SOUTH ELGIN AND COUTYRSIDE FIRE PROTECTION DISTRICT
A MUNICIPAL CORPORATION OFFICIAL RECORD

DATE: July 7, 2015

PRESENT: Mary Van Winkle, Rick Bohlman, Jeffrey Speyers, Joe Cluchey, Chief Bill Sohn

ABSENT: None

An Executive Closed Door Session was called to order for the South Elgin Fire Protection District on July 7, 2015 Station #22, 2055 McDonald Rd South Elgin, IL 60177 at 19:35.

Tim and Sarah from 222 Architects are present at the meeting. Chief has asked them to come and catch-up new Trustee Joe Cluchey on what has been accomplished so far and to determine if we can afford to build the new station on the proposed property [redacted]. They talk about the grade of the property, and why they have chosen how they have positioned the building. They describe why they had to keep the slope of the property and traffic plans in mind when they designed the exit plan for the apparatus. They walked through the building plans with Trustee Cluchey.

Joe Cluchey asks Tim and Sarah what they feel the Village required aesthetics of the building add to the overall cost. He wants to make sure we do not build more than we can afford, and worries about future staff cuts if we over extend ourselves. Sarah and Tim break down ways the District could save money and reduce the price. One way would be if we go with a manmade product for the stone siding. The board discusses possible cuts in heating and air conditioning. Eliminating the maintenance bay would save a lot. The chief also wanted everyone to keep in mind that some items that we may save money on now, may cost us more over time (heating, cooling, replacement, etc.).

Chief Sohn speaks about finding a way to not compromise what we really need in the station, in order to stay with this proposed building site. He lists some things that he feels we should not take out, such as the maintenance bay. The maintenance bay at Station 22 is not big enough to be user friendly; everything needs to be switched around every time the mechanics need to use it.

One huge hurtle that we did not find out until this past month is that the property will cost us over a million dollars just to ready the property site to build. This is contributed to the fact that the grade of the property needs a lot of work. Replacing soil would be a large cost. Also there needs to be complicated underground system for the storm water run-off.

Another way to save a large chunk of money is to pass on the bi-fold doors that were suggested for the apparatus bay. If we choose to go with the regular overhead doors it will save us, as they are half the price of the folding doors. Chief really would prefer not to make this choice if at all possible because of the time saved with the much quicker opening bi-fold doors.

The price of building on this property will force us to seek tax payer support. We cannot afford to pay for this station out of our yearly budget. The reality of our costs per year is that 85.86% of our budget is for personnel, which does not leave enough for a huge mortgage payment. We also have to remember the climbing costs of replacing apparatus and equipment. Mary Van Winkle states that she and Chief Sohn went to visit several different new stations in our area and although the proposed price is too much for us to budget, the cost is not out of line in comparison

Trustee Cluchey thinks that we will not be able to afford to build on this property and asks about several different locations. He thinks maybe we should think about moving out of the TIF District to be able to build at a lower price with less mandated aesthetics. He wonders what the Village will be doing with the Public Works building once they move into their new building. Also wants us to consider going into the business area [redacted]. The board also discusses the property on [redacted].

There is also discussion that another option is that the district may need to put a small station on the East side, and a smaller than originally proposed station in an area a bit farther north than originally desired. Ultimately we need to provide the coverage for our District at a cost that we can afford. It is reasoned that we may need to look for property that will not need the costly aesthetics that are called for in the TIF District. We need to look for a parcel around two acres in size.

Again discussion on how we could make our current concept programming for the specific site more budget friendly. The board discusses possible cuts in heating and air conditioning and cutting the fire pole. All the cuts have the board questioning if they would benefit the district in the long run.

The question if grant money is possible comes up and is discussed. The possibility of getting grant money is thought not likely.

The board talks about how to advance from here, and decides that they need to stop the process with 222 Architects until some final decisions on this property can be reached. We will let 222 Architects know if and how we would like to proceed.

A motion was made by Jeff Speyers and seconded by Rick Bohlman to end the Closed Session and return to regular meeting at 21:08. Motion carried unanimously. The meeting was adjourned back to the regular session at 21:09.