

**Borough of Ben Avon**  
**7101 Church Avenue, Ben Avon, Pennsylvania, 15202**  
**Minutes – Special Council Meeting – May 5, 2009**

**Council Members Present**

Todd Smith, Dan Herchenroether, Ken Pipery, Jr., Lloyd Corder, Mark Colenbrander, Sue Weiss

**Council Members Absent**

Judy Konitsney

**Others Present**

Megan Ott

**Call to Order**

Council President Ken Pipery called the meeting to order at 7:00 p.m.

**Public Participation**

None

**Ordinance 737**

Brief review of Ordinance 737 where it was stated that it had been duly advertised and was ready for adoption.

Motion: Lloyd Corder; Second: Dan Herchenroether; Motion carried by unanimous voice vote to adopt Ordinance 737.

**Fire Station Building Repairs**

Dan Herchenroether reviewed the two bids for work that was required in the vacant space at 7221 Church Avenue. Two bids were received from Carmel Construction. One bid was with a drop ceiling in the entire space (19,000). The other was with a drop ceiling only in the very back of the space (21,750). There was a single bid from Hussar Cale that included a drop ceiling in the very back of the space. Dan distributed a comparison sheet to assist in review of the Carmel bid of 19,000 and the Hussar Cale bid of 19,600. He pointed out that we have always had good experiences with Carmel and that Hussar Cale came with solid references from people in the community. He also pointed out that Hussar Cale would be the contractor that does the work for Melanie Holcombe, the proprietor of the proposed coffee shop.

Dan pointed out that there were differences in the way painting was to be handled. Hussar Cale bid only included painting of the ceiling. The Carmel bid did not include painting of the ceiling since it would be covered by the drop ceiling. If Hussar Cale was selected, the walls would have to be painted for an incremental cost over and above their bid. He also noted that if the borough crew were to paint, they would have to rent scaffolding and ladders. Also, it was noted that we would have to buy the paint. The point being that using the borough crew would not result in substantial cost savings. Also, that the crew is captive of other priorities and may not get the job done as quickly as a contractor. He used the emergency repair of the Walnut sewer as an example where they would have had to drop the brushes and address higher priorities. It was further pointed out that if Hussar Cale was awarded the work, that they would be doing the

painting for Melanie and, therefore, would likely give a lower priced bid for the remainder of the painting work. It was pointed out that there would be value in using the same contractor to complete all work.

Ken Opiery expressed concerns of expense that belongs with Melanie that was a part of the Ben Avon bid. The storage area wall was an example. Mark Colenbrander expressed concern of how potential overruns would be handled. In both cases, Melanie responded that they would work with the Borough on both of these concerns.

Motion: Sue Weiss; Second: Lloyd Corder; Motion carried by unanimous voice vote to accept Hussar Cale bid.

**Adjournment**

Motion: Dan Herchenroether; Second: Lloyd Corder; Motion carried by unanimous voice vote to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

*Ken Opiery, Jr.*  
Council President