

Then we've had some rain and snow, we started looking at the a... this was fixed for once, but then it leaked again and so we had people come out, have looked at the roof several times and basically told us they can maybe fix it, repair it but it is not leaking right now, of course it hasn't rained for a while. But it's not leaking right now, but uh in order to get a permanent fix on there, or something to really hold it, we need to replace the whole roof. And we had contractors look at that, make estimates around \$80,000 dollars I believe, for the whole new roof. That is the only way to fix this. We got other spots on here that are not leaking right now, but they maybe in a few years. So, we feel that fixing the roof, is probably more important than getting the van. So, I think our in-kind for the roof would be \$12,000. We do have money right now, now we have, we can afford that. I'll tell you right now we have about \$50,000 dollars in savings. But that is all we have as a cushion, so if we get this and we have to match it in-kind um, then we will have to go into our savings. We plan on having some fundraisers. Um, similar to the ones we've had for the VFW Hall here in town. And we feel like we can get in-kind donations for that to help us out. So that is why we are going in for the grant, on that. Are there any questions of me? That I can answer, or I didn't answer enough?

Thompson: No.

Smith: Ok, thank you.

Acord: I can add to this.

Galloska: We can get yours, outside of this.

Acord: Ok.

3. CLOSE PUBLIC HEARING: (No Motion Needed).

Galloska: Alright now we close the Public Hearing for the Proposed Idaho Community Development Block Grant. The time is: **5:36**.

Galloska: Now Christy we can do this.

5. DISCUSSION/MOTION: [ACTION ITEM]: Idaho Community Development Block Grant through the Idaho Department of Commerce in the amount of \$225,000. This funding is allocated to the State of Idaho from the US Department of Housing and Urban Development. The proposed project will be used to reconstruct the roofs of the Three Island Senior Center and its outbuildings. The grant will also reconstruct gutters and replace a portion of the HVAC in the Senior Center.

Parsons: So, I can record and take minutes.

Acord: We are working on the budget for everything right now, the grant looks like it will be for \$150,000 dollars total, because the add in monies for inflation, and cost of materials how everything is going up. So, we had to add that in. I have down for eleven-five (\$11,500) through the Three Island Seniors Board was eleven-five (\$11,500) and I am going to get a letter from Dustin, or someone, a commitment letter, saying that that's going to be a cash in-kind. I also just got off the phone, I was talking to her when I walked in, to Geri Brennan at Snake River Rubbish. Snake River Rubbish is going to either, they donate a roll-off, for the roof tare off or Geri Brennan and John are going to donate the roll-off, for the tear off of the roof. Then a portion of the administration fees are also going in for in-kind donation. Then we also had the study done for the Center and that is going to be counted as match, too. Those are everything I have listed so far, that is going to be counted as match for the project.

Mayor Galloska: Did you want to show the Council?

Acord: I'll let Dustin and those guys, kinda show them what they have already completed and then what is to be completed with this grant the service life, and your future plans for anything else that you guys have coming up, also. It would be awesome if you would be able to show these guys what other things you guys want to change. I'll let Dustin do that. Do you guys have any questions for me? The grant is due by midnight Friday, on Friday I have to go to Mountain Home and get everything bound and it will be submitted by computer by midnight on Friday, but it will be bound and mailed out by post mark date on Friday.

Fink: I don't know if you want to go outside and look at the roof. Ok, lets go out. It might be better if we go out the back door, because that's where... So basically, the problem we have is the building was built in

1996, so it is 26-27 years old. This is the original roof that was put on the building. These three-tab shingles really only have a twenty-year life expectancy. So basically, we are six, seven years beyond that life expectancy. The problem here we have really had, of course every time the wind blows, we find shingles in the parking lot, but this valley seems to be creating a problem for us, and that is where you



see the leak inside the building. What is happening is contractors won't, we can't get the insurance company to pay for it. Contractors are basically telling us they won't touch the roof because they can't guarantee their work. So, we are really in kind of a bad fix as to what we do. The replacement would be for all three buildings. Not only this roof, but this garage over here was built at the same time. You can see the patch work done on that building. This building was built a year later but basically it is the same situation, a twenty-year three-tab comp shingle. Also, what we are having done as part of that estimate we are having the gutter system redone as you can see on that corner, water will run down that valley, and it basically shoots right over the gutter. We haven't particularly had moisture problems there, but we think those are some things that need to be fixed as well.

Case: Just curious why the insurance company, what was their reason for turning down the claim?

Fink: Their reason was, is... first of all it's a matter of wear and tear, it's happened over a, it's just a gradual...

Case: So not like storm damage?

Mayor Galloska: Life of the...

Fink: Right, right. And they also claimed that the areas that are damaged could be fixed. They literally sent an engineer out and the engineer did a video on actually fixing it. The problem is you can't get a contractor to actually do it. We do have one contractor that said he would fix the bad areas, however there is absolutely no guarantee, because there is no integrity left in the shingles.

Thompson: Now my question is what are your putting back on?

Fink: So, we're going to use a fifty-year shingle, I believe it is called a Duramax shingle.

Hernandez: They nail it on as well?

Fink: Yeah. The estimates for a metal roof were over \$100,000. It is just unbelievable. And of course, like Christy said, right now grants take a while, that cost, the \$70,000 to do this roof, we don't know what's going to happen by next year, it may go up.

Hernandez: Tearing that roof off as well, there is going to be damage to the wood.

Fink: Absolutely. The roof is our main problem, the gutter system is going to be replaced and then of course... Ever since I came on board, we have had nothing but maintenance problems with this building. It has been one thing after the next, rather it's the HVAC system. Last year we had to put in a new stove, we had a gas leak that we didn't know that we had. Literally to turn that old stove on which is a gas grill Grace would have to crawl under and turn a valve because it wasn't an automatic pilot. Luckily, we were able to get a stove for about \$7,000. But the problem is these minor things that are happening to us are draining our reserves. So, another part of the project is replacing the... there is two HVAC units on this building, and it is to replace one of the HVAC units. For a long time, we weren't getting any air flow to the front ducts in the building. Come to find out, some of the duct work wasn't even connected up in the attic. It was just blowing air in the attic.

Thompson: Bet it was cold up there.

Fink: Yeah, or hot.

Case: Energy efficient...

Fink: Yeah. Another problem we've had, and we didn't have time to address it in the grant. Our front carport that was built... When we got the bus donated by Idaho Transportation Department, one of the requirements was that we were able to cover that bus. So, a carport was built. Come to find out, came over one day and that carport was leaning. There's cement pilings in front of that carport and that cement pilings were the only thing holding that carport up. What had happened is, is they have taken six by six wood posts and set them right on the ground. Our gutter system drained right across where those posts were, and it rotted out the post. That is just another item that we are trying to deal with. Bottom line is very little maintenance has been done on this building in twenty-six years, and it is because of budget. The funds just haven't been available, but as part of this we did have a comprehensive study and a reserve study done so we can start allocating money to the improvements that need to be made over a period of time.

Mayor Galloska: So, this won't become an issue.

Fink: So, this won't become an issue, right. Any questions?

Mayor Galloska: Anybody got any questions? Council, Christy is proposing for the grant purposes that we make a motion to wave the building permit fee. What are your thoughts on that?

Case: I make a motion that we wave the building permit fee. We have done it for other 5013C's we need to keep doing it.

Mayor Galloska: I have a motion. Do I have a second?

Thompson: I second.

Mayor Galloska: All in favor, all-ayes. Motion passes.

6. ADJOURN: [ACTION ITEM]

Parsons: 5:48pm

Approved by the City Council: 03/08/2022

William L. Galloska - Mayor

Attest: _____
Teresa Parsons - Clerk/Treasurer