

MANHATTAN FIRE PROTECTION DISTRICT

July 11, 2025

The Manhattan Fire Protection District held its Special meeting at Manhattan Fire Station #81. The Special meeting was called to order at 9:00 a.m. Trustee's present were Bill Moncrief, Larry Goodwin, Bill Weber, Bob Davis, Brian Hupe and Mike Shivers. Trustees absent were Nick Kotchou. Fire Department personnel present were Chief Steve Malone, Deputy Chief Dave Piper, Battalion Chief Bruce Boyle, and Admin Asst. Kim Ingram. Also in attendance was James Howard Governmental Accounting, Attorney John Motylinski, Joe Fahey and Todd Scharbert from ICI Builds and Anthony Miceli, Speer Financial, Inc.

Public Comment

None

NEW BUSINESS

Award New Station Bids as Recommended by ICI Builds

Per the recommendations from ICI Build, today we are awarding bids for Excavation, Concrete, Precast Concrete, Masonry, Steel, General Trades, Painting, Fire Protection, Plumbing, HVAC, Electrical, Asphalt Paving, and Site Utilities. Because the total bids were overbudget, four items will be re-bid: Roofing, Flooring, Overhead Doors and Landscaping as a way to bring costs down. Roofing will be rebid as a shingled roof vs steel roof with warranties included. Legal and ICI builds have reviewed this as well. Overhead doors will be rebid due to insulation and door size. These are the three bi-fold doors facing Eastern Ave. Bi-fold style doors greatly reduce the risk of accidents but are costly and will be bid as a standard door with bi-folds as the alternate. Flooring because the epoxy was bid out as high-end epoxy and we also changed a few rooms. Landscaping is due to the requirement for erosion control to blanket and seed the open dirt. This was bid to include all 21 acres on site, and this has since been modified and is also part of the Village IGA. These four rebid items will be on the August Board meeting agenda for approval.

MOTION by Davis, seconded by Hupe to award the New Station Bids as presented and recommended by ICI Builds and to also allow Chief Malone signature authority on related documents. On a roll call vote, all voting "AYE, **Motion Carries**.

First Addendum to Original Contract with ICI Builds

This is an amendment to the original contract with ICI Builds. Since we are awarding some bids now and rebidding and awarding others in August, the contract had to be modified.

MOTION by Shivers, seconded by Weber to approve the first addendum and exhibits to original contract with ICI. On a roll call vote, all voting "AYE, **Motion Carries**.

Ordinance 2025-02 Authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Manhattan Fire Protection District in an amount not to exceed \$8,750.00 to construct and equip a new fire station

Anthony Miceli, Speer Financial, Inc. explained this Ordinance will cover building costs and the cost associated with the issuance of the bonds. This information will now be published in the newspaper for 30 days. A public hearing will be held at the August 18th Board of Trustee's meeting and final action for approval to authorize the bonds will be at the September 15th Board of Trustees meeting. Account James Howard explained the timing of the process is good as tax deposits will be coming in and we will have the initial start up costs on hand. It was also explained that the general obligation alternate revenue source bond will never be extended to the residents. When we sell the bonds, we will be able to get a lower interest rate. Bonds get paid with other revenue sources not impacting the taxpayers. Attorney Motylinski explained it makes the most sense to move forward with what is being proposed. Higher interest rates would be applied through most banks and Fire Protection Notes would not be the best option. Accountant James Howard also explained this will need to be added into the Levy Ordinance and agreed many other departments are doing this as well because it makes the most sense. The yearly payment will be \$580,000.00 and has been added into the 10-year budget forecast. After 9 years we can refinance if the rates are lower at that time. Chief Malone stated 2026 will be our last engine loan payment of \$136,000.00 and those funds will be added back into the budget.

MOTION by Hupe, seconded by Shivers to Approve Ordinance 2025-02 Authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Manhattan Fire Protection District in an amount not to exceed \$8,750.00 to construct and equip a new fire station. On a roll call vote, all voting "AYE, **Motion Carries.**

OTHER BUSINESS

Rebid packages will be going out soon and the bid opening will be August 7th. Final bids will be awarded at the August 18th Board meeting which will also have the public hearing. The permit for the earthwork has been filed and building construction is planned to start the second week in August. A groundbreaking ceremony is planned for July 31st at 10:00am.

Trustee Davis commented on the roofing type change and was concerned about the wind and It was explained that this is a commercial asphalt roof to withstand 100mph winds and the warranty has been reviewed and is included. The steel roof will be included in the rebid as an alternate.

Adjournment

MOTION by Shivers, seconded by Davis to adjourn at 9:27am. **Motion Carries.**