

**MOUNT LAUREL FIRE DISTRICT #1
BOARD OF FIRE COMMISSIONERS
SPECIAL MEETING / WORK SESSION MINUTES**

June 8, 2016

Fire Department Headquarters Station
Meeting Minutes #7

IN ATTENDANCE:

1. Commissioner DiPietrantonio
2. Commissioner Roura
3. Commissioner Ridenour
4. Administrator Jones
5. Chief of Department Colucci

NOT PRESENT:

1. Commissioner Hamilton
2. Commissioner Shestack
3. Deputy Chief Burnett

The meeting was called to order by Commissioner Ridenour at 8:04 PM.

The Pledge of Allegiance was recited and a moment of silence observed.

The Public Announcements were read by Commissioner DiPietrantonio

APPROVAL OF MEETING MINUTES:

None.

ADOPTION OF RESOLUTIONS:

None.

OTHER MATTERS:

Discussion of Birchfield Station 2nd Floor Air Quality Investigation - Administrator Jones reported that with the completion of the roof replacement project, staff in each station have begun replacing ceiling tiles that are water stained from years of roof leaks. This effort involves about 30 cases of ceiling tiles worth about \$4,000. While changing the ceiling tiles on the Station 363 2nd floor, our staff discovered what they believed to be mold growing around HVAC ductwork where it penetrates the bunkroom hallway wall. Once it was reported, we cordoned off those bunkrooms to minimize the potential exposure on our personnel and the impact on the area. As a result of our previous experience with mold issues at Station 362 a few years ago, we know that remediating a mold problem can get pretty serious and expensive so we solicited air quality investigation proposals from a couple of industrial hygienists that had been recommended to us. They will do a visual inspection of the area and take air samples in order to develop a scope of work for remediation of the mold. They advised that mold growth can be common in plenum spaces above drop ceilings because the space is not conditioned and occurs when very warm summer air comes into contact with cold HVAC ductwork and forms condensation around the ductwork that leads to mold growth. We received 2 air quality investigation proposals for \$3,300 and \$7,500. He felt that the lower proposal from Hillman Consulting was satisfactory and recommended that the Board authorize the issuance of a contract. They would get started early next week and should have us a report in about 10 days. At that point, we will need to determine whether we need to go out to bid for the remediation work and prepare the bid specifications to do that, which would take some time to do. Commissioner DiPietrantonio asked about the air quality investigation scope and exactly what it included. Administrator Jones explained that it would include the collection and testing of multiple air sample, visual inspection of the living areas and spaces above the drop ceilings, wall moisture analysis, development of the remediation scope of work and follow-up air sample testing / visual inspection after the remediation is completed.

Commissioner DiPietrantonio asked why the 2 proposals were so far apart and Administrator Jones replied that it was difficult to know why because they are both relatively small, local firms but Hillman Consulting does have their own air testing lab and that could be a significant part of it. He added that much of the air sample testing before and after will be done to give our staff "peace of mind" and that we plan to include ductwork cleaning in the remediation scope of work for this reason. Chief of Department Colucci agreed that we have to go a little farther with the work than we might be required to because our staff lives, works and sleeps here and that it can become an emotional issue. Commissioner Ridenour asked if this air quality investigation will open up a can of worms at the other 2 stations and Chief of Department Colucci replied that it could. Commissioner Ridenour stated that we can probably see what happens with this remediation before we commit

to any testing at the other stations but that we might want to start budgeting for this each year in order to be pro-active. Chief of Department Colucci asked if we could file an insurance claim for this project and Administrator Jones replied that our insurance coverage for mold claims has a lot of exclusions and would depend on the reason that the mold developed, which in this case was almost certainly not due to a roof or water line leak. We filed a claim for the Station 362 mold damage and received about \$1,600 from the insurance company compared to the \$42,000 overall cost of the air quality investigation and remediation work. He didn't think that this situation would be covered by insurance because it was maintenance related and not "catastrophe" related. He added that from what we had shown them, neither of the industrial hygienist firm representatives felt that this mold issue was a big deal or a widespread problem. Commissioner Roura make a motion to accept the Hillman Consulting proposal for \$3,300 that was seconded by Commissioner DiPietrantonio and unanimously approved by the Board.

OTHER MATTERS:

Administrator Jones reported that the GovDeals auction of vehicles and hose assets closed at the end of May and that we were able to generate approximately \$8,200 for the hose assets and the old white pickup truck, which sold for \$4,250. Only the old red Shop Truck failed to generate any bids and he felt that our best option would be to put it back up for auction again after reducing the minimum bid amount from \$7,500 to \$5,000.

COMMENTS BY FIRE COMMISSIONERS:

None.

PUBLIC PARTICIPATION:

None.

Resolution #2016-18 "Closing of Meeting Pursuant to Open Public Meetings Act". Commissioner Roura made a motion to approve the resolution that was seconded by Commissioner DiPietrantonio. The motion was unanimously approved by the Board.

**THE OPEN SESSION ENDED AT 8:25 PM.
A CLOSED SESSION BEGAN AT 8:26 PM.
THE CLOSED SESSION ENDED AT 8:45 PM.**

Commissioner Roura made a motion to adjourn the meeting that was seconded by Commissioner DiPietrantonio. The motion was unanimously approved by the Board.

THE MEETING ADJOURNED AT 8:46 PM.