

VILLAGE OF RICHMOND
SPECIAL BOARD MEETING
February 25, 2008

PRESIDING: President Lauri Olson

PRESENT: Trustees Dennis Bardy, Charlotte Hollenbach, Bruce Hunter, David Kielpinski, Peter Koenig, Cindy Walleck

ALSO PRESENT: Village Administrator Tim Savage, Attorney David McArdle

President Olson called the meeting to order at 7:00 p.m. in the Richmond Fire Department, 5601 Hunter Drive. The purpose of the meeting is to discuss the Village Hall building condition.

ROLL CALL: President Olson and the above Trustees were present.

President Olson informed the Board that the wallpaper was being removed from the meeting room in preparation for painting and mold was discovered behind the paper in several locations. Savage has a scheduled day off and was called at home. He summed up his response and the action taken.

It was agreed that the source of the moisture needs to be identified. The wall does not appear to be wet. A prior reports on the condition of the building (2004) identifies a number of cracks and areas where water may be getting in. The Dryvit which is applied to the mansard portion of the roof has a number of cracks and Savage had the cracks sealed. In his opinion the Dryvit should probably not have been used in this application. He recommended re-doing the exterior, at least the mansard overhand.

Clean up of the mold was discussed. Drywall and probably insulation will have to be removed and treated as a hazardous substance. Fortunately the meeting room is self contained (separate HVAC system) and was promptly sealed. There is no set standard on the mold count but the variety of mold identified by the Garrett McKenzie Environmental Group is not the dangerous "black mold" variety. The Police department tested zero in the Chiefs office, the Board meeting room tests 187 and the front reception area was 40. There is no set standard on counts but rather on variety. Trustees acknowledged that mold is found naturally everywhere. After further discussion it was agreed that a second air quality test should be done. The accounting clerk could work in the PD if desired. McArdle recommended giving employees the report and leaving attendance up to them.

A plan needs to be fabricated for the project. Holian will be asked to give prioritized direction. While insurance does not cover mold and its removal, it might cover damages from the cracks. A large air purifier is now running, rented from Holian and the Trustees were in agreement to purchase a smaller unit for the office area. It was also agreed that the first step is to identify the area where the moisture is or was entering the building. That should be corrected before the remediation can proceed. Another possibility is to re-encapsulate if possible while getting a plan and bids.

There was no further business. Bardy moved to adjourn. Seconded by Walleck and passed by unanimous voice vote. 8:10 p.m.

Kathleen Hellmann, Village Clerk