

June 27, 2014

The special meeting of the Weston County Commissioners convened at 7:58 a.m. with Chairman Seeley presiding. Present for the meeting were Commissioners: Lenard D. Seeley, Randy Rossman, Tracy Hunt, Marty Ertman and County Clerk, Mamie C. Krank. Commissioner Jerry Shepperson was not present for the meeting. Also present: Bob Bonnar and Palak Patel, News Letter Journal. Present via conference call: Raymond Hunkins, Hunkins Newton Law Firm; Wiss, Janney, Elstner Associates Inc. (WJE): Scott Riley, AIA Associate Principal; Jennifer Volz, Structural Engineer and Bill Atwooll, Geotech Engineer.

The purpose of the meeting was to discuss the Weston County Event Center.

Weston County Event Center

Scott Riley, WJE, discussed a report dated June 20, 2014, which summarized the findings to date and outlined recommended repairs for the Weston County Event Center. Mr. Riley discussed architectural issues including damage to the exterior metal panels and the migration of dust and water under the walls of the building. Mr. Riley explained that the coating on the kitchen floor is peeling away, which may be a health department concern, and discussed drywall/slip track repairs. Mr. Riley recommended replacement of the exterior metal panels and further investigation of the walls, kitchen flooring and drywall issues. Jennifer Volz discussed settlement of approximately three inches overall and weak or unstable soils on the site. Ms. Volz discussed foundation stabilization versus full site stabilization. Ms. Volz and Mr. Riley stated that compaction grouting to stabilize the floor slab at its current elevation is WJE's recommendation. Mr. Riley discussed further damage to the floor slab and steel frame which may be caused by trying to raise the floor to its original elevation. Commissioner Hunt raised concerns that the floor slab would fall into a void under the building if the entire building was not stabilized. Mr. Atwooll explained that the building's interior footings have settled 1 3/8 inches in relation to the exterior footings. The differential between the footings is minimal and not stressing the metal frame as originally reported. Commissioner Ertman raised concerns that if the columns were not raised back to "as constructed" as referenced by Dr. Kim Basham, KB Engineering, in an earlier report; the County may be accepting an inferior structure. Mr. Riley stated that for the planned use of the building, its integrity is intact, although the floor is slightly unlevel. Chairman Seeley requested options to level the floor. Mr. Riley answered that the entire slab could be removed and re-poured after the soil had been stabilized; a second option would be utilizing compaction grouting to stabilize the current slab; or a third less desirable option would be adding a self leveling product on top of the floor slab. Mr. Riley stated that if the uneven floor is an issue for the County, the best option would be to re-pour the entire slab. Commissioner Hunt related that an earlier report by Dr. Kim Basham, KB Engineering, found that the metal frame of the building was supporting the slab rather than the slab supporting the frame. Ms. Volz responded that this was true for a portion of the building and that WJE's recommendation to stabilize the building at its current elevation would greatly improve this condition and correct the problem. Mr. Riley will email the Board regarding decisions for further investigation and how to proceed. No action was taken.

There being no further business to come before the Commission the meeting adjourned at 9:00 a.m.

Attest: Mamie C. Krank
County Clerk

Lenard D. Seeley
Chairman