

TOWN OF ROSELAND
INCORPORATED 1916

EMERGENCY
VIRTUAL SPECIAL PUBLIC MEETING
ROSELAND TOWN HALL
200 Independence Drive
South Bend, IN 46637
Tuesday, January 31, 2023
3:00 p.m.

Elizabeth J McCombs, President
Traci Newman, Council Member
Julie Mudrovich, Council Member

Peter Agostino, Town Attorney
Avery Minor, Police Chief
Robin Ackerson, Clerk-Treasurer
Heather Velez, Police Clerk

I. CALL TO ORDER/
PLEDGE OF
ALLEGIANCE

President Elizabeth McCombs opened the Emergency Virtual Special Public Meeting at 3:00 p.m. She made a motion to dispense with the Pledge of Allegiance; seconded by Traci Newman; all in favor; motion carried.

II. ROLL CALL

Members present were Elizabeth McCombs, Traci Newman, Julie Mudrovich, and Robin Ackerson. Absent were Attorney Agostino, Chief Minor, and Heather Velez.

III. FURNACE
REPLACEMENT

President McCombs explained that the Emergency Public Meeting is being held about furnace replacement, as the meeting room has no heat. Maintenance foreman Carolyn Spear has gotten bids from several vendors. President McCombs asked if all of the vendors had come out and measured to assure the installation would fit, and the reply was yes. She also asked if all of the vendors would be able to install a furnace without cutting any trusses in the ceiling. Ms. Spear replied that Great Lakes Heating could not put the furnace in the ceiling and that an additional closet would need to be built in the corner of the room at a cost of \$800.00 - \$1,000.00. Another option would be to install the furnace on the roof at a cost of \$7,351.00, but would require a professional roofer to come and seal all of the openings and connections at unknown expense.

The second bid was from BW Cook Heating, who claimed that they were 99% sure that they could install in the attic,

III. FURNACE REPLACEMENT

at a cost of \$6,458.00 with a one-year warranty. This proposal would also force a contract with the company, as having service done by anyone else would void the warranty.

Councilwoman Julie Mudrovich pointed out that the three bids were for different sized units: Great Lakes was 100,000 BTU and 90% efficient; BW Cook was 110,000 BTU and 80% efficient; and Church Heating was for a 80,000 BTU, 80% efficient unit. Ms. Ackerson stated that Great Lakes had also proposed building a 2' x 4' "drop down" of about 15 inches, but had not submitted a proposal due to the difficulty it would cause in changing the filters. The proposed installation dates would be: Great Lakes would be Feb. 1; Church Heating would be Feb. 2; and BW Cook would be in two weeks. Ms. Spear disclosed that moving gas lines, drainage, ductwork, and a 10-year parts warranty were all included in the Great Lakes proposal, and that the vertical (closet) option would be best/most convenient for maintenance.

After much discussion, the council members still had some questions, and President McCombs decided to **Suspend the Agenda at 3:21 p.m.** to make some calls for further information.

IV. RECONVENE FROM SUSPENDED AGENDA

The meeting reconvened at 3:33 p.m. Discussion continued with BW Cook having the lowest bid, but installing the furnace on its side, only a one year warranty, and a two week wait being negative considerations. Jon Hurst of Great Lakes had verified that they would NOT offer a unit to be put on the roof, but would need a roofer to seal the exhaust, and a closet would need to be built for the unit. President McCombs stated that Phil Stephens could build it for us, as a licensed, bonded and insured contractor. President McCombs again **Suspended the Agenda at 3:39 p.m.** to make a call to answer questions about the exhaust.

V. RECONVENE FROM
SUSPENDED AGENDA

The meeting reconvened at 3:42 p.m. The council discussed potential licensed, bonded, and insured contractors who might be available at the time of furnace installation.
President McCombs **Suspended the Agenda at 3:43 p.m.**

VI. RECONVENE FROM
SUSPENDED AGENDA

The meeting reconvened at 3:46 p.m. President McCombs had called Phil Stephens and briefly explained the project to him. He agreed to be available to address all of the construction needs associated with the installation. President McCombs made a motion to contract with Great Lakes Heating at a cost of \$7,361. The motion died for lack of a second. Discussion and comparisons continued.
President McCombs made a motion to contract with Great Lakes Heating at a cost of \$8,524; the motion died for lack of a second.

Councilwoman Julie Mudrovich made a call to Great Lakes Heating asking for clarification of the differences. Mr. Hurst explained the differences were in efficiency, and suggested the council consider a 95% efficient 2018 warehoused unit that is a new Lennox and would carry the same warranty. The unit would also need to have a closet built. Mr. Hurst stated that he would call back with a price and other information. President McCombs **Suspended the Agenda at 3:59 p.m.** for a five minute break.

VI. RECONVENE FROM
SUSPENDED AGENDA

The meeting reconvened at 4:06 p.m. President McCombs made a motion to install a 2019 Lennox furnace that is 95% efficient, vented to the outside so no roofer is required, a closet to encase it, at a cost of \$7,900; seconded by Traci Newman; all in favor; motion carried.

Discussion ensued about closet building. President McCombs made a motion to have Phil Stephens, who is licensed, bonded, and insured build a closet to the town's specifications for the furnace; seconded by Traci Newman; all in favor; motion carried.

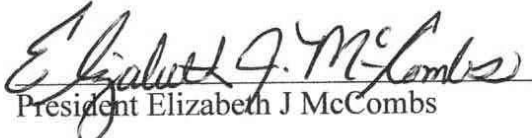
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IV. ADJOURN

President McCombs made a motion to adjourn at 4:11 p.m.;
seconded by Traci Newman; all in favor; motion carried.


President Elizabeth J McCombs


Traci Newman, Council Member


Julie Mudrovich, Council Member

ATTEST: 
Robin E. Ackerson, Clerk-Treasurer