

Mayor Hanics called the Emergency Meeting of the Common Council of the Borough of Alpha to order at 6:15 p.m. on Thursday, September 19, 2013.

Mayor Hanics announced that adequate notice of the meeting was given to the Express-Times and posted on the bulletin board in the Clerk's office satisfying the requirements of the Open Public Meeting Act:

#### NOTICE

Pursuant to the provisions of the Open Public Meetings Act, adequate notice of this meeting has been given. The Municipal Clerk delivered to The Express-Times and posted on the bulletin board in the Municipal Building, a notice containing the date, time and place of this meeting of the Alpha Borough Council. Also, said notice has been mailed to persons requesting the same.

Mayor Hanics led prayer and the salute to the flag.

Roll call: Councilman Cartabona, Councilman Dunwell, Councilman Savary, Councilwoman C. Schwar, Councilman Schwar. Absent: Councilman Zikas.

Mayor Hanics announced that this is a special meeting with no agenda and the topic is mold in the municipal building.

Councilman Dunwell gave a brief summary of the events leading up to the discovery of mold in the municipal building.

Councilman Dunwell stated that back in June it was reported that it was very hot and stuffy at the June meeting.

Those in attendance at the August 13<sup>th</sup> meeting reported the meeting room felt very wet, noticed ceiling tiles bowed down and appeared "pregnant".

Councilman Savary as a result of the August meeting contacted Sartini Plumbing to work on the HVAC system. A sensor was burned out and a faulty light was discovered, which were repaired.

Mr. Sartini was quoted as saying that after his repair, the system seemed to be functioning fine in late August.

In early September a gray substance was noticed on the hard surfaces and the bible.

Councilman Dunwell stated that Mr. Mike McGuinness here tonight, was contacted to take samples from the building in which those samples were tested and analyzed.

The results came back, and Mr. McGuinness recommended having an outside company, Restore Corp come in and place filters in the building in council's chambers, filtering the air, and HEPA filter in CFO's office and recommended to shut the building down.

Councilman Dunwell reported that, in addition to working with Mr. McGuinness and Restore Corp., he has been in contact with PEOSHA with the State.

A hygienist from the state came up on Tuesday and did a brief tour of the building looked all throughout.

Restore Corp. came in last Thursday and did a comprehensive evaluation of the building, took pictures of mold found in the building, then sent the report to Council with what remediation they recommended.

Two quotes were received from Restore Corp. and Serve Pro (Lehigh Valley Branch). Several different restoration scenarios are being considered.

Councilman Dunwell went through how the building would be portioned off and accessing other offices.

Councilman Dunwell stated that, before spending tax dollars, the Council wanted input from the public and rest of council.

Councilman Dunwell requested that Mr. McGuinness report on what he found.

Mr. McGuinness reported on what he found. He was called in to look at the Council chambers room. Some surface samples were taken. The moisture of the room was obvious. Ceiling tiles were "pregnant" meaning there was belly on them from absorbing moisture from out of the air. Mr. McGuinness stated that it looked like there had been mold amplification on ceiling tiles that were removed and a moldy bible was noticed.

Mr. McGuinness reported that the room looked fairly clean, but when air surface table sample was loaded with Cladosporium.

Levels of penicillin-like spores were detected. His son was with him, who didn't feel good and had a headache so they decided to come back the next day to do air samples.

Air samples for countable materials were done, in which material(s) are looked under slides and they count the spores. Council chambers results were 480,000 on the east side of the room and 170,000 on the west side of the room and the results were one hundred percent (100%) Aspergillus/Penicillium, which are spores you don't see indoors unless there is moisture.

The outdoor reference contained zero spores of Aspergillus/Penicillium. There were sources of Aspergillus/Penicillium in that room creating those air born exposures averaging 285,000 indoors which is significant.

The rest of the building had lower levels of Aspergillus/Penicillium.

There's uncontrolled moisture that is having an impact on the rest of the building. Surface samples were not as bad the air samples, which led him to believe the cleaning lady cleaned the room (council's chambers).

Mr. McGuiness stated with the extreme levels, he did not think anyone should be in the council's chambers or that side of the building working.

A plan was made with Councilman Dunwell for remediation. Filters have been placed to knock the levels down. Two parallel issues. 1. Work needs to be done clean the rooms and get everyone back in building. 2. Look at the HVAC unit believing there is moisture from that causing the humidity levels.

Mr. McGuiness also stated that looking for the source of Aspergillus, which could involve opening the walls, considering the level being 480,000, are extreme levels for an indoor environment. Indicators are it's a damp environment.

Damp environments with mold there are bacteria inset or even vermin, also biological which could make people sick if you're sensitive to them. At levels of 400,000, people should not be in that room.

Find out exactly why the system is not running properly which could be a multi factor, needs to be looked at.

Councilman Dunwell stated that the system is under two years old and shouldn't be malfunctioning.

Mayor Hanics added that there was a concern that the system could be too big for that side of the building. Discussions of the HVAC systems for the both sides of the building ensued.

#### *Public Comment*

George Cupon, asked how long did the conditions exist to get to this point.

Skip Strossel, asked if the system was maintained on a normal basis.

Councilwoman Schwar added the humidity wasn't noticed until the August 13th meeting.

Councilman Savary stated that the HVAC system malfunctioned and added that a sensor burned out.

Dave Miers, Sampson Ave, asked for a copy of the first and rough draft copy of the report, stating his concern with regards to the library.

It was discussed that the report that was emailed by Mr. McGuinness did not contain the numbers. Mr. McGuinness apologized and stated he will email the corrected copy to include the numbers.

Councilman Dunwell added that he would email the librarian a copy of the updated rept.

Mr. McGuinness reported that the library came back with low numbers and is in good shape.

Councilman Dunwell gave a breakdown of the timeline and the plan for the north side of the building remediation. It was stated that the earliest for Library and north end to be opened would be next Friday.

Dolores Hanisak, secretary to the Land Use Board, inquired about the next Land use Board meeting that is scheduled for October 16<sup>th</sup> and asked where the meeting will be located.

Carla Roselle, Library, inquired about the doors that were left open on the north end and stated her concerns with spores spreading to the library.

Mr. McGuinness described the cleanup efforts that will be done for the library.

Councilman Savary inquired about the ceiling tiles, and stated that they need to be replaced and added that they are all sagged. Mr. McGuinness stated that there is nothing that can be done to those ceiling tiles, they should be taken down and replaced.

Mayor Hanics thanked the Town of Phillipsburg and Pohatcong Township for their offering the use of their municipal buildings.

Councilman Cartabona discussed the probability of the company that installed the unit be responsible since the unit is less than two years old.

Councilman Savary inquired about the mail distribution.

### *Executive Session*

Motion made by Councilman Dunwell to pass a resolution to go into executive session for 15 minutes for contractual. Motion seconded by Councilman Cartabona, all in favor.

**EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist.

The public shall be excluded from discussion(s) of the hereinafter specified subject matter(s).

The general nature of the subject matter(s) to be discussed is: Personnel, Litigation and/or Contractual,

It is anticipated at this time, that the above stated subject matter(s) will be made public when it is no longer a matter of confidentiality.

Action may or may not be taken after executive session.

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the Borough of Alpha that the public shall be excluded from an executive session for approximately 15 minutes, allowing for a five (5) minute recess between the regular session and the executive session.

*Return to Regular Session*

Motion made by Councilman Cartabona to return to regular session, motion seconded by Councilman Schwar, all were in favor.

Motion made by Councilman Schwar to approve a contract with ServePro for amount of \$6,638.09 pending review of RK Environmental for the North End Remediation, Motion seconded by Councilman Cartabona, roll call: Ayes: Cartabona, Dunwell, Savary, C. Schwar and M. Schwar.

*Adjourn*

Motion made by Councilman Cartabona to adjourn, motion seconded by Councilman Dunwell, all were in favor.

Respectfully submitted,

*Laurie A. Barton, Borough Clerk*