



CHANNAHON FIRE PROTECTION DISTRICT

24929 S. CENTER STREET

CHANNAHON, IL 60410

PHONE: 815.467.6767 • FAX: 815.467.5081

www.channahonfire.com

Board of Trustee Special Meeting Minutes

On the 23rd day of October 2024, the special meeting of the Board of Trustees of the Channahon Fire Protection District held at fire station #1 was called to order at 9:00 a.m., pursuant to notice, at the Fire Station #1, 24929 S. Center St., Channahon, Illinois with the Pledge of Allegiance.

In attendance were President S. Rittof, Secretary M. Rittof, Treasurer M. McMillin, Trustee Montgomery, and Trustee M. J. McMillin. Chief Petrakis, Deputy Chief Toepper (phone), and Executive Assistant Arnold were in attendance.

Attorney John Motylinski attended the meeting.

BUSINESS:

Station #2 Construction Updates: RC Wegman submitted a letter to the board with what they are offering as the solutions to the station issues. A discussion was held regarding the issues that exist with the station, landscaping, blacktop, and the building dimples.

Secretary M. Rittof made a motion to resend having the attorney send a letter and to have a prepared response sent by Chief Petrakis to RC Wegman regarding what has been decided on today (below), seconded by Treasurer M. McMillin. A roll call vote: President S. Rittof – Yes; Treasurer M. McMillin – Yes; Secretary M. Rittof – Yes; Trustee Montgomery – Yes; Trustee M. J. McMillin – Yes. Motion carried.

First, the Board acknowledges that R.C. Wegman will take responsibility for the turf issues. To make things right, you proposed subcontracting a lawn care service the District prefers to evaluate and provide a turf rescue plan. The Board found that this is an acceptable course of action. Of course, appropriate grading and rock-free soil must be in place to enable this to work, so the Board expects R.C. Wegman and its subcontractors to take appropriate measures if such conditions are unfavorable in accordance with the existing grading plan as noted in the construction drawings issued in June 2022. With that said, it is getting late in the growing season, and the Board believes it will be difficult to cultivate grass in the near term. The Board is open to the provision of performing fall turf care including broad leaf weed elimination and fall season fertilizer applications. The Board expects the balance of the turf work will be scheduled and completed in Spring of 2025 in accordance with the requirements of the building plans.

Second, to address the asphalt issues, you proposed to "perform, at no additional cost to the Fire District, a 2-coat premium seal coating system and restriping of the lot." In addition, Abbey Paving has offered a three-year warranty from substantial completion. The Board concluded this proposal was satisfactory. However, the Board desires additional assurances that its parking lot will be repaired if Abbey Paving were to become insolvent. The Board therefore proposes that R.C. Wegman or Abbey Paving additionally furnish the District with a bond in the principal sum of \$50,000 to ensure any repair work covered under the extended warranty will be performed. The Board

understands the seal coating will be scheduled and completed in Spring of 2025 and applied when the weather conditions are sufficient and within season.

Third, to rectify the exterior panel dents, R.C. Wegman proposed to "pay for materials to fabricate and install oversized comer trim and overlay the existing installation." The Board approved this course of action.

There being no further or other business to come before the meeting, upon motion duly made by Treasurer M. McMillin, seconded by Secretary M. Rittof, unanimously approved, the meeting adjourned at 10:12 a.m.

Respectfully Submitted
Jacque Arnold
Executive Fire Support Manager