

SEELEY LAKE RURAL FIRE DISTRICT
SEELEY LAKE, MT 59868
SPECIAL BOARD MEETING AGENDA
For August 5,2022

200 Firehouse Lane
Seeley Lake
Friday @ 1:00

Present

Scott Kennedy
Rita Rossi
Gary Lewis
Jon Kimble
Connie Clark

Absent

Chief Dave Lane

I. PLEDGE OF ALLEGIANCE

John Baker leads the Pledge of the Allegiance

II. CALL TO ORDER/ROLL CALL

Scott Kennedy, Gary Lewis, Rita Rossi, Connie Clark, Jon Kimble, Andi Bourne, Lynnette Loney, Kristy Pohlman, John Baker, Shawn Ellinghouse, Darlene Les

III. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA/CORRESPONDENCE

IV. OLD BUSINESS

1. Station 2 water issues

Scott Kennedy: You have three bids in front of you, basically rounded 20,000, 40,000 and 80,000. The first bid did not include any sheet rock work, it was determined that it was not needed, just for reference.

Rita Rossi: It was what?

Scott Kennedy: Not needed.

Gary Lewis: No flooring

Scott Kennedy: The flooring was dry and good.

Gary Lewis: Because there are substantial numbers on the other two for flooring, sheet rock, pulling out walls, room enclosed.

Rita Rossi: So is this going to be like<pause>When they do an estimate and they see they get into something, the cost<interrupted>

Scott Kennedy: Yeah, know if there was something that they just got in there and says hey now after, we need to do this. Then yeah it would probably be an extra. But there is so much difference between the bids.

Rita Rossi: Oh yeah, I know

Scott Kennedy: Huge, you know if they were a thousand dollars apart. We would probably really scrutinize that aspect of it, I think.

Gary Lewis: So, have they all looked at the job or was it just described to them.

Scott Kennedy: Yes, they all looked at the job.

Gary Lewis: So, they've all had a chance to pull out some insulation and see what it looks like underneath it and that stuff.

Scott Kennedy: The third one came up last, I didn't put them in any particular order.

Jon Kimble: Just on the surface to me bids 1 and 3 only address the crawl space and the attic.

Gary Lewis: Yeah

Scott Kennedy: That's the primary issue is pulling that insulation, from what I understand.

Jon Kimble: In bid 2 their purposing doing work on the main floor in addition to the attic and the crawl space.

Gary Lewis: and the bathroom

Scott Kennedy: It looks like they added other stuff in but that's not needed. We're addressing the specific issue.

Jon Kimble: So is it the case that this bid 2 would be substantially lower than it would be if they left off the expenses< interrupted>

Scott Kennedy: I suspected it would be.

Jon Kimble: Where did it's not necessary come from?

Scott Kennedy: The Chief told me that. I asked why there was no sheet rock and he just told me that.

Jon Kimble: No, I think someone had to do a test to find out there was no mold on that level or something.

Scott Kennedy: Well, that's their job.

Gary Lewis: That's why I'm thinking there is something going on with the bathroom too. They've got stuff happening in the main level too. They have to detach the sink and the toilet.

Scott Kennedy: We had done work I'm not sure exactly what we did. We did work on the bathroom before, we did some tile work. And pulled something out. I can't give you the details.

Gary Lewis: And evidently there's wet drywall because it says there is.

Scott Kennedy: What page are you on?

Gary Lewis: I'm on page 3 of Servpro.

Rita Rossi: On estimate 1it says it would bio wash with hypochlorite to remove mold spores from all surfaces, that's in the attic.

Gary Lewis: Well, they all got to do that. This one has wet sheet rock in it so its so there must be some. So concerned that the other two don't.

Jon Kimble: Hey, somehow these guys got the idea that there's way more damage on the main floor. More contamination, however, you want to put it. Do we know when this building was built?

Shawn Ellinghouse: Gary, he just asked you Question, do you know roughly when that building was built, remember?

Gary Lewis: A long, long, long time ago.

Jon Kimble; Yeah, all right. So<interrupted>

Gary Lewis: Before I was really paying attention because it was there, Plum Creek was a big deal then. It was at least seventies.

Jon Kimble: So, you do have to do the asbestos testing because it was built before they stopped using it.

Rita Rossi: What is soda blasting?

Shawn Ellinghouse: Soda blasting is like corn blasting or cobb blasting or sand blasting.

Jon Kimble: Yeah, that's my understanding.

Rita Rossi: Its not like they use pop or something.

Shawn Ellinghouse: They might be drinking pop.

Jon Kimble: No, it's like<interrupted>

Rita Rossi: Like baking soda?

Jon Kimble: Its granular type

Gary Lewis: It will remove the<interrupted>

Scott Kennedy: Here Rita to answer your question because I don't see any more than \$1500.00.

Gary Lewis: In the bathroom?

Scott Kennedy: Its 48 sq. ft. and that's minimal, oh disregard.

Gary Lewis: I'd like to deal local, but I'd like to make sure our butts are covered. We're going to spend the money and the other guy has quite a bit in there for mileage, this guy is completely out of site, that's not even realistic to think of. Dayspring has been extremely expensive. I used them once for something.

Rita Rossi: This no. 2 is covering themselves from more fees. If you look at Page one in the dark

Gary Lewis: And you will see that in all of them, I mean if they find something else, you're going to have to do it. I would think that all of them would have an unexpected < interrupted>

Jon Kimble: I think that all three of them have that statement to that effect. Any subsequent repair, cleaning or necessary is going to be a separate bid. The first one has it on the second page at the bottom. And the third one has it in the second paragraph down.

Gary Lewis: Well, its standard in any bid.

Jon Kimble: So, do we know why these two guys neglected any kind of bid on the main level?

Scott Kennedy: No, I mean I can't answer for them.

Jon Kimble: From this estimate it looks like this second bid is covering more of the building itself and anything that is involved on the main level should be addressed if were going to go this far. I think we're still on the same mode of repairing the water ingress issue before we do this.

Scott Kennedy; Yes, that's the other part of the bid.

Jon Kimble: Did you and Gary decide if it was around \$1800.00 for the main floor.

Scott Kennedy: No, its attached to your package its \$460.00 for the dirt work.

Jon Kimble: No, I'm talking about the in the second bid here on the mitigations work.

Scott Kennedy: Say that again.

Jon Kimble: In the main level and the bathroom description it looks like it adds up to about\$1800.00.

Scott Kennedy: That's what I'm talking about.

Jon Kimble: Yeah, Okay

Scott Kennedy: So even if you added that into the first bid < interrupted>

Gary Lewis: everything goes by square foot, good luck trying to figure that out.

Scott Kennedy: It looks like there covering more items that are not necessary.

Jon Kimble: Yeah, I think we should know why the other two don't need to do anything on the main floor, some how they got that idea.

Gary Lewis: Did she just sneak in?

Jon Kimble: Yes, she snuck in here a minute ago.

Gary Lewis: Director Connie is here.

Rita Rossi: What does open item mean when <interrupted>

Gary Lewis: It means that its open to discussion still when they find out what happened or what it needs. That's my take of it anyhow I don't think that they put a price on it.

Rita Rossi: So, that means there is going to be more charges. There's a lot of open items.

Gary Lewis: I think that there is going to be more on all of them when they're done. Because I think they will find stuff I've never seen one of those projects that didn't come up with something else. My thoughts with the toilet and stuff is maybe we have another water issue. Especially that it isn't just the outside that is causing it.

Rita Rossi: Yeah

Jon Kimble: Well, they believe that they have two leaks.

Gary Lewis: Yeah, and if there's leaks going under there that's going to contribute to the mold.

Jon Kimble: And locating and repairing two leaks in the crawl space, do they believe they have two leaks.

Gary Lewis: Yeah, and they must fix those.

Rita Rossi: What would it cost to tear the building down?

Gary Lewis: I could give you a number on that.

Shawn Ellinghouse: Did I hear you say that you had to replace the insulation in the ceiling too.

Jon Kimble: Yeah, because of mold and also the insulation in the overhead of the crawl space.

Scott Kennedy: No, that ceiling on the main floor.

Shawn Ellinghouse: Why do they have to replace that is there water damage to it?

Scott Kennedy: It was moisture, so replace it all, do it right.

Shawn Ellinghouse: But is it in one specific place or do you have a roof problem now in that area too.

Scott Kennedy: They're just going to do the whole thing.

Shaw Ellinghouse: That means that you probably have a roof problem too.

Scott Kennedy: I can't answer that.

Shawn Ellinghouse: I understand that, but water only goes one way, and it doesn't go up unless there's water lines threw it.

Scott Kennedy: Well moisture from humidity.

Shawn Ellinghouse: If I looked at the job and seen that there was a water issue in the ceiling or the insulation in the roof. I would be like now let's look at the roof. There's a reason why water is getting in there.

Gary Lewis: And the water gathering in the bottom can be from all three levels.

Shawn Ellinghouse: Exactly

Gary Lewis: If there's leaks in the main thing and water coming through the ceiling you might get some seepage from the outside.

Shawn Ellinghouse: If you have water from the roof running down the walls and going into the roof running down the walls and going into the crawl space.

Gary Lewis: That's why I think when they state playing with stuff their going to find something else.

Rita Rossi: But wouldn't the attic tell you something about the ceiling?

Gary Lewis: The ceiling would tell you something about the attic. The attic would tell you something about the roof. But I'm just a digger.

Shawn Ellinghouse: Is there price list done up for this?

Gary Lewis: No

Shawn Ellinghouse: I don't think so, that's the only way that I can think that other than a roof issue that there would be a water issue in the insulation.

Jon Kimble: The idea is that they are giving bids on the attics indicate that maybe someone was in there looking at it.

Scott Kennedy: Oh, they looked at it. I would have thought that if they would have noted a real issue.

Jon Kimble: Yeah, there wouldn't have been a way to see the rafters, some discoloration or something because of water.

Gary Lewis: Once they pull the insulation out, they will. They'll be better able to locate it.

Jon Kimble: Is the upper location of the attic insulation

Scott Kennedy: Yes, but if they pulled it and it needed repaired that's a separate bid potentially. I don't like the idea if letting them do it as a change order because then you can't bid it out. So, if they pull it and they say oop okay we need a new roof. We know we're going to need a new roof at some point but that's separate from this issue. This is a safe and healthy issue.

Gary Lewis: It wouldn't be an environmental bid.

Scott Kennedy: And that exposure would be good at this point to see if we do have a leak. We don't see anything coming out from the ceilings, so I just think its lack of ventilation. And it's been there for forty years or fifty years.

Gary Lewis: Maybe some bats I know there's some bats there I saw the bat shit when I went and did my examination. There's bat shit all over. Bats are good.

Scott Kennedy: I know I'm more inclined to deal with the issue at hand and deal with the outside which is coming up and see what else they need to do to make it right. And actually, look at the roof for a future bid and budgeting purposes.

Rita Rossi: So, it has plumbing bid item, so <pause>

Scott Kennedy: So, I think that the plumbing could be a separate bid also.

Gary Lewis: well, I think if he has a couple leaks, I think it needs to be taken care of while we're there.

Scott Kennedy: But not for \$20,000.00 more.

Jon Kimble: Is that your thinking that you would go with the lowest bid now and anticipate an increase in cost.

Scott Kennedy: I would go with the lowest bid now and then look at the bathroom a little bit closer which has always been an issue. See if it is really dried out and in need of repair or just light plumbing work. Even if it cost a couple grand or something I think we're coming out way better.

Rita Rossi: Yeah

Scott Kennedy: And then not read other problems into the bid and then just rebid those items as they come up.

Jon Kimble: So we're understanding now that we could be exposed to a roof repair, plumbing, overhaul and, <interrupted>

Scott Kennedy: All that pipe is right there in one place its not like a house spread out everywhere.

Jon Kimble: And main floor work that were not mentioned in this bid.

Scott Kennedy: We know we're going to need shingles at some time, but that's separate from this thing.

Gary Lewis: Well, I guess my only fear is that if we go into this one the lowest one. <pause> well I guess it's okay.

Jon Kimble: Okay imagine the stress point like that will we lose the use of the building.

Scott Kennedy: We're going to lose a little bit if that but were going to have to figure that out. When they're pressure testing and insulating they will probably have to be out of they're a couple a couple days.

Connie Clark: Do we have insurance for any of this?

They won't cover it they're considering it old, over time drainage issues.

Jon Kimble: Yeah, and they're not calling it a single event or something. What do they call it?

Gary Lewis: AGING

Connie Clark: Its not one single act of God it's a <pause>

Jon Kimble: It's an ongoing thing.

Gary Lewis: A ignored maintenance event.

Scott Kennedy: Which could have even been before we bought the building.

Gary Lewis: Okay you guys are killing me here.

Jon Kimble: Okay, so the two bids that we have on what we think is the water ingress, which is outside the building and is moving onto the next thing. They both have the same approach. It looks like their bringing in loads of road mix and compacting it to prevent water seepage.

Scott Kennedy: Correct and to close off, we might need a contractor to seal the one vent there.

Jon Kimble: What is the vent there that is involved.

Scott Kennedy: There's a vent right there at ground level and I think that's been part of the issue. When you have heavy runoff, you have that potential for it coming into those vents. Cause that whole building sits low.

Gary Lewis: That and there is an issue with this and both of us know it. You're going to build the dirt right up to the wood on the building. To get the kind of drain off you need and compacting it to stay there is a big no no in most categories. Because people with bugs, bug guys, they like space.

Jon Kimble: Between the wood and the ground?

Gary Lewis: Yes, but that building was built too low.

Jon Kimble: When we were discussing this at the last meeting didn't that involve some kind of drain or something like that. You cannot do that?

Scott Kennedy: I don't think that <interrupted>

Gary Lewis: It won't work very well, it's not the water that's going in there from the looks of things. We've repaired this once before, but we did a certain spot that they thought it was coming in. Well, I think the same amount of yards. But we'll do the whole back all the way

back and make a little slope away. But in the front, there is no way to get away from it. And I don't know what those steps are sitting on if that's an addition. There's a great big hole in the wall there. And I don't know if it's a pour on to the building it's not a big deal.

Jon Kimble: Well, it doesn't seem like the addition of dirt will solve that problem.

Gary Lewis: It will keep the water from entering the building.

Jon Kimble: So, you're going to put another one so that it will slope away from the building.

Gary Lewis: You can have it slope away and slope it and make it go the other way. We looked at this before 5 years or something. We didn't actually have water going under the ground. It looked like it was running, in fact we had a flood this year. That one came through and washed away most of the work we did. Because we sloped up to the building then the water got so high and just eddied it all out, and it never got fixed again.

Jon Kimble: Well, wont it do the same thing.

Gary Lewis, If we have another flood. What we did was put a great big ditch, after that a ditch across the back of the hole, about 50ft out on the property I think or 100ft.

Scott Kennedy: Yeah probably 50.

Jon Kimble: Does it matter about the runoff.

Gary Lewis: We basically did a curtain drain or a ditch drain around the back. But that still wont help the water that comes off the roof. Because right now its sunk into the building and the water just lays against the building. But I still have trouble believing that's where the waters coming from.

Rita Rossi: And the snow load is sitting up against the building every year too.

Gary Lewis: Uh yeah, but not with shingles.

Rita Rossi: Not what?

Gary Lewis: It has shingles on right now, doesn't it?

Scott Kennedy: Yes, it doesn't slide off.

Gary Lewis: Yeah, so you don't have that slide off.

Scott Kennedy: That's why we probably need to stay with shingles if we ever go to that point.

Gary Lewis: One good thing about shingles you don't end up with those big frozen mounds letting everything come back. Instead, it comes under your roof and down your window and into the crawl space.

Jon Kimble: Do you get ice dams on this roof?

Rita Rossi: Do you get what?

Jon Kimble: Ice dams on this roof where there coming down the wall or anything?

Scott Kennedy: It's a straight roof.

Jon Kimble: It stays pretty even in temperature.

Scott Kennedy: I think its straight all the way across, regular.

Shawn Ellinghouse: What your asking is iced up on the eves.

Gary Lewis: this will let it come back.

Shawn Ellinghouse: I can remember in the past having to go up there and had to shovel the snow off the roof and break the ice dam off. Freezing and melting.

Jon Kimble: And that roof work would require some soffit and ventilation, or something like that, that keeps the roof an even temperature.

Rita Rossi: Is there vents on each end of the building?

Gary Lewis: There is probably because that was back in day before our new county. That believe that we should have such tight homes that they mold all by their selves.

Scott Kennedy: They don't even think that the crawl space should even be vented now. So maybe were going to relook at that again and just close it in.

Gary Lewis: Those vents are below the ground now so there are openings where the water can go in.

Connie Clark: Can you say that again, what did the county say?

Scott Kennedy: The counties code now is no ventilation in crawl spaces. Sill it up and don't let the moisture in.

Connie Clark: WOW

Scott Kennedy: So, these new houses like in Alpine Trails are being built that way now, that's code.

Rita Rossi: What about fans underneath does that help with moisture?

Scott Kennedy: Well, Yeah, any kind of fan like the radon treatment fan would help. That might be a future option.

Connie Clark: But where does the air<pause> what is it going to do?

Scott Kennedy: It sucks it in and blows it out.

Connie Clark Out where though if its sealed.

Scott Kennedy: Outside

Gary Lewis: A pipe outside up the building. I've had one installed they're really nice and ugly.

Connie Clark: I need to go out there and look.

Gary Lewis: I think we need to do step one, and then we'll find out what our step two is going to be.

Jon Kimble: Do we need a more thorough inspection done on the interior? Main level and stuff like that.

Gary Lewis: By whom?

Jon Kimble: At least two of these bid discounts the activity. They have it thier mind it's not needed. We don't know why they overlooked this.

Scott Kennedy: Yes, we can have it looked at but I don't think it effects the first bid if you're looking like that.

Rita Rossi: I agree with Gary, that estimate one would be the one to go with. And the repair we needed as we go. How much stuff did you come up with?

Gary Lewis: I'm not sure that I said that, but okay.

Rita Rossi: Well, I mean it would be cheaper I think to do that.

Scott Kennedy: Ill make the motion to accept estimate one.

Connie Clark: And they're locals

Scott Kennedy: Need a second.

Connie Clark: Can you repeat your motion again. Sorry.

Rita Rossi: I make a motion to accept the estimate no.1.

Scott Kennedy: Ok any discussion?

Jon Kimble: We need to modify it say, if the actual expenses exceed 10 or 20% of the given bid, we got to revisit what were doing here. So, it doesn't just balloon into something.

Gary Lewis: That's not a bad idea and it protects our butt.

Scott Kennedy: So far, I've never seen him add on, just so you know.

Jon Kimble: Well, that's good to anticipate if we're going to get into a big can of worm here.

Scott Kennedy: So, are you good with that Rita as first and second.

Rita Rossi: yes

Jon Kimble: That's modified to that.

Connie Clark Which percent are we going with 10 or 20?

Jon Kimble: I'd say 20%.

Scott Kennedy: Okay, All in favor. Yes

Scott Kennedy: We have bid 2 on the groundwork.

Gary Lewis: Can I leave, I like two they're more reliable.

Jon Kimble: When will this work be done. This is what occurs first right.

Scott Kennedy: Yes

Jon Kimble: Do we need one more bid?

Gary Lewis: yes

Jon Kimble: I think we need one more bid. We did the same thing< interrupted>

Scott Kennedy: We asked for more bids and didn't get anymore. We didn't get a call back. I don't think your going to get the \$460.00. If you find one ill pay the difference.

Connie Clark: So, you did Bo, I can think of another one. What they didn't respond or what.
Gary Lewis: There's several in town.

Scott Kennedy: Yeah, but I don't know if I want to mention names.

Connie Clark: How was it put out, was it advertised?

Scott Kennedy: Chief made some calls, I guess.

Gary Lewis: I just got a phone call.

Andi Bourne: Okay

Gary Lewis: After I got chewed out for not making the last meeting.

Scott Kennedy: And the groundwork falls under maintenance at station 2 and I don't even think we need to vote on it. But since it ties into the larger one this is just putting it out there publicly.

Rita Rossi: Ill make a motion to accept bid no. 1.

Connie Clark: I second that.

Scott Kennedy: All in favor- Rita Rossi, Connie Clark, and Scott Kennedy.

Connie Clark: Anyone opposed?

Scott Kennedy: Any Opposed?

Gary Lewis: I have to abstain otherwise<interrupted>

Connie Clark: Did you vote Jon?

Jon Kimble, I think I'm going to have to abstain too. You have three people right that's all you need to vote.

Connie Clark: Okay, I just want to make sure that< interrupted>

Scott Kennedy: Moving on to the next item.

V. NEW BUSINESS

1. Reaffirmation of Chairmans Powers and Duties

Scott Kennedy: What I do and what you have authorized me in the past to do. You have a sheet on it somewhere.

Gary Lewis: Okay, we already do that <interrupted>

Scott Kennedy: We've already done this it's just a reaffirmation, it was raised in the last open board meeting. So, that's basically covering it.

Gary Lewis: I make a motion to reaffirm

Rita Rossi: I'll second it.

Jon Kimble: The only point is that this gets revised to chairman to act on behalf of< interrupted>

Rita Rossi: Yeah

Scott Kennedy: Yes, that part was left out. Reaffirmation Chairman.as revised. All in favor

Andi Bourne: Can this be read to the public, so we know. So, if there is a comment on it.

Scott Kennedy: Yes, Powers and duties in addition to MCA-7-332105 and any sub chapters thereof and the Seeley Lake Rural by laws. Reaffirmation of Chairman to act on the behalf of the board for ministerial tasks, Check signing, safety box, governments tasks and asst. the Chief when requested, operational and administrative tasks, research and bid requests, correspondence, review revise when appropriate and seek council as needed. Inform the board in public. Other medial tasks, also communication as designated, correspondence with district atty. and communications with any state or federal agents.

All in favor-Yes

VI. ADJOURNMENT

Scott Kennedy: We need a motion to adjourn.

Rita Rossi: I'll make a motion

Scott Kennedy: All in favor - Yes