

CITY-COUNTY BOARD OF HEALTH MINUTES

Special Board Meeting

October 3, 2013

- PRESENT:** Sharon Buhr, Chair
Dr. James Buhr, Secretary
Tom Overn, Vice Chair
Madeline Luke
Cindy Schwehr (left 5:07 pm)
- ABSENT:** None
- ALSO PRESENT:** Theresa Will, RN, Director
Angie Martin, Office Manager
Marcie Bata, BC Environmental Health Practitioner
Delaine Huseby, co-owner of Crossroads, Enderlin
- CALL TO ORDER:** Meeting was called to order at 4:06 p.m. by Sharon Buhr, Chair, in the DES/IVN room in the Barnes County Courthouse.
- AGENDA:** Approved as printed.
- MINUTES:** Minutes for the September 24 monthly meeting will be approved at the November monthly meeting.
- OLD BUSINESS:** Crossroads septic system: Tabled at the September 24, 2013 monthly Health Board meeting until more information could be obtained regarding water usage at the site. The Board reviewed the unapproved minutes of the September 24 meeting. Will spoke with other public health directors and Keith Johnson, Custer Health District Environmental Health Practitioner (EHP) in Mandan, regarding how they handle variances. According to Johnson, existing systems shouldn't be considered for variances. They only consider variances for new systems that for some reason can't be completed according to that county's septic code. Will stated that Marcie Bata, EHP for Barnes County, calculated water usage based on information provided by Crossroads owners, omitting the time period of heavy usage for watering horses. Will had compiled information regarding this variance for Board members. Points were noted regarding requirements which do not meet current septic code in Barnes County. Following discussion, Will recommended that no variance be issued for this project. Huseby told the Board that they use more water at their house than they do at the Crossroads bar (the water bill is combined for both sites). She also noted that the house has its own septic system. Regulations state for a bar/lounge with a restaurant, water usage is figured at 36 gal. per seat per day. A bar (only) that's open 16 hours or less per day is figured at 30 gal. per seat per day. At this rate, current water usage is not supported by the size of the septic system that is now in place. This site also does not have enough linear feet for a bed system currently. The current system definitely will not meet county regulations if a restaurant is added. Potential solutions include obtaining an easement from surrounding landowners to increase bed size; constructing a mound system; using a holding tank system. Huseby asked if they could use a holding tank rather than using a drain field. Bata stated that they could use a septic tank with the mound system. The Board stated that licensed contractors are aware of all types of systems discussed with Huseby. Dr. Buhr made a motion to deny the septic variance to Crossroads owners and that the owners should work with Marcie Bata, EHP, to obtain a system that will be compliant with county regulations. Second by Luke. Unanimous vote, motion carried.

FCCU building: Will reported that state grants are available for energy-efficient lighting, heating/air conditioning, and windows. It is a 50% matching grant up to \$100,000 (if our project is \$200,000, we can apply for \$100,000). Will has an application for the State Historical Society since the building is more than 50 years old. She also has a contract with KLJ (\$750) for a cost-savings analysis, which is required by the grant (must show a 10-year cost savings). Luke stated that even if the project falls short of achieving the 10-year cost savings by the end of the grant period, they will not seek reimbursement of grant funds. Will was seeking approval from the Board to sign this contract. There is also an application to be filled out to get reimbursed for the engineering costs. Will talked to Bobby Koepplin, Cass County Electric, regarding Missouri River Energy Services that does a light energy audit – we will be conducting this audit Oct. 22 at 10 a.m. Will has checked with Lee Grossman, Barnes County States Attorney, regarding at what point bids are required for services. He said that for improvements to county buildings you need to advertise for bids if estimated entire costs for construction exceed \$100,000. You also need to procure plans from an architect if the estimated cost exceeds \$100,000. This applies when there is a general contract and any sub-contractors. Work budgeted: \$200,000 for renovations; \$30,000 for windows; and \$18,000 for heating/air conditioning. Overn suggested having a general contractor so that Will doesn't have to try to coordinate contractors and keep them on task. Board suggested that Will find an architect before signing contract with KLJ. Luke questioned whether we can apply for the grant until we own the building. Will must also find out our government entity qualification. Dr. Buhr stated that he would like a recommendation from the Board chair and Will before making a decision regarding which architect to hire. Luke made a motion that if we qualify to apply for the grant, that we pay \$750 to KLJ to do the energy analysis. Second by Dr. Buhr. Unanimous vote, motion carried. There is also a Missouri River Energy Services rebate for heating, cooling and lighting available through Valley City Public Works (a member of MRES). This rebate is not city money, but state money. Will stated that she was concerned that under Luke's approved motion, she would not be able to conduct the energy audit until after the next Board meeting. Luke made a motion to rescind her previous motion, making a new motion as follows: She moved that Will and Sharon Buhr interview, select and engage an architect prior to the next meeting, and that if we qualify to apply for the grant, that we pay \$750 to KLJ to do the energy analysis. Second by Dr. Buhr. Unanimous vote, motion carried.

ADJOURNMENT: With no further business before the Board, the meeting adjourned at 5:23 p.m. The next meeting will be held Tuesday, Oct. 22 at 3:00 p.m. in the County Commission chambers.

Respectfully submitted,

Dr. James Buhr, Secretary