

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
SPECIAL MEETING SEPTEMBER 8, 2020**

The Special Meeting of the Cumru Township Board of Commissioners was called to order by President William B. Miller at 6:05 p.m. Other Commissioners in attendance were Vice President Ruth A. O'Leary, David J. Batdorf, Sam Kalbach, and Chip Bilger. Also attending were Solicitor Michael A. Setley, Fire Chief James A. Beane, Superintendent of Public Works Robert McNichols, Jr., Business/Personnel Administrator Peggy A. Carpenter, and Manager Jeanne E. Johnston.

Pledge to the Flag.

Attendance: Mark Wenrich, Gary Brady, Jeff Brady, Rachel Brady, Baron Klein, Jim Seiger, Matt Carl, and Katie Witmoyer

FIRE STATION PROJECT

Ms. Johnston informed the Board that the purpose of the meeting was to establish bid alternates and method of contracting so that the bid specifications could be written. Financing of the fire station would also be discussed.

A) LIST OF BID ALTERNATES

Ms. Johnston informed the Board that a list of potential bid alternates dated 7/22/2020 had been discussed by the fire department liaisons on 7/30/2020. A copy of that list had been provided to the Board. Chief Beane stated that several of the items were safety related.

Mr. Miller stated that he did not want an alternates list. Mr. Kalbach concurred. Mr. Bilger disagreed. Mr. Setley stated that an alternates list does not cost anything. Mr. Batdorf pointed out that, if the bids come in lower, none of the alternates have to be chosen.

Roof

Mrs. O'Leary asked what gauge the roof was going to be. Chief Beane stated he would find out. Mr. Bilger noted that the proposed alternate is one step down. Chief Beane informed the Board that the metal part of the administration building roof was the only portion of the roof to have lasted almost 30 years. Mr. Bilger stated concern for hail damage if the gauge is too thin.

MMA Floor

Mrs. O'Leary asked if the public works department could install an MMA floor. Both Chief Beane and Mr. McNichols responded that the public works crew was not qualified to install such a specialized floor. The estimated life expectancy is 20 – 25 years.

Apron/Drive Through Bays

Chief Beane stated that the center bay should be drive through for any aerial apparatus. Other drive through bays can be used for pulling out apparatus front and back, especially on an engine and tanker basis. The reserve engine and reserve tanker would be parked in one bay. Chief Beane requested 3 rear facing lanes, rather than a complete elimination of the rear apron, if

the Board chose to alter the rear apron. Mrs. O'Leary proposed a full rear apron with the elimination of 2 doors.

ON MOTION OF MR. BILGER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO ELMINATE ITEMS 1, 7, 8, 9, AND 10 ON THE LIST OF PROPOSED BID ALTERNATES DATED 7/22/2020.

Bay Doors

Mrs. O'Leary asked if the 4 fold doors were maintenance free. Ms. Johnston responded that they are less maintenance than sectional doors, but not zero maintenance. Chief Beane described the safety issues related to sectional doors. Also, when they fail, they cannot be moved, whereas the 4 fold doors can still be opened. Ms. Johnston noted that the sectional doors in station 2 have been replaced twice in the past 10 years and have had other repair issues.

Mrs. O'Leary made a motion to remove two rear apparatus bay doors with a full rear apron. The motion was not seconded.

Mr. Bilger proposed an alternate of a price per door, for either type of door. He wanted to be able to choose on a door-by-door basis. The bid alternates were currently written as all bifold or all sectional, or all of one type on front and all of one type on rear.

Matthew Carl, a volunteer fire fighter, pointed out that the electric components are different for the two types of doors.

ON MOTION OF MR. BILGER, SECOND OF MR. BATDORF, A MAJORITY VOTE TO INCLUDE ITEMS 2, 3, AND 4 ON THE FINAL BID ALTERNATE LIST AND COMBINE ITEMS 5 AND 6 TO GO ON A DOOR BY DOOR BASIS FOR THE FINAL BID ALTERNATE LIST. MRS. O'LEARY – YES; MR. KALBACH – YES; MR. BATDORF – YES; MR. BILGER – YES; MR. MILLER – NO.

B) METHOD OF PROCUREMENT (CONTRACT)

Mr. Setley informed the Board that there is no real savings for doing the contracts other than the traditional 4 prime contracts.

ON MOTION OF MR. MILLER SECOND OF MR. BILGER, A UNANIMOUS VOTE TO HAVE THE BID SPECIFICATIONS WRITTEN AS 4 PRIME CONTRACTS.

C) FINANCING

Ms. Johnston informed the Board that .5 mill is projected at this time to enable borrowing \$14 million. Mr. Kalbach stated that the common level ratio is down to 53.6%. For a \$250,000 home, .5 mill in real estate taxes would cost \$67.00/year, or less than \$6/month. Mr. Setley informed the Board that they could set a maximum and minimum amount to finance.

ON MOTION OF MR. BILGER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE AUTHORIZING BORROWING NEW CAPITAL FUNDS IN AN AMOUNT THAT DOES NOT GENERATE MORE REAL ESTATE TAXATION THAN .5 MILL, WITH A BORROWING BETWEEN \$13 MILLION AND \$15 MILLION.

The Board asked for other capital projects if the fire station bids come in lower than expected. Ms. Johnston informed the Board that re-cladding the office building is needed due to damage by woodpeckers. Mr. McNichols confirmed that infiltration by other birds into the woodpecker holes has led to the need for insect control in two areas of the building. Another capital project would be reconstruction of the parking lot. A portion of the parking lot for the police cars was patched today, but the lot was not constructed with a proper base course and patching is only a short term solution.

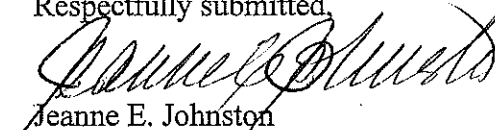
CORRESPONDENCE

Meeting advertised in the Reading Eagle on 9/3/2020.

ADJOURNMENT

**ON MOTION OF MR. BILGER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE
TO ADJOURN THE MEETING AT 7:14 P.M.**

Respectfully submitted,



Jeanne E. Johnston
Assistant Secretary/Manager