it while people are not there. It doesn't work if something is still wet. Any wet drywall and wet insulation need to come out before the dry fog. Will need at least 3 full days without anyone in the building to treat with dry fog. Spencer asked the size of the courthouse. Purchasing Agent Kim answered it is 83,500 square feet. Fritz Ambrozi asked about the dry fog, you keep saying our dry fog, is it a special dry fog hat is patented to you. Spencer answered, yes, it's used by 200 dealers across the country. This is a 2-step process that will help with current mold and future growth. Presiding Commissioner Nelson asked when he can get here if we do this? He stated he can be here by next Friday. Presiding Commissioner Nelson asked the price for this project. Spencer will come up with a price and send it to Bill Brinton with the hour. It will be safe after 3 days of treatment. They will get a clearance sampling, send it to the lab, try to get it to grow. If it is less than 250 should be fine, it will take at least 2 weeks to get those results takes lab that amount of time to culture it. Purchasing Agent Kim asked if he needs access to every office in building to fog. Spencer stated that it is helpful, don't necessarily have to, but keep in mind we are trying to kill all the mold. Bill Brinton said it would be best if construction was finished. Fritz stated that yes all of the wet stuff is out of the building. Fritz stated he will have Gerkin give us a price as well. Kenny O'Meara asked, when you fog in an office with drop ceilings, do you get above the ceiling tiles? Spencer answered, yes, we will lift ceiling tiles and get fog up there. Pure Air has worked with all sorts of insurance companies and government entities; Farmers Insurance loves the process. Whiteman Air Force base has a 5-year contract, they have treated the air tower at Whiteman, A lot of places in Washington DC and Courthouses throughout the country, Fort Campbell, Leavenworth, homes on that base, approved by government. Treated over 700 places. Presiding Commissioner Nelson asked if there is a warranty? Yes, there is a one-year warranty. Once clearance test passes the one-year warranty starts. Another flood will void the warranty. Spencer left the meeting at 12:30 pm. Kenny O'Meara said he has some stuff he can set in offices for mold that will help. Fritz is getting ahold of Justin with Occutech to see if he can come in tomorrow to talk to Commission about his findings. Judge Chad Gaddie asked what is update on Div. 1 Courtroom, he got to the meeting late. Tim Miller stated the ceiling is finished, very little to do, All Surface Cleaning are cleaning all the wall panels, the rest of the carpet, the elevated carpet was cleaned last week, they are wiping down all hard surfaces, the wood paneling, by the end of today should be completely done in her courtroom. Jury room will be done next Monday. Fritz added he wants to have Gerkin do a final air sampling. Bill Brinton suggested have a meeting with office holders to update them. Scott Nelson thinks it's a great idea after we know which direction we are going. Meeting adjourned at 12:36.