

**Elwood Fire Protection District
Board of Trustees Special Meeting Minutes
Tuesday June 6, 2023**

1. Call to Order: The meeting was called to order at 8:01 a.m. at 309 West Mississippi Street, Elwood, IL 60421, by President Norman Fanning.
2. Pledge of Allegiance: The Board stood and recited the Pledge of Allegiance.
3. Roll Call:
 - Present: President Norman Fanning, Treasurer Colleen Prieboy, Secretary Patricia Vinsel.
 - Also Present: Chief Locacius, Deputy Chief Melahn, Administrative Assistant Deaville, Attorney Motylinski, and Captain Pfizenmaier.
 - Integral: Ken Kloska, Francisco Martinez.
 - Chris Osinski arrived during the meeting.
 - FGMA: Jason Estes, Jake McLaughlin.
 - Public: Robert Warren, Representative Larry Walsh Jr.
4. Public Comment (Limit 3 minutes): None
5. Old Business:
 - a. Discussion / Possible Action on Accessory Building: Discussion on Accessory Building progress began with a tour of the building. EFPD pointed out the incomplete bay doors which, according to the subcontractor, could not be completed because they needed a carpenter and could not get ahold of anyone at Integral. The lift station company expressed concern to EFPD that the lift station equipment has been left outside and they question the integrity of its function once installed. EFPD expressed concern that we are still waiting for a schedule and at this point have lost trust in Integral. The garbage is still sitting on site, the weeds have grown out of control and none of the landscaping has been started. The excessive amount of bird feces on the floor, pipes, and covering the HVAC being stored on the floor (some of which is not covered, allowing the feces inside of the ductwork) was pointed out by EFPD. The visible bird nests as well as ones inside the heating tubes were discussed.

Ken (Integral) said Chris (Integral) will have a schedule when he arrives today. They report that they were waiting on the steel to make a schedule and the concrete demo will start tomorrow. Ken was surprised the lift station equipment was left outside uncovered. EFPD pointed out the thickness of the bay doors was 2" on bids and the doors here are 1 1/2" FGMA said this was discussed and based on the rating of the doors it is acceptable. EFPD asked about the large piles of insulation on the floor- Francisco (Integral) said this insulation is garbage and will not be used. EFPD expressed concern with the project manager- Ken said he will make sure Sean gets it done. Ken would prefer to be called rather than communicate via email. The north bay concrete has been saw-cut for demo and the drain will be moved to the center of the bay.

The group moved to the driveway where EFPD pointed out the black holes in the concrete. The 2 original spots were caulked by Integral. Since then, 3 new spots have started to form. Francisco reported Concrete by Wagner said these holes are common in

this area. Tim from Wagner will come out to take a look. Jason (FGMA) said he will look into the mixture Wagner used to ensure it was correct.

The EFPD asked about the concrete step on the front of the building that appears to be crumbling. Jason (FGMA) said it is cosmetic and it should be alright.

Chris Osinski (Integral) arrived.

EFPD pointed out the failed caulking that was applied to the cracks in the new drive. The caulking started to come up a few weeks after it was installed.

The meeting commenced inside.

Chris (Integral) stated that they had a redesign from American Builders on 4/4/23 but they were shut down by the Village from 5/2 to 5/23 while the village inspector approved the mezzanine. They will start the steel next week and they will be here tomorrow to demo the concrete.

Chris (Integral) handed out a schedule to completion and stated the building will be ready 7/28/2023.

Integral said American Builders told them next week on the steel. #16 on the schedule addresses the stairs. They were completed and will need to be modified to the correct height.

EFPD pointed out that the schedule does not show the concrete black spots addressed. Jason will look into it.

EFPD expressed frustration in having to use the village hall for an upcoming event due to this project not being completed. EFPD does not have confidence that Integral will follow this new schedule.

Chris (Integral) responded that they were shut down for 28 days.

EFPD responded that that is not on the district.

Integral stated that the only unknown is the exact time of the steel.

EFPD asked what the contingency plan is if the lift equipment is bad. Integral responded that they were not made aware of Metropolitan's concerns with the lift equipment.

EFPD asked if they could have a different project manager.

Chris (Integral) responded that he could be more involved in the project and that it is difficult to change managers at this point.

FGMA suggested that EFPD and Integral could have daily communication.

Chris said he would work with Sean.

Francisco (Integral) reports to Ken daily (Integral).

EFPD Chief would like to report to the board next week that the project is on schedule.

The next regular meeting is scheduled for 6/15/23.

Everyone agreed to move the OAC meetings to 8am before the board meetings.

EFPD stressed that the district is under pressure from the taxpayers who inquire about the building frequently.

EFPD requests the surplus brick be removed from the dumpster and stacked by the gas tank. Ken (Integral) agreed to stack the bricks.

Sean, Ken and Francisco (Integral) will attend the next meeting and Chris (Integral) said he would try to come as well.

b. Other Unfinished Business: Prieboy thanked Representative Walsh for his role in House Bill 4461 which allows us to be compensated for taxes lost from land annexed out of district. Prieboy also reported that EFPD has passed the Ordinance to form the government efficiency program.

- a. Adjournment: A motion was made by Prieboy and seconded by Vinsel to adjourn the meeting at 8:50 a.m. The motion carried with a unanimous voice vote.

Respectfully Submitted Patricia Vinsel
Board Secretary