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THOMAS P. ZAMPANO

# TOWN OF NORTH BRANFORD

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## SPECIAL MEETING MINUTES PERMANENT PROJECT BUILDING COMMITTEE

November 13, 2023

Town Council Chambers 6:00 PM

### 1. Call to Order

Chairman Whalen called the meeting to order at 6:03 p.m.

### 2. Salute to the Flag

### 3. Roll Call

**Present:** Chairman Whalen, Vice Chairman Bailey, Member Canosa, Member Fonda and Member Rose.

**Present for the NBHS Project:** Member Canada and Member Siena.

**Present for NBPB Project:** Member Pietrandrea.

**Also Present:** Purchasing Agent Fumiatti; Kamil Musial and Brian Grant from Newfield; Bob Banning from Silver Petrucelli; Camil Zuk and Amar Shamas from Gilbane; Rusty Malik from QA+M.

**Absent:** Member Palumbo.

### 4. Citizen Statements: None

### 5. 2024 - Schedule

**Motion:** Member Pietrandrea motioned to approve the 2024 schedule as presented; seconded by Member Fonda.

**Discussion:** Vice Chairman Bailey asked if this pertains to NBPB and NBHS. Purchasing Agent Fumiatti stated, yes, that this is based on the schedule we have had for 2023.

**With all in favor, the motion is passed.**

### 6. Approval of NBPB Minutes from 10/30/2023

**Motion:** Member Pietrandrea motioned to approve the NBPB minutes from 10/30/23 with the corrections noted; seconded by Member Fonda.

**Discussion:** Mr. Grant requested some corrections to the minutes. On page 7 within the last paragraph where it states Mr. Banning continued stating that they were waiting for a letter from Horton- with the addition of "regarding cold form metal framing installation". On page

8 third paragraph down where it states Last week, they had a contractor spray the concrete and the seawall system- seawall should be “kneewall”. Also, on page 8 the last paragraph- the concrete guy was done with this part and will go over to the trade beams- should read “grade beams”. On page 9 within the second paragraph where it states They own a bunch of fuel tanks for heating it should read fuel “units”. Also on page 9, fifth paragraph down where it states Chairman Whalen said there were some communications that came into the committee- should read “for the CMU block at the elevator”. Vice Chairman Bailey requested one correction on page 10 where it states Vice Chairman Bailey asked if they ever got an answer for the trapeze for the sprinkler. The correct spelling for trapeze is “trapeeze”.

**With all in favor, the motion is passed.**

**Abstain:** Vice Chairman Bailey

## 7. NBPD

### a. Silver Petrucelli – Update

Mr. Banning shared the first thing he wanted to do was to check in with Deputy Police Chief Lovelace if their vendors are in need of updated coordination from Silver Petrucelli, AV, It, Radio guys.

Deputy Chief Lovelace shared that on December 6th there will be a meeting for DEST and 911 move and anyone who is involved in the dispatch center (to include 7 vendors) on Microsoft teams and on-site at the Newfield office. In regard to AV, he is still working on finding an outside company, it's not so much the wiring but how the systems will talk to each other. He is concerned about the functionality. He will need a coordination meeting with an outside person regarding the IT/AV equipment.

Member Pietrandrea shared that the issue that Deputy Chief Lovelace will have when they put the TVs on the walls, where the ethernet cables, HDMI cables and the interconnect so they all talk to each other. What brackets go on the wall so they know the opening to give to Newfield to give to the electrician and they will be putting multiple TVs on the walls. Deputy Chief Lovelace said the TV brackets are on us, so he wants to keep them uniform. Member Pietrandrea said why not use Safe N Sound out of Northford, he specializes in all the AV/ IT stuff and handled it all for the POCO fest. Purchasing Agent Fumiatti asked who would be coordinating it? Member Pietrandrea said he will have to coordinate with Deputy Chief Lovelace and then attend the upcoming meeting.

Mr. Banning wants to talk with the contractors about what they want to do in the room and what equipment is needed so it can be coordinated.

Mr. Banning states the decks are clear in terms of sketches owed. There is the typical back and forth with RFI's and submittals between Silver Petrucelli and Newfield. He is still waiting for a memo from Horton's office, as they have only received verbal confirmation that everything is fine. He reached out to Siemens on Sunday via email to get a quote for a “fake project” and will have it by next week.

Member Pietrandrea said that Mr. Banning is falling way behind, as there is a lack of information on Pro Core. Now we are on 11 weeks while waiting for pricing for the switchgear.

Member Canosa asked Mr. Banning why it took 2 weeks to send out the email to Siemens? Mr. Banning responded saying he was collecting information from a similar project for Siemens. is He is trying to prioritize all of the issues. That has nothing to do with the current critical path of getting Newfield answers. Getting sketches for the elevator hoist way and answers for finished has to take priority vs getting a quote for a gear we aren't even getting.

Vice Chairman Bailey said that Horton never got information that the elevator is not going back to CMU's. Mr. Banning said Horton issued their sketches and Newfield got them. Luigi knew the day after the meeting but sketched architectural sketches on the 7th and the structural sketches went out on the 9th. Bob Washburn tells him that they are up to date in Pro Core.

Member Pietrandrea shared information about one of their architects in relation to another project as it is affecting North Branford's project.

Member Canosa asked if there are any delays on Newfield's side of things? Mr. Musial said the details were just received for the elevator Thursday and they will be meeting with the masonry contractor Tuesday or Wednesday to go over details and finalize pricing. They spoke with Kone already, the hoist beam and the inserts should be dropped off this week. There are a few open RFI's that came up last week; some are showing as overdue back and forth responses but comments from Newfield, etc.

Member Pietrandrea said Silver Petrucelli needs help, and they could hire someone to assist with the list of RFI's still open in Pro Core. Once that building is sealed from the outside Newfield will be putting in mechanicals very quickly. There are already issues with people jacking blocks out there, due to answers not being provided.

Member Pietrandrea said his pet peeve is having to wait 12 weeks to find out if we are going to save \$10,000, \$25,000, or \$18,000 for the town on something that was just installed in one of Member Rose's buildings and he could get the price immediately. Mr. Banning responded that his price does not carry the day, that the most important price is going to come from Newfield.

Member Pietrandrea said Siemens gives quote and the guy is hitting us with a change order for \$15,000.

Member Pietrandrea asked Mr. Musial if he feels behind on RFI's? Mr. Musial said some of the major RFI's are taking longer to be reviewed (more than 7 days) but he understands there is more time needed to review. Mr. Grant said part of the concern is that Mr. Musial is looking for items with long lead items like the metal ceiling and there are some issues that need to be worked through. There is a 14-16-week lead time on that ceiling. If it was released, they would be sitting on a lot of things that may not be needed.

Member Pietrandrea said there are critical items that should have been moving further now.

Member Fonda asked for the elevator, the sketches, CMU you have all you need for pricing? Mr. Musial said they shared everything with the masonry contractor and are going to go over the schedule with comments, etc. and hoping to move forward within the next 2 weeks building the shaft. Mr. Grant said everything is coming in pieces, the elevator has not been released 16-18 weeks lead time. It can't be released with a bunch of sketches and be on the hook for \$100,000. Until it's all put together, proposal request, timeline, etc. before it can be done. Kone needs to review for issues, mason, framer, electrician and make sure it all will work. It all needs to be vetted.

Member Fonda continued stating in regard to the sketches that were just received on Thursday, are they creating new questions for additional sketches? Mr. Musial said the details and made some corrections on the controller wall. While working with the roofer, there are some changes that need to be made on some of the details. The roofer and the carpenter need to continue for the building to be weathertight. Mr. Banning said it is continuing with subs, so he has no control over it.

Vice Chairman Bailey asked if Newfield had received answers on the controller location. Mr. Musial said they will review with mason for controller wall and Kone.

Member Pietrandrea asked what did it say in the prints? Mr. Musial said it was meant to coordinate with the shaft, but there were not complete sketches.

Mr. Rose asked if the elevator company had drawings yet? Mr. Musial said they will review with Mason then will work with Corey from Kone. Mr. Grant said they have started moving forward and have the inserts, hoist beams and getting everything ready but before laying the block they want to be sure everything is done. Mr. Grant shares their concern, as they have 2 structural walls that needed to be framed and weren't shown to be extended and the cost was \$10,000. It was a critical item and wanted to get the building watertight. There was a decision made to move ahead, while it was vetted with the team. They are only willing to stick their neck out so much but don't want it to backfire. They could sit back and just wait.

Member Canosa asked where the disconnect is in the process. We had the plan a month ago, and the last meeting the Newfield team came in, they presented the suggestion and discussed the exposed wall, and there was a direction forward. It sounds like we are still in this teetering here, it seems it's with other trades and not Silver Petrucelli. We are not waiting for design work but for other trades to take that design and give feedback on how it's all going to fit together. Mr. Grant said they are waiting on the final pieces. They have received the architectural pieces but needed the structural. Now with the receipt of the structural pieces they are working with the trades. Member Canosa asked why it is different than the original plan. Mr. Banning said it is because the original sketch was not done with the CMU wall. Purchasing Agent Fumiatti asked if next Monday is reasonable to get to a final resolution on this?

Member Pietrandrea said the elevator holds up a lot of stuff, the structure on the roof, the mechanicals, and the basis and center of attention.

Member Rose feels we are at this point due to spending 6 months trying to figure out the elevator the other way. Once we decided to go to the CMU walls it moved faster.

Vice Chairman Bailey asked if we are impeding on the framers for putting up the stud walls without moving forward on the elevator? Can it be boxed out? Everything around that whole area, all of the spaghetti work is going around that whole area. Can the rest of the trades be able to move forward? Mr. Grant said it will be out of sequence, but it will get done. Mr. Grant said it remains to be seen if there will be a delay. Mr. Grant said they are working to mitigate it.

Vice Chairman Bailey had spoken with Newfield and owner's meetings will be on site weekly, instead of biweekly. Mr. Musial said they are still going to have them biweekly but then have meetings with Silver Petrucelli on the side and their trades.

Mr. Banning said they will be meeting every week on site and as there is a need to have architects on site more. Vice Chairman Bailey said the reasoning for this is that once the building is enclosed there will be thousands of questions coming to Newfield per day. This will help rectify that.

Member Pietrandrea said let's wait until after the holidays and have the PD group come back and see where they are at.

Member Canosa asked, "Is the 6-month timeline a critical path that's already passed for the elevator issues?" Mr. Grant said it did have an impact on the schedule and its being assessed now, Newfield is concerned. The only person who is responsible for liquidated damages is Newfield. You put LDs in the contract for a reason, and they understand the consequences of not getting done in time and it is not their forte to just slam things together. There is a strong concern

with long lead times and things that are stacking up that they will not be able to get. This will affect the timeline of getting in the building. Member Fonda asked if the gear would affect things? Mr. Grant said they already have a delivery date for the generator.

Member Canosa said solely on the schedule there will be excusable and inexcusable items. It was asked to have Newfield provide a list of those items for the committee to review them and get an answer back. This will eliminate Newfield's concern and there will be no surprises later on. Excusable items can provide the time needed without creating issues. If they are working through the excusable items, that can be resolved, and a decision can be made on how to move forward.

Mr. Banning said he spoke with Mr. Musial, and they are working on that last piece where the conduit is conflicting with the flag poles. Once that is identified they will work with the Deputy Police Chief and the Police Chief to rectify it.

## **b. Newfield**

### **i. Construction Update**

Mr. Musial said they are moving forward with exterior framing. There was an issue with the sally port. There were two extension cords that were not included in the original design, and the framer brought it up as a concern. The roofer has basically made the west elevation of the building weathertight. This week hopefully the whole roof will be covered in plywood, and the roof should be weathertight.

The stone veneer has been started on the front of the building. The first three courses in the front are complete. They are continuing the interior overhead, and the layout of the main portion of the 2nd floor for partitions. The contractors are working with the framer. They are preparing the concrete pads and the generator pads. By the middle of this week, they will have the section of the roofing with the fascia and the eave be ready for review by the design team and Horton.

### **ii. PCO(s)**

There are no new PCO's at this time. They are still working on the current PCO's and send them to Silver Petrucelli for review.

There is one open RFI at the OAC meeting about the ceilings on the second floor. Mr. Musial had some prints to present to the committee. They received information that before there was a metal ceiling that was supposed to be tied to those rafters. This would be from the cold form steel and the tresses; they have received information that there should be drywall ceiling put in that space between. Purchasing Agent Fumiatti asked if there was an energy issue. Mr. Banning will check to verify there is no fire rating.

## **c. COTW 1:02**

COTW Bailey stated that all trades are continuing work. Mid needs for the Butler building has been poured and grated, and is awaiting inspection. Mr. Musial said it passed inspection today.

The roofers continue to frame the sally port and mechanical room roof. They also are working on enclosing the rest of the building to make sure that it will be watertight.

The ironworkers finished installing the north side staircase.

Butler has infilled the butler building foundation and backfill the propane tanks and gas line to the building.

The masons are working on the outside veneer stonework and reworking the interior staircase wall to be on location for the 1st floor framing.

Sprinkler work continues on the 1st floor of running out of the sprinkler main and branch lines.

Plumbers are continuing to install water lines, drains and vents on the first floor and stubbing up into the 2nd floor. They are also waiting on an underground inspection of the waste piping for the butler building.

The electricians have installed the underground conduits to the butler building and have been backfilled. They energized a portion of the parking lot light poles and continued to wire up the remaining poles. They also are working on installing conduits on the 1st floor and are bringing the conduits to the 2nd floor. The generator pad is being made ready for forming and pouring. There is work also being done on the CMU walls, grinding, and smoothing of the walls.

There were two questions he had. One is the flashing on 3 floor drains in the mechanical room; per specs they are required. Mr. Musial said there was something with the design detail. There is epoxy paint on the floor, and they will have to mock with paint.

Member Fonda said the problem is if the floor drains are not boxed out and incorporated with the pour where there is one solid pour. If the water gets on the floor it is going to seep below. Because they chose not to install them and not pour them with the concrete and box them out, it could cause a real issue.

There was a question asked about the lighting in regard to the neighbors. Deputy Police Chief Lovelace stated they have not received any complaints yet.

The next question is in regard to the valves for the plumbing. Valves for plumbing were asked to turn to the sides for ease of use after installation. They are put across the top of the lines and then in an emergency it can be problematic.

Mr. Musial spoke with Director of Public Works Merola about that.

Member Pietrandrea shared that during their Police Commission meeting earlier this evening the board recommended to move it to the Town Council to use United Office Furniture for the furniture for the NBPD project in the amount of \$115, 590 within the cost it includes a lot of the shelving we don't need. As the basis of design, it also includes two round tables. It was recommended to have it voted on and move forward for the Town Council's upcoming agenda. Purchasing Agent Fumiatti stated that we cannot add anything to the agenda as this is the last special meeting.

**8. Invoices NBPD**

**Motion:** Member Rose motioned to approve the following invoices for the NBPD Project; seconded by Member Pietrandrea.

**Discussion:** None

**With all in favor, the motion is passed.**

**Abstain:** Vice Chairman Bailey

Contractor	Invoice #	Inv Date	Invoice Amount
NBPD			
Ciulla & Donofrio	24727	11/2/2023	\$375.75
IES	18334	10/27/2023	\$1,595.88

Newfield NBPD	974-10	10/31/2023	\$788,775.18
Newfield EOC	979-07	10/31/2023	\$51,229.07
Newfield Bldg	980-04	10/31/2023	\$103,366.46
SPA	23-1253	10/1/2023	\$3,512.50
SPA	23-1293	11/1/2023	\$3,512.50
SPA	23-1260	10/1/2023	\$948.50
SPA	23-1294	11/1/2023	\$948.50
Tri-State Matl Testing	12718	10/15/2023	\$2,423.00
Tri-State Matl Testing	12824	11/06/2023	\$2,626.00

**Motion:** Member Pietrandrea motioned to allocate \$27,000 to Tri- State testing based on the hours presented; seconded by Member Rose.

**Discussion:** Vice Chairman Bailey said Tri-State tried to ask for more inspections. Purchasing Agent Fumiatti will provide Tri-State with the list of the hours available (241) and they are to work with that amount.

**With all in favor, the motion is passed.**

**Abstain:** Vice Chairman Bailey

## 9. Approval of NBHS Minutes from 10/30/2023

**Motion:** Member Canada motioned to approve the NBHS minutes from 10/30/23; seconded by Member Rose.

**Discussion:** None

**With all in favor, the motion is passed.**

## 10. NBHS

### a. CSG – Report

Mr. Gombotz was unable to attend the meeting but provided a report in the packet. The Budget summary shows the current owner contingency stands at \$945,785.2. The budget Current GMP sheet has signed off OCOs tied into Gilbane’s budget. The budget detail has been updated with project invoice/ approved transfers. The current budget includes open ATP items. He also included a change order excel spreadsheet for Gilbane as of 11-7-2023. Mr. Gombotz had highlighted Gilbane’s invoice #31- the overall match CSG GMP sheet. He needs to go back and clean up items with Steel and Site Work to get the breakout to match 100%. Gilbane had transferred \$94,092.23 from CM Contingency to General Requirements. Member Canosa requested backup from Gilbane.

In regard to Test-Con the remaining balance prior to November 1st was \$11,721.00. The value spent during masonry through site work last Phase: \$61,486.00. He suggests transferring \$55,000. Also, there is \$52,000 under the Geotechnical Inspection (Whitestone) line.

### b. QA+M – Report

Mr. Malik shared some general updates. The steel is up and prep for slab. Underground plumbing, and electrical work going on, mason working on site last week. Mr. Collier was on site last week and yesterday, Mr. Malik will be on site tomorrow on site to review the existing

conditions. K1/K2 fixture samples were received and looked at it and gave instructions to the contractor to move forward.

Work progressing in school itself. There was one condition that was mentioned at the last meeting in regard to the gas line for the culinary station. It was recommended to go underground. It was showing as going overhead by the mechanical contractor. The lack of coordination on their part as it was meant to come underground. There would have to be some movement in the station itself and the work has been done and they have put it underground as he understands it. Member Pietrandrea asked why we needed a vent to have it go underground and back out to the roof. Member Fonda said they used a trout pipe and they would need to corrugate and bend it and then cap it. Mr. Malik said he would get clarification from the engineer about it.

Member Pietrandrea mentioned that at the last meeting it was requested to have a sample of these fixtures brought before the board before being installed, what if some of the board members don't like it. Mr. Malik and Mr. Zuk stated that Mr. Collier went to Custom Electric's warehouse in Manchester and reviewed it with them and signed off on them before they were installed. Mr. Zuk said all of the lights were installed last week when the students were off Monday and Tuesday.

The next topic is the Dedication plaque, now that there have been some new elections Mr. Malik wanted to check if any changes needed to be made.

Member Pietrandrea requested to have Mayor Rose Angeloni and Deputy Mayor Jeff Macmillen, and all other members of Town Council as the same, take-out Vincent Mase, and add Craig Miller. Add Adam Canosa for PPBC.

Mr. Malik said there is a meeting tomorrow 11/14/23 to discuss the glazing that has been installed on site, an operable partition and in the fitness area, which is different from exterior glazing for guardian glass. They have submitted a substitution for an operable partition which was not one of the original manufacturers. Mr. Malik said that he was told that one of the manufacturers bought out this company. Information to support that buy out is requested by the company.

Member Fonda asked what was approved by the original contractor. Member Pietrandrea said the original contractor billed for it all and was told that all materials were ordered. Mr. Shamas said he did not procure the glass partition. Mr. Malik said the original contractor had billed for the exterior glazing and the glasses that were approved were not what was installed.

Member Pietrandrea asked if it was the same manufacturer or another one. Mr. Malik said that it is to his understanding that the manufacturer that was pre-approved was bought out by another manufacturer. There has been no backup provided to show when that manufacturer was acquired whether it is before the bids or after.

Member Canosa asked if there was a prespecified manufacturer that was acquired by another company but what is wrong with the other manufacturers? Mr. Malik said they will review the documentation being provided by this acquired company that their product is the same product.

Mr. Malik said the submittal received was submitted under the new name, it will need to be reviewed.

Member Rose stated the hinges are the most important thing of this whole thing.



Member Pietrandrea said that when a company gets bought out it's usually for two reasons, the original person wants out or they are unable to keep up and then get bought out by another company.

Member Pietrandrea requested all three bids from all manufacturers to be able to vet them out.

Mr. Malik said number one would be to make sure the product that is being proposed will meet the design specs. If it meets that then their position is to continue with the substitution, because the company was bought out. The company is stating that it's the same product but under a different name, then the documentation would need to be provided to determine when it was bought out before the signature or after.

Mr. Shamas said companies dissolve all the time, companies get acquired often. This particular manufacturer is no longer. Member Fonda said could we find out if it is pre- or post-bid as that's important info to know. If it happened before the bid, it shouldn't have even been listed. If it was after the bid, then the contractor had submitted earlier then it wouldn't even need to be discussed.

### **c. Gilbane – Report**

#### **i. General Construction Update**

Mr. Zuk stated that all of the K1/K2 fixtures were installed last week by Custom Electric. The steel erection is mostly complete. They handed over the roof on Friday. There are a couple items to finish detailing in the gym and come back once concrete is poured on the 2nd floor. They are pouring slab on deck on the 3rd and 2nd floors. Tomorrow they are scheduled to pour the slab on grade. Masonry is well underway, they started the south and west walls of the gym, about 25% complete. They have the layouts for MEPs. Site work continues on the south roadway and excavating and remaining drainage. Upcoming milestones are commencing the tresses by the carpenter, he is already on site working on the fascia. The gym CMU to complete early December weather dependent.

Vice Chairman Bailey asked about lightning protection; Mr. Zuk said he will start lightning protection as soon as the slab is in place. Member Fonda asked to make sure the inspection is done, photos, documentation, etc. is needed.

Vice Chairman Bailey asked if all underground is all done, electrical, plumbing? Will he be pouring the entire slab? Mr. Zuk said they poured the 3rd floor mechanical roofs and 2nd floor slab. They will be pouring 1st floor slab tomorrow Tuesday 11/14/23.

Mr. Shamas said they still need to pour the gym but won't be done until spring.

Member Fonda asked how pouring the gym slab in the spring will affect the schedule? Mr. Shamas said it shouldn't as it's a finished product. It receives only flooring. The overhead will be processed ahead of the slab.

Member Rose asked about the gym floor system, is it wood glue to concrete? Mr. Shamas said it's a sleeper system; it's a floating floor.

Member Rose asked if there is any preparation with radon systems in school? Mr. Shamas and Mr. Malik said there is a radon bid and it runs a piper passive system.

Member Canosa asked if there were any RFI's outstanding no response? Mr. Zuk shared that there are being handled by Mr. Collier.

Member Pietrandrea said the only thing that is needed for the kiln power is RZ needs to do the low test on the panel to be sure the two 100-amp breakers will hold.

Mr. Florio asked Mr. Malik if they got a design, according to the kiln guys it has to have a disconnect above the kiln, it can't be hard wired, and can't be plugged in. Mr. Zuk said it is included in the design.

They can check in the kiln room. There is no heat/ smoke detection in that kiln room. Mr. Malik said it's a fully sprinklered building. Mr. Florio said there can't be just a sprinkler in the rooms. There needs to be heat detection in that room. Teachers run those kilns over the weekend sometimes. There was an incident at NBIS two years ago where a kiln was run over the weekend and there was an issue and the Fire Department responded, there was plastic that was melting, and paper was turning off. The situation was handled quickly before the sprinklers went off because there was heat detection in that room. There has to be heat detection in that kiln room.

Mr. Malik said that heat detection could be added into that room.

#### ii. ATP's

The only pending ATPs are in regard to the kiln power. They will be discussed next week.

#### iii. Punch List – update

Mr. Zuk shared that there are 27 items with work required, 121 items are ready to close by QA+M; 7 items not accepted, and 41 items work not accepted with the trades.

### 11. Invoices NBHS

**Motion:** Member Rose motioned to approve the following invoices for the NBHS project; seconded by Vice Chairman Bailey.

**Discussion:** None

**With all in favor, the motion is passed.**

Contractor	Invoice #	Inv Date	Invoice Amount
<b>NBHS</b>			
Ciulla & Donofrio	24726	11/2/2023	\$657.00
Checkr	1017166	10/31/2023	\$802.74
CSG	26	11/1/2023	\$6,426.00
E-Plus	V2747944	8/31/2023	\$8,230.00
Gilbane	J09215-31	10/31/2023	\$780,944.32
Meyer	120-050329	10/31/2023	\$54.00
QA&M	15670	10/31/2023	\$18,552.00
Rusty Kiln	6978	10/30/2023	\$215.00

### 12. Legal

**13. Adjournment**

**Motion:** Member Fonda motioned to adjourn at 8:37pm.; seconded by Member Rose.

**Discussion:** None

**With all in favor, the motion is passed.**