

MINUTES

Stroudsburg Borough Council *Special* Meeting
Tuesday, March 8, 2016 at 4:00 p.m.

1. Call Meeting to Order/Roll Call: Council President Weiss called the meeting to order at 4:05 p.m. Borough Manager Cathryn Thomas called roll. Present were President Weiss, Vice-President James Smith, Council Members Joanne Kochanski and Matt Abell. Absent were Mayor Tarah Probst, Solicitor Ralph Matergia, Council Members Ken Lang, Mark Connors and Patrick Maurath.

2. The Pledge of Allegiance was recited.

Old Business

3. Consideration of approval of Change Orders related to resolving the problem of water in the basement: Dave McGarry, Schoonover & Vanderhoof Architects, LLC., stated that as a result of the last two rain events, water was discovered in numerous locations on the lower level of the building. On Friday March 4th a meeting was held on site with Mr. McGarry, Borough Manager Ms. Thomas, Public Works Director Mr. Bond, Nu Cor Representative John Goffredo and Strunk-Albert Engineer David Strunk. Mr. McGarry suggests the following:

1. Install an additional sump pump and secondary discharge line in the Multi-Purpose Room in the existing pit and connect the discharge to the exterior storm drain.
2. Replace the existing sump pump and enlarge the sump pit in the existing Kitchen.
3. Along with Option No. 2 above, install an under-slab collection pipe that drains to the new pit and pump in the kitchen. This will require saw cutting a 12-inch wide by 18-inch deep trench in the existing concrete slab and installing a 4-inch diameter perforated drainage pipe with a gravel surround. Areas of disturbance would be patched with poured concrete approximately 4-inches thick to match the existing adjacent surface.

Additional recommendations would be to connect the recently installed footer drain to the existing storm line located in the street, regrade the area on the east side of the building near the existing downspout away from the building which will require continual maintenance to remove debris and remove 2-inches of drywall along the floor level and install continuous PVC blocking behind the vinyl trim to keep any unforeseen water infiltration on the slab from wicking into the drywall.

These recommendations would take three to four workers two to three weeks to complete at a maximum cost of \$35,000 and are not a guarantee that the building would not get water in the future.

President Weis suggested looking into a generator to keep the sump pumps running in case the building loses electricity.

Mr. McGarry also suggested using epoxy on the floor (painting the floor) in the kitchen, hallway and multi-purpose room areas as an alternative to the original specifications of installing VCT (vinyl composition tile) because if the area gets water there won't be much damage. Mr. Abell is not in favor of epoxy as it tends to chip and flake. He feels the VCT is a great product to maintain during the lifetime of the product. He is more in favor of the tile which if damaged, can easily be replaced and suggested a simple floor drain. Mr. McGarry agreed that a floor drain would be a good idea.

Motion by Mr. Abell, second by Mr. Smith to approve up to \$35,000 for the options explored including the floor drain. Motion passed unanimously.

4. Report on flooring alternatives for the first floor equipment bays: The original cost for the product that was recommended for the lower level floor was \$23,300. However, when the existing floor was removed, it exposed expansion joints not control joints as expected. The recommended product will not stick to this type of joint, caulking will have to be removed, new caulking would have to be put down and every section would have to be masked out which is very labor-intensive. If the Borough decides to use this product anyway, which Mr. McGarry does not recommend, there is an additional cost of \$22,000 for the added work detailed above.

The recommended option is going with a similar product that can be troweled right over the floor, negating the need to stop the material at each joint. The joints would still have to be stripped and re-caulked but the end result would be a better floor. This option would be an additional \$26,000. Both options require a five-part application and are only warranted for one year.

Council still had concerns with the recommended option and requested the flooring representative come to the next Council meeting on March 15th. Also President Weiss asked if Mr. McGarry can get a list of places where this recommended product has been used so the Borough can contact them. Mr. McGarry will get a list.

Motion by Mr. Smith, second by Mr. Abell, to table this discussion until the next Council meeting. Motion passed unanimously.

5. Adjournment: Motion by Mrs. Kochanski, second by Mr. Abell, to adjourn at 4:53 p.m. Motion passed unanimously.

Approved:

Boyd Weiss, President of Council

Attest:

Cathryn Thomas, Borough Manager/Secretary