

**BOARD OF COMMISSIONERS  
TENTATIVE BUDGET MEETING MINUTES  
SEPTEMBER 10, 2011**

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

**ISLANDERS PRESENT:** Dave Tompkins, Dick Lewis, Sue Ann Cousar, Joel Halberstadt, Asst. Chief Bob Kinniry

**GUESTS:** Architect Jason Tramonte; Builders Ted Gadoury and Gary Wilkes (built existing firehouse), both of J.L.Wallace, Inc;

**1) CALL TO ORDER:**

Chairman McDonald called the meeting to order at 10 a.m. and asked that the board start the meeting by discussing construction costs with Ted Gadoury of J.L. Wallace (agenda item 7) in advance of tentative budget (agenda item 6).

Chief Pepper provided copies of the September 1, 2011 Lee County commissioners' approval for "Concurrency and a Development Order" (attached).

**7) NEW BUSINESS:**

**A.** Gadoury presented J.L. Wallace report, dated September 10, 2011, pertaining to a proposed construction budget for the fire station addition, and particularly "Pile Cap & Steel Column Budget (attached).

Topic of potential piling systems included these points:

- \* Board – Change from pre-cast concrete to pile-cap-&-steel did not reduce costs.
- \* Board – Did builder consider simplest solution?.
- \* Board – Versus current pilings, why drastic increase in complexity/cost?
- \* Board – Why do new homes have high but simple pilings?
- \* Wilkes – Wind standards changed, public building is heavier and new pilings are four feet taller.
- \* Board – In practical test (H. Charley) old building withstood winds exceeding current requirements.
- \* Board – Reconsider wood vs steel.
- \* Board – Reexamine three-part pile and cap.
- \* Board – For better pile-depth/design decision, challenge engineer's specs with test pile.
- \* Board wants decision with pile in the ground.
- \* Board – If change from current specs, must Development Order be revised? \* Architect – No effect on site plan approval.

Topic of wells: Board – Focus on wells. Do them early because they affect other decisions.

Example is fire protection system, first priced at \$450,000 out of bidder's faulty assumptions. With probing, system to \$250,000 and still major sticking point. Now \$100,000.

Line-by-line through project budget: Gadoury told of potential pricing changes as more local sub-contractors take interest in project.

\* Board questioned many categories for reduction or removal (irrigation for non-native plants package?). Electrical price was noted for including 25% fire protection-related costs.

"Budget Revision Tracker": Board's homework assignment is to consider 29-item list of tasks and materials for elimination or substitution.

**B.** Commissioner Anders told the board that Inland Coastal Waterways group will be distributing year-end funds and that UCFRD could formally request reimbursement for the GPS equipment (\$3500) with likely success. Chairman McDonald will contact Lee Commissioner Judah, an advisor to that group.

**6) OLD BUSINESS** – Board clarified that neither this 2011-2012 proposed operational budget (attached) nor the millage rate is related to any financing of the firehouse addition project. In preamble to the discussion, the Chief and the Treasurer pointed out that salaries/wages for the district's two full-time employees have not changed this year, nor for the past three years. A new Firefighter II and part-time-staff schedule management will offset other costs, holding the personnel budget flat.

**A.** Tentative millage – Andrews **moved** that the District adopt an ad valorem rate of 3.176 mil. Anders seconded the motion.

Discussion: \* Referred back to 3.411 millage rate provided Lee County in August for TRIM notice that allowed potential accumulation of reserves for firehouse addition.

\* Noted that reserves are being used for pre-construction expenses that may have to be absorbed if project is stopped.

\* Noted that millage over "rollback" rate of 3.176 requires \$1500 ad announcing "tax increase," instead of discreet, cheap ad we'll get, announcing, "THE PROPOSED OPERATING BUDGET EXPENDITURES OF UPPER CAPTIVA FIRE & RESCUE DISTRICT ARE - 5.58% LESS . . . ." \* Asked what was rationale for equipment and machinery budget; answer was: . . . likely and usual maintenance of aged existing equipment.

The vote: Andrews, aye; Anders, aye; McDonald, aye; Wildeman, aye; Miklavcic, nay. The **motion carried**.

**B.** Tentative budget – In preamble to budget decision, Treasurer introduced a discussion of disposal of the Tele-squirt (ladder truck/L-191) through a broker. Topic is bolstered by news of small fire companies that have lost equipment to recent natural disasters and needing low-cost replacement. In theory, net of \$40,000 could infuse this district's capital reserve.

Miklavcic **moved**, Andrews seconded that net proceeds from sale of the Tele-squirt, as is, be used to improve reserves. Discussion: Chief is to ask broker for market evaluation; interested party to be shown all renovation documents; noted that good opportunity for equipment upgrade intersected worst possible economic timing. **All voted aye**.

More budget discussion previewed next meeting's treasurer's report and concern over operating funds on bare skids.

Wildeman **moved**, Andrews seconded and **all voted aye to accept the budget of \$776,948**.

**7) Resume New Business** – Wildeman asked commissioners to read his draft of a Fund Balance Policy and bring copies of drivers' license and provide social security number at next meeting to fulfill requirements as signatories to an emergency line of credit.

#### **8) PUBLIC COMMENT:**

Sue Ann Cousar asked for a presentation of documentation to clarify implications of ISO rating on district's function and residents' fiscal options.

#### **9) ADJOURN:**

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

**NEXT REGULAR MEETING:** 10 a.m. Saturday, September 17,2011.

Respectfully submitted

Marcia Andrews  
Secretary