

**EAST STROUDSBURG AREA SCHOOL DISTRICT
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES
February 1, 2018**

Wayne Rohner called the meeting to order at 5:39pm and led the Pledge of Allegiance.

Committee Members Present: George Andrews, Larry Dymond, Wayne Rohner, Lisa VanWhy

School Personnel Present: Curtis Beam, Scott Ihle, Fred Mill, William Riker and Robert Sutjak

A motion was made to approve the minutes from the January 11, 2018 meeting along with the agenda for February 1, 2018 with the members of the Committee reserving the right to add to the agenda and take further action in the best interest of the District. Motion seconded, all approved.

ANNOUNCEMENTS BY THE COMMITTEE: The next Property and Facilities meeting is scheduled for March 1, 2018.

I. ITEMS REQUIRING ACTION:

A. COMMITTEE TO CHOOSE ALTERNATE DATE FOR APRIL 5, 2018 MEETING - Three Committee Members Will Not Be In Attendance

Dr. Riker stated there will be two committee members at a conference on April 5th when the Property and Facilities meeting is set to take place so we will have to pick a different date. Mr. Rohner stated I am ok with having it on April 3rd if everyone else is. Mrs. VanWhy stated we could have P&F on the 3rd and the finance meeting on the 4th.

B. HIGH SCHOOL NORTH/LEHMAN INTERMEDIATE - Committee Request Proposal For The Hiring Of A Special Solicitor To Pursue A Lawsuit Against All Parties That Were Involved In The Construction Of H.S.N. And Lehman Intermediate

Mr. Rohner stated I would like to start with obtaining a special solicitor for Middle Smithfield Elementary and then continue with High School North as well as J.T.Lambert Intermediate. The reason for this is we are still within our 10 year time frame to take legal action for Middle Smithfield. Then move on to J.T.L. since the construction for that is coming to an end. Mr. Ihle stated J.T.L. should be completed in the summer. We are having a

few issues with lighting for site walls. The contractor cut the lighting wire too short while removing the original fixtures. This resulted in not having appropriate length wiring to reach the new fixtures. The district maintenance staff attempted to pull the existing wiring and snake in TO wall however mortar debris fell into the conduit during the recent wall renovations prohibiting the staff from doing such. Jones Construction is aware that they are responsible to rectify this situation, as is D'Huy engineering. I spoke with D'Huy and they have assured me that once the weather is warmer Jones Construction will fix the issue. Jones is also responsible for grading and seeding the yard area once weather permits.

C. LEHMAN STORM PIPE INVESTIGATION - Recommendation To Complete Video Investigation

Mr. Rohner stated is there any discussion on this? Mr. Dymond stated I think we should wait to talk to an attorney before we continue with this investigation. Mrs. VanWhy stated the sinkhole has to be fixed regardless. Mr. Rohner stated we will have to think about this.

II. ITEMS FOR DISCUSSION:

A. BENDER TREE SERVICE SIGNED CONTRACT AGREEMENT

Mr. Rohner asked Mr. Sutjak if there was a signed contract with Benders Tree Service regarding work they did for the District. Mr. Sutjak stated there is no contract. The invoice was the contract. They submitted an estimate under the threshold of \$10,500. Mr. Rohner stated the reason why I ask is because we approved an invoice for \$10,000. Dr. Riker stated there was a second invoice to remove the stump. Mr. Rohner asked if this was to cut down the trees at Resica and J.M.Hill? Mr. Sutjak stated yes. Mr. Rohner stated there were two other maple trees that may need to be cut down at J.M.Hill as they may tear into the concrete sidewalk. Mrs. Vanwhy stated we need to find out if we are responsible for the trees or the borough. Mr. Rohner asked Mr. Sutjak to investigate if the District is responsible for the trees or the borough of East Stroudsburg.

B. 5 YEAR CAPITAL PLAN

Mr. Ihle stated that a new item was added to the five year capital plan. The recommendation for the replacement of a number of sidewalk pads at J.M.Hill elementary. This includes the entire main entrance from the curb area up to and including the second row of sidewalk from the entrance doors. There are also a number of sections around the building along with

some curbing and stair issues in the rear of the building which should be addressed. We have been patching areas in the past just to get by however we are at the point where this should be replaced. These areas are becoming safety concerns. We have received one quote which exceeded the \$20,900 threshold which would take us to the bidding process. We are also meeting with contractors next week to obtain additional estimates. Mr. Dymond stated this is just a thought, since D'Huy did an investigation as to what all the maintenance cost would be on this school is it worth even keeping open? My thoughts are what if we found a realtor who could perhaps sell the school to a healthcare facility or offices. Mrs. Vanwhy stated the stroudsburg school district has a building they have been trying to sell for quite some time. There are zoning issues to take into effect. Mr. Andrews stated the school being closed or not is a discussion for another time not at this meeting.

III. PUBLIC PARTICIPATION:

Mr. Sutjak stated he would like some direction on the parking lot paving at the north campus. Mr. Rohner asked do we have coal patch. Mr. Sutjak stated we are looking for a permanent solution not just coal patch. Listed on the capital plan is paving for the north campus. Should we pursue this. Mr. Dymond stated if we have substandard black top shouldn't we wait for the attorney to tell us if we have a case first. Dr. Riker stated I think what Mr. Sutjak is asking is should he pursue this project or wait for the attorney to determine whether or not we have a legal position which may delay the project and in the meantime the potholes may get worse. Mr. Sutjak stated the issue with the black top is District wide it is not just located to the North campus. Mr. Rohner stated I think for now just coal patch until we can investigate further the scope of the issues with the black top as to why these potholes continue to happen. If there is not a proper base there is no point in repaving. The issue would recur, we need to find that out first.

Mr. Andrews stated that he sent an email this week, requesting to attend the upcoming Resica water meeting and that he does not understand why he is not invited to attend. Dr. Riker stated I believe that I answered that earlier in the email. The reality is we have hundreds of meetings and we determine who attends and who does not. Mr. Ihle is not trying to hide anything. He will come back with the information from the meeting and let us know what has taken place. Mrs. VanWhy stated we hired Mr. Ihle and the other directors to do their jobs and we have to trust that they are doing

just that. Dr. Riker stated I know your intentions are good but it is based on best practice. Mr. Rohner stated the issue with the water in Resica is it is coming out brown. Eventually the sediment settles to the bottom and the water becomes clear. I would imagine there is a problem with the pipes. Dr. Riker stated the water has been tested and it is safe to drink. Mr. Ihle asked if the school board wanted to offer bottled water to the students at Resica. Keeping in mind that at this time we do not know the duration of when the water discoloration issue will be resolved. It is my understanding we have had this problem at Resica for years and it has recently become worse and more frequent. Mr. Ihle stated we have a company, Prosser Laboratories who tests the water on a monthly basis. We receive these reports from Prosser and they also forward the reports to the Department of Environmental Protection. The water is safe to drink but we are going to meet with Prosser, D'Huy Engineering and the DEP in hopes of finding a solution to the water discoloration. Any filtration system that may need to be put in place within the school must be approved by the D.E.P prior to installation. We are currently flushing the water taps within the school on a routine basis.

Mr. Dymond stated what was the outcome with the oil tank at Middle Smithfield. Mr. Beam stated I spoke with Superheat and they proposed to add another filter to get us through the season. We will burn the tank down then Superheat will clean out the tank. Mr. Ihle stated they could not do it now due to the low temperatures we are experiencing. We can not empty and clean the tank until after the winter season. For now we did a quick fix to get us through the winter season. Mr. Beam stated Superheat did a screening on what they could. It's a process and you need proper air circulation.

IV. MOTIONS:

1. Motion was made and approved to reschedule April's Property and Facilities Meeting from April 5, 2017 to April 3, 2017.
2. Motion was made and approved to hire a special solicitor to pursue a lawsuit against all parties involved in the original construction of Middle Smithfield Elementary, J.T. Lambert Intermediate, H.S.N. and Lehman Intermediate.

Dr. Riker stated I want to ask for my own clarification what process do you see for obtaining a lawyer. You made a motion to do this but you do not know what it will cost. I do not know if you are looking for either Mr. Ihle or myself to put something together with our District solicitor. Mr. Rohner stated that we want to reach out to a special solicitor to pursue this because our current District solicitor may be a conflict of interest. Mr. Dymond stated we do not want to hire anyone from the area. We thought we could have three people come in for the position and we would interview them for the job. Dr. Riker stated that is your right as a Board to hire whomever you would like however how would we go about finding candidates. You would not want to search for a solicitor on your own and create a perceived conflict of interest. We need to speak with our current District solicitor and ask them what legal language we can put together in order to advertise for a special solicitor.

3. Motion was made and approved to complete the second round of video investigations for the Lehman Intermediate storm pipe. Mr. Dymond stated do we want to wait until we speak with a lawyer to see if we have a case regarding suing the construction company before we spend more money to investigate this. Mrs. Vanwhy stated I am ok with holding off for now however this is something that needs to be fixed regardless if we have a case or not. Also it would just give us more evidence to give the lawyers if we are able to pursue legal action against the construction company. Mrs. VanWhy put the motion on the table to continue with the second round of investigations for the Lehman Intermediate storm pipes. Mr. Andrews seconded, all approved.

V. ADJOURNMENT - Meeting adjourned at 6:58 PM

Respectfully Submitted,
Rebecca Lopez
Committee Secretary