



MENDON FIRE DISTRICT
Board of Commissioner
Special RFP Review Meeting Minutes (Draft 12/28)
December 20th, 2025



ROLL CALL (meeting called to order 12:03 hrs. on 12/20/2025 by R. Wilsey)

PRESENT	NAME	CAPACITY	NOTES
No	Arman, Mike	MFD President – VP Elect	
Yes	Baumer, Heidi	Treasurer	
No	Considine, Dan	Commissioner	Out of Town
No	Fletcher, William	General Counsel	Out of Town
Yes	Friedlander, David	MFD Deputy Chief	
Yes	Joint, Richard	Commissioner	
No	Chip Knapp	MFD VP – President Elect	
Yes	Sellman, Tom	Secretary	
Yes	Shipe, John	Commissioner	
Yes	Shuler, Steve	Commissioner	
Yes	Tschiderer, Steve	MFD, Chief	
Yes	Wilsey, Ryan	Commissioner (Chairman)	

OTHER ATTENDEES NOTED

NAME	CAPACITY	NOTES
Robert Rugg	New MFD Member	Introduction to Board
Joe Schmitt	Mendon Fire District Resident – 243 Parrish Rd	Comments Roof/Solar Project
Andy Vaughan	Mendon Fire District Resident – 357 Lanning Rd	Comments Roof/Solar Project
Dick & Patty Chard	Mendon Fire District – 326 Parrish Rd	Comments Roof/Solar Project
Karin & Arnie Larsen	Mendon Fire District – 355 Parrish Rd	Comments Roof/Solar Project
Matt Fronk	Mendon Fire Protection District – 66 Quaker Mtg House Rd	Comments Roof/Solar Project
James Shepard, Ashok Chabria, Jake Jacques, Dave Anderson, Barry Young	Representatives of Energyware LLC	Vendor of Combined Roof/Solar RFP

PUBLIC COMMENT

New Member Introduction

As part of the *New Member Onboarding* process, Robert Rugg was introduced to the Board member by Secretary Sellman followed by a brief exchange and formal welcome by the Board. In a brief discussion just prior to meeting adjournment, the Board approved that Mr. Rugg may initiate his scheduling of a District physical without waiting on the standard background check (delayed due to administrative issue) – both items to proceed in parallel.



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PUBLIC COMMENT (cont.)

Project Questions

Mr. Schmitt submitted a series of questions (see **Appendix A**) that served as an outline of discussion with respect to multiple aspects of the project. Commissioner Shuler initially started answering directly to the questions, then suggested that it might be more expedient to let him present the RFP responses (with explanations and context) and then at the end, come back and continue resolving any remaining questions and thoughts. This was agreed to by those present.

RFP Responses Received

For context, the issued RFP stipulated the project to be a combined: **Standing Seam Metal Roof Replacement and 62.1 kW DC Solar PV System Installation.**

Commissioner Shuler presented a summary of three proposals, two of which were not fully in compliance with the requirement to have a single vendor address all issues. Two were packaged as proposals from a solar system vendor willing to work in conjunction with a roofing contractor (see **Appendix B** [Solar Liberty], **Appendix C** [Highland Contractors], and **Appendix D** [GMR Metal Roofs]). The third proposal (see **Appendix E**) was from a vendor able to supply both roof and solar project portions.

Proposal 1 Solar Liberty with Highland Contractors

Solar Liberty \$ 155 K – NYSERDA \$14.8 K – Fed Tax Credit \$ 46.6 K == \$ 94 K
Highland \$ 324.6 K

Total Cost After Rebates / Credits : approx \$ 419 K

Pros: local, familiar Cons: cost above projected, two contractors – not single as RFP specified

Proposal 2 Solar Liberty with GMR Metal Roofs

Solar Liberty \$ 155 K – NYSERDA \$14.8 K – Fed Tax Credit \$ 46.6 K == \$ 94 K
Highland (located in NE Ohio) \$ 279.6 K

Total Cost After Rebates / Credits : approx \$ 373.6 K

Pros: better cost than Proposal 1 Cons: two contractors – not single as RFP specified, Highland didn't follow up with Solar Liberty

Proposal 3 Energyware LLC

Lowest Cost (Option 1) \$ 397 K – Fed Tax Incentive \$124.7 K – NYSERDA \$ 9.1 K == \$ 263.3 K

Pros: lowest cost of options, only single vendor solutions as per RFP Cons: out-of-state



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SUMMARY OF CONCERNS

The following items/issues were expressed by the community representatives (as a collective) present:

- Concern that that Federal incentives / rebates only are applicable to residential, not commercial entities and therefore the cost is really more than expressed.

- Concerns that the project is being rushed through without sufficient time to :

- consider all options
 - to truly know cost impact and savings projected
 - understand oversight, long-term maintenance, liability and responsibility with respect to vendor performance and contract satisfaction – especially with out-of-state vendor

Energyware representatives spoke to their longevity in the solar installation domain, future costs of panels (subsidized by recycling company programs), the use of long term studies that account for average climate impact used to develop predictive panel efficiency and therefore expected electrical production. They also discussed the benefits of their being a single vendor to coordinate and properly document those sections of the roof project that were directly related and allowable to be reflected in the cost subject to the Federal rebates.

- Speculation that the distribution of roof replacement vs. solar system costs were not accurate and possibly in violation of IRS rules regarding what portion of the project is subject to grant rebates.

- What would be the impact of project on District taxes ? : the Board and Treasurer Baumer responded that there be no impact on taxes as the monies (as specified in the permissive referendum) would be coming from capital reserves. They as savings accrue from reductions in utility spend would figure into the annual budget and savings can be moved back into the reserve fund. The same would be true of the tax savings accruing – they would be placed back into the reserve.

There were discussion points comparing spending on fire apparatus vs the roof & solar project as proposed as it pertains to subject-matter expertise

- Concern that the project was proceeding in spite of District attorney concerns and questionable support (as elaborated by Commissioner Shuler : speed of proposal evaluation and current project task load in the District – e.g. bunk-room NYS grant)

- Concern that the project approval was not put up for a District vote – Commissioner's Shuler and Shipe explained in more detail the process that had been followed through legal notices on the District website, the newspaper (Sentinel) and Mendon Town website for the permissive referendum – with no objections received in the timeframe permitted. There was commentary objecting to the decision process being left to simply the District Fire Commissioners – and not involving a wider audience.

- Suggestions were made to add contact requirement on the vendor where: (a) they post a performance bond (b) that there should be the establishment of some amount of payment retention (10% of project cost) based on satisfactory completion of project, and (c) that there's stipulation of a daily liquidated damages clause in the contract to induce incentives on the contractor. –



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RFP DECISION

At the end of discussion and once there were no further questions raised by the community members in attendance, Commissioner Shuler motioned that the District go with Proposal 3 by Energyware for a 61.2 KW Solar Panel System and Standing Seam Metal Full Roof Replacement (with an amended stipulation of a performance bond inclusion). This was seconded by Commissioner Shipe and passed by majority consent of those present: 3 Yea (Shuler, Shipe, Joint) 1 Nay (Wilsey).

MEETING RECESS

There was a brief 10 minute meeting recess as the community members departed after the resolution vote on the RFP (and to provide a restroom break).

CAPITAL RESERVE CONSIDERATION / END OF YEAR FINANCING

Roof Replacement / Solar Panel Project

At the resumption of the meeting, Commissioner Shuler motioned that we pay the 6% Safe Harbor amount of the expected \$ 397.3K project cost by end of year 2025 to the approved RFP designee Energyware LLC. This motion was seconded by Commissioner Joint which then passed by majority consent of those present: 3 yea (Shuler, Shipe, Joint) 1 Nay (Wilsey).

End Of Year Capital Reserve Fund Movement

After discussion with input from Treasurer Baumer, it was agreed that current funding level of the checking account is sufficient to cover (a) the 6% expected voucher amount from above (estimated at between \$ 23K and \$ 25K), and (b) remaining expected expenses for January and February of 2026, with no amount remaining to move into reserves. Therefore nothing will be moved and no year-end resolution required.

Review of Proposal 3 by District Counsel

Commissioner Wilsey initiated a discussion asking if Counsel Fletcher had reviewed the newest proposal by Energyware that had been presented at this meeting earlier. Commissioner Shuler indicated that Counsel Fletcher has only seen the original proposal (October 2025) adding that a new proposal that will be requested (including the performance bond requirements, any fee-retention stipulations, and 10% hold-back for rebate guarantee [as expressed by Commissioner Shipe] will be similar language).

After discussion, Commissioner Wilsey motioned that nothing with the solar project moves forward until we have attorney approval. This was seconded by J. Shipe, passing by unanimous consent of those present: 4-0-0. S. Shuler indicated he'd get all corrected paperwork to Counsel Fletcher (remarking that Counsel Fletcher should be back in town Tuesday Dec 23rd).



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At 14:30, Commissioner Chair Wilsey motioned to adjourn the meeting. This was seconded by Commissioner Joint and passed by unanimous consent of those present: 4-0-0

Minutes Respectfully Submitted by

Tom Sellman,
District Secretary,
Mendon Fire District



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APPENDIX A: Community Questions

Mendon Fire District Meeting...December 20, 2025

Neighbor's questions and comments:

1. Will the Federal Grant of 30% for the project include the cost of the repairs to the roof and the new steel roof or just the solar portion of the \$400,000. It was suggested in the meeting of 12/9 that the expectation was for a \$100,000 Federal award. What is the value of the NY-Sun incentive?
2. If only less than 1/3 of the roof is damaged, is putting a steel roof over the whole building a necessary expenditure?
3. Typically, for residential installations, the Federal Solar Incentives are in the form of Tax Credits. Our Fire District is a non-profit organization. How would it work for us, direct payment?
4. Are any local Solar companies (like GreenSpark) included in our RFP?
5. As it stands now, would we have one contractor responsible for all of the work or would we have three separate contractors? Who would be liable for the work performed?
6. Are we working with a third party (Engineering or Project Management Company) that will be overseeing and be responsible for this project? I have seen this service offered for as much as 15% of the cost of the project.
7. Why not install a ground mount system?
8. What is the payback for this investment? When would we see our savings exceed our dollars invested?
 - What is our current electric usage & cost per year?
 - What is the anticipated output & cost of the new system?
 - What is the maintenance cost of the proposed solar system and how does the output fluctuate over time?
 - What period of time is the new system warranted for?
 - What is the cost and method of disposal for failed solar panels?
9. I would like to have the taxpayers involved in the decision rather than defaulting to 3 out of 5 Fire Commissioners.



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APPENDIX B: Solar Liberty Proposal



*Based on a behind-the-meter connection and Net Metering guidelines. Does not include CESIR study, Utility Upgrades, and Prevailing Wages. Cost includes extended inverter warranty (15 Years Total).

Tariff and Trade Policy Disclaimer:

Due to ongoing uncertainty surrounding international trade policies and import regulations, there is a risk of unforeseen cost increases related to equipment and materials used in this project. This proposal reflects pricing based on current known conditions as of the date issued. Solar Liberty reserves the right to adjust the contract price if new or increased tariffs, duties, fees, or other cost impacts are imposed before equipment delivery or installation. Any such changes will be communicated promptly and processed through a formal change order.



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APPENDIX C: Highland Contractors Proposal



Highland Contractors Inc
620 South Clinton Avenue
Rochester, NY 14620
Phone: (585) 807-3658
Fax: (585) 282-0018

Standing Seam Roof Estimate

10/24/2025

Steven Shuler
Mendon Fire Department
101 Mendon Ionia Road
Mendon, NY 14506
(585) 733-7001

Job: Steven Shuler

Roofing - Metal Section

WORK PERFORMED

- Furnish & Install standing seam metal roof (Black)
- *Includes up to 10% plywood replacement (48 sheets)
- *Includes Highland 20 year workmanship warranty
- *Manufacturer 35 year paint warranty available for additional investment
- *Standing seam pricing based on Petersen Aluminum Snap Clad:
18 inch panel width
.032 Aluminum
1.75" rib height

Standing Seam Metal Roof Installation Description

1. Preparation and Safety

- Confirm roof deck is properly installed, clean, dry, and free of debris or protrusions.
- Verify all substrate fasteners are secure and flush with the surface.
- Set up OSHA-compliant fall protection, ladders, scaffolding, and roof anchors.
- Review layout, panel lengths, and seam orientation according to the architectural drawings.

2. Underlayment and Flashing

- Install high-temperature, self-adhered ice and water shield membrane over the entire roof surface, starting from the eaves and working upward with minimum 6" side laps and 12" end laps.
- Apply appropriate metal drip edge and eave trim along roof perimeters.
- Install pre-bent flashing components at valleys, ridges, and transitions, ensuring watertight overlaps and proper fastening per manufacturer specs.

3. Panel Layout and Installation

- Snap chalk lines to ensure uniform panel alignment and seam spacing.
- Place the first standing seam panel at the starting edge, aligning square to the eave line.
- Secure panels with concealed clips or fastening plates at recommended intervals, allowing for thermal movement.
- Engage seams mechanically (snap-lock or mechanically seamed type) per manufacturer's instructions to ensure a continuous, watertight joint.

4. Accessories and Trim

- Install ridge caps, gable trim, hips, valleys, and transition flashing with concealed fasteners wherever possible.
- Integrate pipe boots, skylights, vents, and other penetrations with compatible metal flashing and sealant systems to ensure watertight integrity.
- Ensure all fasteners are corrosion-resistant and painted to match panel finish where exposed.

5. Finishing and Inspection

- Clean all metal surfaces of sawdust (metal shavings), debris, and protective film immediately after installation.
- Inspect all seams, clips, fasteners, and flashings for tightness and alignment.
- Seal all joints with approved butyl or polyurethane sealant where required.
- Final inspection to verify complete watertightness and compliance with manufacturer and warranty requirements.

6. Materials and Standards

- Panels: 24-gauge (minimum) Galvalume or equivalent, factory-finished with Kynar 500® or equivalent PVDF coating.
- Fasteners and Clips: Stainless steel or corrosion-resistant coated steel.
- Underlayment: High-temp self-adhered ice and water shield or synthetic membrane rated for metal roofing.
- All installation to comply with manufacturer's specifications and applicable building codes.

DUMPSTER & DISPOSAL: Highland Contractors will remove all debris from the repairs performed and properly dispose of materials in a licensed landfill.

CLEAN UP: The yard is to be raked and swept up at completion of the project. For jobs of greater length than one day, we will make every effort to leave the job site neat and picked up at the completion of work each day.

Payment schedule:

- 50% at the start of the project
- 50% upon completion and final inspection

\$324,625.50

TOTAL

\$324,625.50



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APPENDIX D: GMR Metal Roofs Proposal

STONE COATED AGREEMENT		STEVEN SHULER (CONTACT) Name: MENDON FIRE DEPT. (585)- Email: SSHULER@MENDONFD.ORG Mobile Phone: 733-7001 Home Phone: _____	
Job Address: 101 MENDON IONIA RD, MENDON, NY 14506			
SCOPE OF WORK		PRODUCT SPECIFICATIONS	
Type of Work:	<input type="checkbox"/> Lay Over Existing Roof <input checked="" type="checkbox"/> Tear Off Existing Roof - 1-LAYER	Tilcor Color TBD	
What's Included? (Only check items included in this Agreement.)			
<input type="checkbox"/> Yes 1. Install synthetic underlayment over existing shingles.			
<input checked="" type="checkbox"/> Yes 2. Install 2"x2" kiln-dried purlins where applicable.			
<input checked="" type="checkbox"/> Yes 3. Furnish and install new drip edge.			
<input checked="" type="checkbox"/> Yes 4. Furnish and install new stone-coated gable trims.			
<input checked="" type="checkbox"/> Yes 5. Furnish and install new pipe flashings.			
<input checked="" type="checkbox"/> Yes 6. Furnish and install new 26-gauge, Galvalume-based, stone-coated roofing system.			
<input checked="" type="checkbox"/> Yes 7. Furnish and install metal cap at all hips and ridges. Same color and quality as metal shingles.			
<input checked="" type="checkbox"/> Yes 8. Flash all walls.			
<input checked="" type="checkbox"/> Yes 9. Flash and counter flash base of all chimneys.			
<input checked="" type="checkbox"/> Yes 10. Protect all grounds and landscaping and provide complete clean up of the job.			
<input checked="" type="checkbox"/> Yes 11. Provide project information to Manufacturer for Warranty Registration.			
<input checked="" type="checkbox"/> Yes 12. Provide GMR's 10-Year Workmanship Warranty and Leak-Free Warranty.			
EXTRAS AND ADD-ONS			
<input type="checkbox"/> Yes 1. Furnish and install new OSB / plywood (<- circle one) _____ (size) _____ (squares) _____ (price)			
<input type="checkbox"/> Yes 2. Furnish and install new wood fascia. _____ (LF) _____ (price)			
<input type="checkbox"/> Yes 3. Furnish and install new _____ fascia wrap. _____ (color) _____ (LF) _____ (price)			
<input type="checkbox"/> Yes 4. Furnish and install new _____ soffits. _____ (color) _____ (LF) _____ (price)			
<input type="checkbox"/> Yes 5. Furnish and install new gutters. _____ (color) _____ (LF) _____ (price)			
<input type="checkbox"/> Yes 6. Furnish and install new downspouts. _____ (color) _____ (LF) _____ (price)			
<input checked="" type="checkbox"/> Yes 7. 5 SHEETS OF PLYWOOD IF NEEDED PROVIDED - INCLUDED (price)			
<input checked="" type="checkbox"/> Yes 8. LIFTS & DUMPSTER'S PROVIDED (price)			
AGREEMENT PRICE			
Total Price: \$ 279,600.00	Deposit: \$ 139,800.00	Balance: \$ 139,800.00	
Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Finance Method: <input checked="" type="checkbox"/> Check <input type="checkbox"/> Credit Card			
AUTHORIZATION			
Please initial terms read and add signature(s) below. X _____ I have read the Agreement Terms (back).			
<input type="checkbox"/> Customer Signature	Date	<input type="checkbox"/> Customer Signature	Date
<input type="checkbox"/> GMR Signature		Date	



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APPENDIX E: Energyware LLC Proposal Addendum (part 1 of 2)

MENDON FIRE

Tom Sellman <tsellman@mendonfd.org>

Fwd: Menden Fire District Net Cost
1 message

----- Forwarded message -----
From: James Shepard <jshepard@energywarellc.com>
Date: Thu, Nov 20, 2025 at 5:55 PM
Subject: Menden Fire District Net Cost
To: Steve Shuler <sahuler@mendonfd.org>
Cc: Ashok Chabria <achabria@energywarellc.com>, Jake Jacques <jjacques@energywarellc.com>

Steve,

Here you go. Let me know what else we can do to help you prepare, for success, this evening!
Please let us know that you received this, in time for the meeting.

Below are the Mendon Fire District's Costs, after Incentives, for both options.

System size is 61.2 KW / NYSERDA is \$ 9,180 (@ \$ 0.15 / w)

Option one (1) excludes the Cold Roof replacement.

Option two (2) includes the Cold Roof replacement.

Option 1 - Estimate # 4087		
Previous Proposal	Your Estimate Provided to us	
Roof Change	\$	256,546.54
Solar	\$	140,760.00
Total	\$	397,306.54
Less Federal Incentives "Direct Pay"	\$	124,789
Net Cost After Federal Incentives	\$	272,518
Less NYSERDA	\$	9,180
Net Cost After NYSERDA Benefit	\$	263,338



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APPENDIX E: Energyware LLC Proposal Addendum (part 2 of 2)

Option 2 - Estimate # 4076	
Previous Proposal	Your Estimate Provided to us
Roof Change	\$ 295,534.24
Solar	\$ 140,760.00
Total	\$ 436,294.24
Less Federal Incentives "Direct Pay"	\$ 129,467
Net Cost After Federal Incentives	\$ 306,827
Less NYSERDA	\$ 9,180
Net Cost After NYSERDA Benefit	\$ 297,647

Good luck,

James Shepard
Jshepard@energywarellc.com
Director

Energy Efficiency Technology | #ABetterEnergyFuture
EnergyWareLLC.com | Direct: (832) 494-6686