

BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MARCH 19, 2011

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

ISLANDERS PRESENT: Jonathan Bickel, Arthur Mason, Andrea Pepper, David Tompkins, also FD staff Dick Iler, Architect Jason Tramonte and staff Adam Hayes.

1) CALL TO ORDER: Chairman McDonald called the meeting to order at 10:01 a.m. He suggested and the Board agreed to begin with OLD BUSINESS. These minutes are presented in regular order.

2) MINUTES: Miklavcic **moved**, Wildeman seconded and **all voted aye to approve the minutes** of the February 19 regular meeting, with two minor corrections. Wildeman **moved**, Anders seconded and **all voted aye to approve the minutes** of the March 5 special meeting as submitted.

3) TREASURER'S REPORT:

After noting usual software-induced, small-sum irregularities, detected by cross-checking of three reports, the overall report is confident. Ad valorem income is within 5% of budgeted (was 12% down). Net income is more than budgeted. Revenue/Expense summary, regularly of most interest, will be clarified with a computer upgrade, before next budgeting period. Andrews **moved**, Miklavcic seconded and **all voted aye to accept the treasurer's report** as presented.

4) CHIEF'S REPORT:

Call count was 22 to date, with medical calls dominant. One complaint was received about MedStar Landing Zone and procedure is being refined.

* MERT is to set up area drills for sea rescue operations. The grant for a new outboard is good through September.

* B192 work is still underway.

* Roadside trimming is complete south of the airstrip.

* St. Pat's hats and shirts are on hand and fire staff will man the grill for the party.

* Ten-eight, renovators of the ladder truck, asked direction, and the Board confirmed that it should be brought to marketable condition.

* Trainee Bickel completed the 40-hour medical first responder course and proceeds to fire training April 11. He's to complete state firefighter II requirements by July 29; the district provides his \$1200 gear, as planned.

* The new computer (\$849) software (\$500) and accountant's customized installation (\$500) is under planned expense (\$2000).

* Chief will ask the State Park Asst. Manager to remove the broken ATV from fire district property.

5) COMMITTEE REPORTS:

No new reports

6) OLD BUSINESS:

A. Jason Tramonte – The architect presented materials comprising the second part of his firm's work: Preliminary Design of UC Firehouse (attached). (First Design Report was delivered January 17, 2011).

Tramonte led the Board through a four-page narrative, supported by diagrams and drawings, plus reports from three engineering firms (on file at firehouse). Among them, the floor plan, with minor window and door changes, was complete. Other building specs, systems and site matters were discussed, clarified and accepted. Note: Building is to meet 140 mph specs; Building will use 22 concrete 40' pilings, sized 24" by 16", for lack of available 40-foot long wood pilings.

The Board considered several matters unresolved. Foremost is fire suppression design, water supply and power source. Early design (see previous minutes/\$240,000 reference) has been rejected to find solutions at about half the cost. A big obstacle, for example – An economical well and suitable pump may require a more powerful electric source that's costly to install. Low cost storage tanks (replace \$150,000 tanks) may lack structural strength to sit above ground. Though an artesian solves problems, a test-well is costly. Commissioners advanced the priority of drilling the required potable well. If successful as a test, and with equipment on-island, driller will followed with sprinkler-source well. A related and challenged cost, the "contingency fund," also is much reduced by a less costly fire suppression system.

Andrews **moved**, Miklavcic seconded and **all voted aye** to authorize Chairman McDonald to sign permit applications for a tall-structure building permit and South Florida Water Management for well drilling. They're part of the Lee County Development order and made timely by the acceptable building design.

Miklavcic **moved**, Anders seconded and **all voted aye to authorize payment** of application fees for the above.

Chief Pepper reported that letters informing to two owners of adjoining lots of the project resulted in one marked "return to sender." The other drew no response. Chief to pursue. Tramonte will finish all but the fire suppression design and have plans updated for the prospective Construction Manager. The News Press notice of request for qualifications drew seven responses.

B. RFP Finance. Methodology is narrowing and cost differences are being investigated. The District has a proposal response from "Leasing2, Inc (attached), a means of financing without expensive referendum (but sustained ad valorem), per Pritt. He amended his prior suggestion that it was a simple matter to use special assessment to spread the building cost over all property owners and, for instance, 10 years. In fact, an assessment will require a referendum of registered voters. Pritt: FL constitution prohibits mortgages, but banks will make loans secured by assessment revenue stream. Chief asked whether, if assessment yielded more than necessary for building, the excess could be used to reduce ad valorem taxes. No. That's discriminatory. District would give back any overage. Arthur Mason, Public, asked whether assessment of same \$\$ from low-value lot and high-value house meets test of fair and equitable treatment.

Board discussed leasing building versus referendum and identified these actions:

- * Chief is to contact elections supervisor for process and cost info.
- * Pritt is to contact specialist for study to protect district from assessment technicalities.
- * Chief is authorized to contact specialist.

Miklavcic **moved**, Anders seconded and **all voted aye** to pursue a referendum of registered voters on the matter of assessment for building funds.

C. RFP Construction Manager. The notice is out, with revisions from previous meeting.

7) NEW BUSINESS:

A. Miklavcic asked whether the UCCA can use the firehouse day room for meetings. Chief and Board agreed that the public space has been available when not needed for staff and that, with the new building, there should be few conflicts.

B. Andrews was asked to draft informational points for a communication to constituents about the new building and the benefits and disadvantages of various building financing plans. Draft is due before the next meeting.

8) PUBLIC COMMENT:

See above

9) NEXT MEETING DATE:

Saturday, April 16, 2001 at 10 a.m.

10) ADJOURN:

Miklavcic **moved**, Wildeman seconded and **all voted aye** to adjourn at 1:20 p.m.

Respectfully submitted

Marcia Andrews
Secretary