

MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE
TRI-STATE FIRE PROTECTION DISTRICT HELD 28 OCTOBER 2025 AT STATION 123

I. CALL MEETING TO ORDER

The meeting was called to order at 1800 hours by Trustee Wolski.

II. PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

III. ROLL CALL OF TRUSTEES – Trustee Joseph Wolski, Trustee Michael Mensinger, Trustee Danielle Scarpelli. Also Present: Chief Patrick Brenn, Deputy Chief Craig Jansen, Deputy Chief Jeffery Allenspach, Attorney Shawn P. Flaherty.

IV. APPROVAL OF MINUTES

- Approval of District Meeting Minutes – September 30, 2025
Trustee Scarpelli made a motion to approve the September 30, 2025, meeting minutes as presented, second by Trustee Mensinger. Voice vote: Aye, 3; No, 0. Motion passed, 3-0.

V. APPROVAL OF TREASURER'S REPORT

- Approval of September 2025 Treasurer's Report including expenses for the District.
Trustee Mensinger presented the Treasurer's Report showing disbursement of funds for the month of September 2025 in the amount of \$1,144,676.54 and showing total deposits in the amount of \$4,717,627.89. Trustee Mensinger made a motion to approve the Treasurer's report as presented and to pay all invoices, second by Trustee Wolski. Roll Call Vote: Trustee Mensinger, aye; Trustee Wolski, aye; Trustee Scarpelli, aye. Motion carried, 3-0.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

- Fire Chief's Citation Award presented to Firefighter Joseph Hicks, Firefighter Kathryn Hoffman and Firefighter Nicholas Charlton
The Fire Chief's Citation is awarded to any member or members of the Fire District in recognition of acts demonstrating exceptional initiation or ability deserving of special acknowledgement. Firefighters Joe Hicks, Katie Hoffman and Nick Charlton are highly deserving as the first recipients of the Fire Chief's Citation Award. In November 2022, with support from the Fire District, they initiated a local chapter of Project Fire Buddies, a not-for-profit supporting children with critical illnesses. In April 2023, the District officially became a Project Fire Buddies chapter. By June of the same year, they were introduced to their first Fire Buddy, Gabby, who was undergoing treatment for Hodgkin's Lymphoma. Chief Brenn

is pleased to report that Gabby is now healthy and attending Hinsdale South High School. Since then, the District has supported two additional Fire Buddies, including one individual residing outside of the Tri-State Fire District. That was in Pleasantview's District. The dedication shown by Firefighters Hicks, Hoffman and Charlton to Project Fire Buddies is truly extraordinary. They devoted countless hours, often from their own personal time, to ensure the District's chapter thrives, whether through organizing home visits for Fire Buddies, welcoming them and their families to our fire stations for meals or exploring fund-raising opportunities for Project Fire Buddies. Additionally, all three serve as Board members of the District's local chapter.

On behalf of the Fire District, thank you to Joe, Katie and Nick for their outstanding work with Project Fire Buddies and our supported families. Chief Brenn is honored to have them as members of the Tri-State Fire District.

Chief Brenn congratulated them and presented them with their plaques.

The Ace Hardware opening in the District will be selling Project Fire Buddies attire.

- Truth in Taxation Finding – Mr. Flaherty said one of the things the District needs to do is determine whether or not to seek a property tax increase starting at 5% or staying under 5%. The Board intends to adopt a levy of less than 5% increase. Trustee Wolski made a motion to make a finding that the Board's levy will not exceed 5%, second by Trustee Scarpelli. Voice Vote: Aye, 3; No, 0. Motion passed.
- Revision of Trustee's Policy Manual – The proposed changes to the Trustee's Policy Manual were sent to the Trustees for their review. There will be an Ordinance to approve it at the November meeting. Mr. Flaherty said Chief Brenn and staff had a few changes they have already incorporated. There was discussion on the Policy and there was no action.

VIII. COMMUNICATIONS – Willow Springs is looking to extend TIF District No. 2 for another ten years to 2043. They will have a meeting with the Joint Board on November 3rd and a public hearing at their Village on December 4th. If the legislature says that Willow Springs has been added, they do not have to do anything else. If they are doing it without the legislative grants and they go beyond 23 years, there are extra steps they have to do. The TIF includes all the multi-families, the accessible side of Archer from Willow Springs Road.

IX. COMMISSIONERS' REPORT – Three candidates were being processed, but one backed out today. So a third is needed. The other two have their fingerprints, background and psychological testing all scheduled. Chief Brenn is hoping for a December 1st start date. They will still need physicals and interviews. Chief Brenn will start looking for a third candidate tomorrow.

X. CHIEF'S REPORT – The ambulance remount final inspection is November 10th and 11th, so there will be a group going to do that and the hope is to bring it back on the 11th.

There is a new video on the District's website about the bond referendum that does an overview

of the whole referendum and what it is for. Two mailers have been sent out. The surveys will go out either Friday or early next week. The final community meeting is tomorrow at Station 121 at 6:30.

Regarding Station 123, the course has been altered a little bit based on opposition from residents around the station. In the bond referendum, it will look at relocating this station. They are looking at a couple parcels north, focusing on the area of 79th Street and Madison, and relocating the station there will improve the response times to all the areas north of there in Burr Ridge and Willowbrook South.

Work in progress, not sure if that will change the election cycle, so the District is working on that with the attorneys and the bond referendum guy and the architect. Chief Brenn's opinion is to keep it at the 38.1. To relocate this station, it will add another \$3 million to the project, so more money will have to be put into capital. If the referendum passes and a lot is found, Station 123 could be the last one, which will give two to three years to save up for it.

Mr. Flaherty followed up from the last board meeting about which ballot form looks the best. Due to the uncertainty with Station 123, it needs to be more generic. He is leaning towards option 1 or option 2. The bond council signed off on both of those because they are generic enough. Mr. Flaherty said they may want to move this to the November, rather than the March election. He said you don't want to run it in 2027, April.

- XI. DIRECTOR OF EMS REPORT – Director Gutierrez said everything looks good. As Chief Brenn said, the new ambulance is being picked up. It is the first remount from Osage. If this goes the way they hope, there won't be a reason to buy another ambulance for another nine or ten years. The CPR program is getting hits from businesses and schools and doing CPR training with everybody. That seems to be going well and there has been a request to participate with Darien PD next year and Willowbrook PD requested something in the spring. So that is expanding.
- XII. DIRECTOR OF FIRE PREVENTION REPORT – It was a boring month for the Fire Prevention Report. The fees were \$1,267.60 and there were no fines that were paid. There will be some next month. The main focus is to get them to be compliant. There are a lot of letters that go out and if they comply, there is no fine collected.

Ace Hardware is close to being opened. It will probably be at least another week. As soon as it can be done, occupancy will be recommended to Willowbrook. The owners have learned that their general contractor did not do a good job of keeping them informed, causing frustration, not directed at the District. They know it wasn't anything the District did. Questions are fielded and there is interaction on every project and everything is addressed as quickly as possible. There are almost daily calls asking what to do or how to do it, so they are addressed quickly and promptly. If anyone at the District ever has a concern, reach out and it will be addressed.

Director Mulligan said they have been in touch with Mr. Flaherty. One significant concern that is not in the code yet has to do with electric vehicles in underground parking garages. There was a recent inquiry. Lithium ion batteries in a parking garage at a charging station are a concern. If it starts on fire and you are in a four-story condo building, the fire sprinkler system is not rated to

extinguish that car fire. Mr. Flaherty is looking into it. There will be a code amendment at some point, but right now they are relying on existing codes that require them to do some things, like run main electric connection from the main panel directly to their charging station. No extension cords. No modified, generic cord. There has to be a fire sprinkler system density study.

Mr. Flaherty has found other fire districts that have done similar things. There needs to be cooperation from the Villages to make sure they will be on board with it. NIST and UL conducted a study and recommended not using fire blankets until they can make a determination, because it may put the fire out but there is risk of explosion from gases produced from the vehicle's battery due to thermal runaway. UL and Factory Mutual (FM) will not rate the blankets for your kitchen, for your car, nothing. The only thing fire blankets will be used for now is exposure protection possibly until it is determined what is safe or what is not safe.

Inspection issues that have been addressed involving fire alarms are elevators being programmed incorrectly. Typically an elevator is re-called to a floor where is not an alarm, but it was programmed backwards. The third was the basement fire sprinkler system is not rated for storage of all their commodities, so there has to be an adjustment or improvement. The contractor that was chosen has not worked well for them or with the District, so there has been some delays. The reason for not allowing occupancy was explained. The District uses an expert, Jay Richardson, for fire sprinkler inspections. He does a phenomenal job and doesn't miss anything. He was there and saw some parts of the store were not properly protected. So he submitted a plan to improve the protection area. Their contractor said he has his van here and will go get the pipe and calculate everything. Mr. Richardson said you have to calculate everything and it has to be submitted from an engineer. Their contractor said okay. Mr. Richardson left. Their contractor spun the pipe and put it in. The owner conceded that his contractor didn't know what he was doing. It is agreed if they submit a plan and if approved, temporary occupancy would be approved for them to do the work. A lot of plastics in the basement were removed that were causing another hazard that wasn't covered by a sprinkler system.

- XIII. ATTORNEY'S REPORT – Mr. Flaherty handed out a draft ordinance for the lift-assist that was discussed a couple months ago. What needs to be discussed is how the District is going to handle how they are going to charge. The ordinance refers to the new law, Section 11, that allows the District to impose fees on what is defined in the ordinance as assisted living facilities and nursing homes. Those are the two categories of entities that can be charged under this ordinance with this new law. The Act defines what both of those are. It defines what is a lift-assist. If a patient is taken to the hospital, it is not a lift-assist. A lift-assist is a non-emergency. It will apply beginning January 1, 2026. What needs to be talked about is what to set for the fee. The majority of the districts have said they are going to charge a percentage of their ambulance fee. So 50% seems to be the most popular rate to go with. So if the ambulance rate is \$3,000, it would be \$1500. The alternative is to charge a flat rate. The fee applies after the sixth lift-assist in a calendar year, cumulatively for the facility, not the patient. The goal is to prevent facilities from using the emergency fire department as a non-emergency lift service.

The legislature is in session right now. They had a committee hearing on the tier 2 bill, Senate Bill 1957. That is a major bill affecting fire districts. One bill the legislature passed and the governor has not signed yet, will affect the Open Meetings Act and FOIA. It is not law yet, but it

is believed it will be by the 1st of the year. The problem is with FOIA is AI and non-human users filing FOIA requests. Then it has to be verified that it is a human asking for the FOIA request. The Open Meetings Act is expanding the ability to have remote participation and a few other changes. There will be more follow-up once it passes.

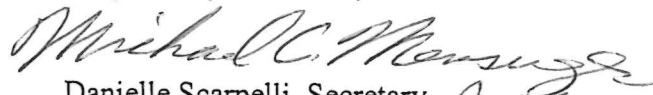
Deputy Chief Allenspach will be the clearing house for FOIA requests.

XIV. PUBLIC COMMENT – None.

XV. CLOSED SESSION – No Closed Session.

XVI. ADJOURNMENT - With no further business to come before the Board, Trustee Wolski made a motion to adjourn the meeting, second by Trustee Mensinger. Voice Vote: Aye, 3; No, 0. Motion passed, 3-0. The meeting adjourned at 1834 hours.

Respectfully submitted,


~~Danielle Scarpelli~~, Secretary. *Pro Tem*
MICHAEL C MENSINGER