

**BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
OCTOBER 15, 2011**

**COMMISSIONERS PRESENT:** Kristie Anders, Marcia Andrews, Zeke McDonald, Joe Miklavcic, Roy Wildeman and Chief Richard Pepper

**ISLANDERS PRESENT:** Firefighter Jon Bickel, Sabina Bosshard, Marc Broxmyer, Hart Kelley, Asst. Chief Bob Kinniry, Dick Lewis, George Parke, Firefighter Doug Cassidy, John Porter, Bert Trapenese.

**GUEST:** Architect Jason Tramonte

**1) CALL TO ORDER:** Chairman McDonald called the meeting to order at 10:02 a.m.

**2) MINUTES:** Minutes of the 9/17/2011 Final Budget Meeting – Miklavcic **moved**, Wildeman **seconded** and **all voted aye** to accept the minutes as written, with one numerical fix. Minutes of the regular September 2011 meeting – Miklavcic **moved**, Wildeman **seconded** and **all voted to accept** the minutes as written.

**3) TREASURER'S REPORT:**

The Treasurer and Commissioners discussed a series of terminology changes, bank posting delays, and the treasurer's proposal to establish online banking in order to obtain timely information, including account balances. To affirm the sense of the board, Miklavcic **moved**, Wildeman **seconded**, and **all voted aye to initiate online banking** for information purposes. Cash flow summaries (attached) for Stonegate Savings Account, Stonegate Checking Acct., and Wells Fargo Checking Account (Station Expansion Project) showed expected totals, but required manual tracking of mis-entered and late entries. Learning that the final budget 2010-11 figures were off by \$11,000, with revisions likely to come, the board discussed tabling the budget report. Andrews **moved**, Miklavcic **seconded** and **all voted aye** to table the report pending adjustments.

**4) CHIEF'S REPORT:**

The department has answered 78 calls to date.

\* The L191 equipment stored at Ten-Eight is estimated by broker Jim Bradford, Fire Apparatus Specialist, as saleable for \$20,000 as is or \$35,000 with repair to the defunct pump (see prior minutes). Chief was asked to check for a national broker for second opinion.

\* Mules are due for maintenance (barge to mainland for 15 days) before majority of owners arrive for season. Medical mules are top priority.

\* Bunk gear is due for scheduled upgrade/replacement

\* Annual physicals are complete for two of three staff members.

\* Question of departmental website was tabled.

\* Adoption of a firehouse reporting system (national standardized training record, personnel records) was approved after discussion of District being among last in state to adopt the industry-wide method and the annual \$400 fee fitting the budget. Andrews **moved**, Anders **seconded** and **all voted aye** to ask Asst. Chief Kinniry to install and maintain the system.

\* On-island maintenance of 25-year old engine involves replacing hoses, seals; work on air brakes, electric switches.

## **5) COMMISSIONER'S REPORT:**

**A.** Line of credit. Wildeman reported that Stonegate has sent documents for a line of credit with, as attorney Pritt-advised, an addendum to reflect tax-exempt status and avoid tax filing fees.

### **PUBLIC COMMENT:**

Bert Trapenese asked why the District needs line of credit and what are costs. Chairman McDonald explained the district does not accumulate reserves for catastrophes, such as 2004 Hurricane Charley when initial island recovery began with fire district action and funds. Cost is a \$250 maintenance fee.

## **6) OLD BUSINESS:**

**A.** Station addition – Discussion of costs of construction included these points:

\* Miklavcic described session with Chief Pepper and a contractor about altering the current building by extending the work bays southward for work space, emptying medical mule bay for alternate uses; storing medical mules under addition (like golf carts under your house). Cost savings might come from reduced height (short pilings) and function (residential codes; reduced sprinklers, lighter cement work etc.). Seeks to cut some costly fire safety and structural requirements. New addition appearance could mimic old firehouse. Takes ladder truck, boat and trailer storage, or eventual larger, modern equipment out of the equation.

\* Architect Tramonte responded to Chief's October 10 memo (attached) with questions about continuing need to challenge costs of current addition plans. Tramonte is to get another opinion about pilings size and required depth; to examine costs of sprinkling residential versus firehouse requirements. (Don't expect original engineer to back down from specs for license and legal reasons.)

\* Since land was rezoned for a public building/firehouse (CF3), attorney Pritt's mention of rezone to lesser standard was not pursued. Work and expense of permits is finished. He added that the district might try again to tell County they're wrong technically about the project; ask for a hardship variance? Ask for a deviation from National Fire Protection Association 13 basic applicable standards and codes? Anders asked: Any cheaper to ask for an individual building code for North Captiva Island? Pritt advised it's probably cheaper to challenge the firehouse addition code. (No legal fee estimate given.) McDonald asked for update on Lease-2 financing offer. It's pending final 2011 financial statement.

## **B) Referendum:**

### **PUBLIC COMMENT:**

**1.** Hart Kelley told of spending three hours on the phone with the Zoning office about whether the district could build residential-grade housing on land zoned CF3.

**2.** Dick Lewis, noting civil engineering experience, said a house will have different rules, such as five people, maximum; prohibits fire equipment on the premises. He added that the "lean-to" idea, adding length to the old building's equipment bays, will be costly enough to defeat the hope for savings. He too recounted the inefficiencies of on-duty staff located away from the firefighting and medical equipment.

McDonald moved on to the finance issue and the up-front expense of getting the facts about a public facility – legal and architectural fees, permits, financing – that raise repeated questions when people notice the project and get "a little shy" about the cost of the original building plans.

**PUBLIC COMMENT:**

Hart Kelley said that . . . "the building cost isn't the issue. What's the cost of running the two buildings? You should provide a full cost analysis and projection for (several years)."

Chief Pepper supported the resident-firefighter concept now in use, with three salaried employees. Besides cutting rent for an off-site residence, the addition will reach goal of having all on-duty professionals on site.

Miklavcic reviewed proposal to A. Modify the back of this building, B. Redesign for a cheaper addition.

McDonald said that the time is prime for this building. It's been discussed since 2002. He asked Pritt to seek:

1. a variance on identified over-built components
2. seek residential sprinkling.

McDonald asked Tramonte to further check on effects of 12-foot building height and sprinkler options, wood-piling price changes. (Tramonte noted that review of plan items concluded months ago will prompt billings from his sub contractors.)

**PUBLIC COMMENT:**

1. Marc Broxmeyer said that communication isn't working. A survey is a good idea to get to all the owners.

2. Hart Kelley said to ask, "Do we need it?"

Various board members agreed that:

\* The referendum process provides a multi-part structure for getting actual plans and finance information out to islanders;

\* A survey that describes the rationale and the project to the public will solicit valuable input.

\* Also, the first step is to have another meeting with the county about best resolving the potential costs of over-built features driven by building codes.

The attorney, chief and chairman are to arrange another meeting with architect, engineer and key County staff members. It was the sense of the board to table the beginning of work on the referendum process, pending more firm decisions.

C. Landing Zone lights – The subject was tabled for the next meeting.

**7) NEW BUSINESS:**

A. Copies of 2012 budget were distributed.

B. Larsen Allen audit is finished with some details to review; a bill from Wallace for pre-construction work is to be assigned.

**8) PUBLIC COMMENT:** (See above)

**9) NEXT MEETING DATE:** November 19, 2011 – Anders and Andrews requested leave to miss the meeting.

**10) ADJOURN:** Wildeman **moved**, Andrews **seconded** and **all voted aye** to adjourn at 1:05 pm

Respectfully Submitted,

Marcia Andrews, Secretary