

**GOLDER RANCH FIRE DISTRICT
GOVERNING BOARD MEETING
REGULAR SESSION MINUTES
Tuesday, December 20, 2022 9:00 a.m.
3885 East Golder Ranch Drive, Tucson, Arizona**

1. CALL TO ORDER/ROLL CALL

Chairperson Vicki Cox-Golder called the meeting to order on December 20, 2022, at 9:00 a.m.

Members Present: Chairperson Vicki Cox-Golder, Board Vice-Chair Richard Hudgins, Board Clerk Vette, Board Member Steve Brady, and Board Member Sandi Outlaw

Staff Present: Fire Chief Karrer, Assistant Chief Brandhuber, Assistant Chief Abel, Assistant Chief Robb, Deputy Chief Cesarek, Fire Marshal Akins, HR Director Delong, Finance Director Christian, Attorney Aversa, Local 3832 President Jones, and Records Specialist/ Acting Board Services Specialist Ortiz

2. SALUTE AND PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

3. FIRE BOARD REPORTS

There were no reports made by any of the Governing Board members.

4. CALL TO THE PUBLIC

There were no public issues presented at this time.

5. PRESENTATIONS

A. PRESENTATION FROM CATALINA CRUSADERS – A DONATION TO LOCAL #3832 FOR THE ANNUAL SHOP WITH A FIREFIGHTER EVENT

Chief Karrer and Captain Jones presented Ruth Dormanen of the Players Pub and the Catalina Crusaders a plaque for a fundraiser they held Saturday, December 3, 2022, which raised more than \$15,000. Captain Jones reported that they were able to help fifty-two families at this year's Shop With a Firefighter Event.

B. PRESENTATION OF PERSONNEL

- YEARS OF SERVICE RECOGNITION
 - ENGINEER ABEL GASTELUM- 15 YEARS
 - CAPTAIN WILLIAM HOWE- 15 YEARS



Engineer Gastelum and Captain Howe were unable to attend the meeting. Chief Karrer will make sure they receive their 15 year pins.

- NEW HIRE
 - CATHY DEVINE aka "Bit" – PERMIT TECH

Fire Marshal Akins introduced Cathy Devine aka Bit and welcomed her to Fire and Life Safety Services. Chairperson Cox Golder administered the behavioral and loyalty oaths. Chief Karrer welcomed Cathy to the GRFD family.

6. CONSENT AGENDA

The consent portion of the agenda is a means of expediting routine matters, such as minutes or previously discussed or budgeted items that must be acted upon by the Board. Any item may be moved to Regular Business for discussion and possible action by any member of the Board.

- A. APPROVE MINUTES – NOVEMBER 15, 2022 REGULAR SESSION
- B. APPROVE AND ADOPT THE GOLDR RANCH FIRE DISTRICT'S REGULAR GOVERNING BOARD MEETING SCHEDULE FOR CALENDAR YEAR 2022

MOTION by Board Clerk Vette to approve the December 20, 2022 Consent Agenda

MOTION SECONDED by Vice-Chairperson Hudgins

MOTION CARRIED 5/0

7. REPORTS AND CORRESPONDENCE

- A. FIRE CHIEF'S REPORT – Chief Karrer commented the Local 3832 held an exceptional event for this year's Christmas party held at the Omni. He mentioned Professional Development is currently going through a lateral hiring process.
 - LEADERSHIP TEAM REPORT – President Jones presented the Leadership Team Report to the Governing Board. He stated that the Shop With a Firefighter this year was a great event. President Jones mentioned the Union held a family event at Old Tucson that was well attended. Lastly, the Annual BBQ & Archery Event will be held March 5, 2023.
- B. PLANNING ASSISTANT CHIEF'S REPORT –Chief Abel presented the Planning Division's Report to the Governing Board.

Chief Cesarek reported the Fire and Life Safety team worked on a project with the Town of Oro Valley for a ribbon cutting ceremony held at the Steam Pump Ranch. He thanked Fire Marshal Akins and Deputy Fire Marshal White for their hard work and exceptional customer service. Chief Cesarek reported on the status of the Hanley project. The construction permits for the project are in hand, the third phase plans have been submitted to the Town of Oro Valley.



- C. ESSENTIAL SERVICES ASSISTANT CHIEF'S REPORT –Chief Brandhuber presented the Essential Services Report to the Governing Board. He thanked the Governing Board for their support of the Holiday Breakfast held on Saturday, December 3, 2022. He said the event was a huge success. He commented that this family event is what makes Golder Ranch Fire District so special. He also thanked Chairperson Cox Golder for what she does for the families.

Board Member Brady commented it was a great event and the kids really enjoyed it.

Chief Karrer thanked Lloyd Construction for sponsoring the event.

- D. EMERGENCY RESPONSE/PROFESSIONAL DEVELOPMENT ASSISTANT CHIEF'S REPORT
Chief Robb presented the Emergency Response/Professional Development Report to the Governing Board. Chief Robb added the Community Relations Coordinator will be starting soon.

Chairperson Cox Golder asked what a STEMI is.

Chief Rutherford answered that a STEMI is a cardiac arrest. In the reported incident, the crew responded in record time.

Chairperson Cox Golder asked what BUMG is.

Chief Rutherford responded BUMG stands for Banner University Medical Group. He added that he will make sure to write out acronyms in future board reports.

8. REGULAR BUSINESS

- A. DISCUSSION AND POSSIBLE ACTION REGARDING NOMINATIONS FOR THE GOLDER RANCH FIRE DISTRICT GOVERNING BOARD POSITIONS OF CHAIRPERSON, VICE-CHAIRPERSON AND CLERK FOR A ONE-YEAR TERM FOR CALENDAR YEAR 2023

MOTION by Vice-Chairperson Hudgins to nominate Vicki Cox Golder as Chairperson of the Golder Ranch Fire District Governing Board

MOTION SECONDED by Board Clerk Vette

MOTION CARRIED 5/0

MOTION by Board Clerk Vette to nominate Richard Hudgins as Vice-Chairperson of the Golder Ranch Fire District Governing Board

MOTION SECONDED by Board Clerk Vette

MOTION CARRIED 5/0

MOTION by Chairperson Cox Golder to nominate Wally Vette as Clerk of the Golder Ranch Fire District Governing Board

MOTION SECONDED by Board Clerk Vette

MOTION CARRIED 5/0



- B. PUBLIC HEARING ON PROPOSED 2018 INTERNATIONAL FIRE CODE (IFC) WITH LOCAL AMENDMENTS PURSUANT TO A.R.S. §48-805.02
- OPEN THE PUBLIC HEARING
 - CLOSE THE PUBLIC HEARING

The public hearing was opened at 9:25 a.m.

There were no public comments.

The public hearing closed at 9:26 a.m.

- C. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF RESOLUTION NUMBER 2022-0009 ADOPTING THE 2018 INTERNATIONAL FIRE CODE (IFC) WITH A LOCAL AMENDMENT PURSUANT TO A.R.S. §48-805.9

MOTION by Board Clerk Vette to approve Resolution 2022-0009 adopting the 2018 International Fire Code (IFC) with a local amendment as presented

MOTION SECONDED by Board Member Brady

MOTION CARRIED 5/0

- D. APPROVAL OF RESOLUTION NUMBER 2022-0010 FORMALLY ADOPTING THE UPDATED GOLDER RANCH FIRE DISTRICT FEE SCHEDULE

Board Clerk Vette asked how agencies are billed when automatic aid is provided and whether the District bills other agencies and if other agencies bill the District.

Chief Karrer answered that the District does not bill other agencies under mutual or automatic aid. The fees listed in the fee schedule are charges that are billed to others not within the District.

MOTION by Vice-Chairperson Hudgins to approve Resolution 2022-0010 to formally adopt the updated Golder Ranch Fire District fee schedule.

MOTION SECONDED by Board Member Outlaw

MOTION CARRIED 5/0

- E. DISCUSSION AND POSSIBLE ACTION REGARDING A LETTER OF INTENT FOR THE ACQUISITION OF AN AERIAL LADDER APPARATUS FROM PIERCE MANUFACTURING THROUGH HUGHES FIRE EQUIPMENT

Chief Karrer stated this item was already approved by the Board in the Capital Improvement Plan. He wanted to bring it before the Board so that they are aware of it because of the amount of money that is involved. No money is needed at this time. This is related to multiple multi-story buildings that are coming to the District, so the need for a ladder truck is there. Chief Karrer will be meeting with La Posada, a non-profit that will be building a large complex in the District. GRFD will not be collecting taxes from them because they are a non-profit. He hopes they will be able



to help with this expense since this directly benefits them. Chief Karrer introduced Chief Abel and his team to explain the process, the particular apparatus and what the cost will be.

Chief Abel noted Chief Cesarek is running lead on this project, they have worked closely together and Chief Cesarek is prepared to present this item.

Chief Cesarek reported at the start of the fiscal year, \$1.5 million was set aside in the Capital Improvement Plan (CIP) for the replacement of one of the ladder vehicles. The Aerial Apparatus Committee started the process to identify a vehicle that would meet construction needs as well as scoring for Insurance Services Office (ISO) rating. The vehicle the committee is presenting is a 107' Pierce Ascendant Aerial single axel. The company, Hughes Manufacturing, is based out of Phoenix. The build time is 32-34 months. Upon the Board's approval, a letter of intent would be submitted for the 107' aerial. The vehicle would be delivered approximately in January 2026, which aligns with the CIP. However, the price of the vehicle is slightly more than was allocated in the CIP at \$1,676,000.00.

Chairperson Cox Golder asked when a check needs to be written.

Chief Cesarek responded that a check would not need to be written until the apparatus is received.

Board Clerk Vette asked if the price is locked in when the letter of intent is submitted.

Chief Cesarek confirmed the price is locked-in when the letter of intent is submitted.

Chief Karrer recommended the Board submit the letter of intent.

Chairperson Cox Golder asked when the other two ladder trucks will be replaced.

Chief Cesarek said they are evaluating the life span for both of the existing ladder trucks.

MOTION by Board Member Outlaw to approve and submit a letter of intent to purchase the committee selected 107' Pierce Ascendant Aerial through Hughes Fire Equipment an Pierce Manufacturing for a purchase amount of \$1,676,000.00.

MOTION SECONDED by Vice-Chairperson Hudgins

MOTION CARRIED 5/0

F. DISCUSSION AND POSSIBLE ACTION REGARDING THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRE STATION SITE WITH ROBSON RANCH MOUNTAINS, LLC



Chief Abel said as part of the succession planning process, he has worked with Chief Cesarek on this project who has done a great job. As such, he will have Chief Cesarek present the item to the Board.

Chief Cesarek explained his department has been working on getting Station 378 constructed. Chief Abel and his staff were able to procure two acres of land just outside of the entrance to SaddleBrooke Ranch. The parcel is part of the land Robson Ranch eventually wants to develop. As part of the agreement with Robson Ranch LLC, they are offering \$162,500.00 for half of the cost of the land with that is for the District to enter into Covenants, Conditions and Restrictions (CC&Rs) for the proposed area. Robson Ranch has been working with the District in what they would like to see in the design of the building so that it matches the style of the other buildings in the development. Chief Cesarek has met with Robson Ranch's architects to discuss what they would like to see. The restrictions are based on the aesthetic of the building. The District will still be able to operate and offer the services to the community. He does not see anything hindering the construction of the station that the District would like to see built.

Vice-Chairperson Hudgins asked if the CC&Rs will cost the District more.

Chief Cesarek responded there are changes that have costs associated with them however, he is going to offset the costs with things Robson Ranch can do for the District, such as curb cuts and other things they can do to the land.

Vice-Chairperson Hudgins stated he believed the District negotiated a good deal.

Chief Karrer affirmed that he believed they have. The District does not have to agree with the CC&Rs however, he believes it is the right thing to do.

Chief Abel thanked Chief Cesarek for his hard work on this project. He added Robson Ranch has been a great community partner and he agrees with Chief Karrer that it is the right thing to do.

Board Member Brady asked if there would be a radio tower if it would be a conflict with the CC&Rs.

Director Rascon responded that IT is reviewing a microwave connection that does not require a tower. They are looking for a relay sight since there is currently no direct way to get to the site. If a bigger tower is needed he will work with Chief Cesarek.

MOTION by Vice-Chairperson Hudgins to approve and enter into the Covenants, Conditions and Restrictions (CC&Rs) with Robson Ranch Mountains, LLC respective to the parcel of land acquired for GRFD Fire Station 378 as presented.

MOTION SECONDED by Board Clerk Vette

MOTION CARRIED 5/0



G. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF RESOLUTION 2022-0011 TO ENTER INTO A CAPITAL LEASE AGREEMENT WITH PNC BANK

Chief Karrer stated this is related to the five engine purchase. There was an original plan on how to pay for the engines as they arrived. Production delays have changed the plan and cost the District money because rates have increased.

Director Christian said the financing package before the Board is a little different. He will be setting up a loan faculty for nine months, withdrawals will be taken during that time. At the end of the nine months, the interest rate will be locked at 4.2% with semi-annual payments. There is no pre-payment penalty. The loan will be with PNC Bank.

Vice-Chairperson asked if the District has committed to the five engines.

Chief Karrer responded that the District has committed to the five engines, however the company is approximately a year behind schedule. This affects the replacement schedule.

MOTION by Board Member Brady to approve the master lease agreement with PNC Bank for the lease purchase financing of \$3.9 million dollars for the acquisition of five class A KME pumpers and authorize the Chairperson or Clerk of the Board to sign the documents on behalf of Golder Ranch Fire District; and further approve the GRFD Resolution Number 2022-0011 in conjunction with the transaction.

MOTION SECONDED by Board Clerk Vette

MOTION CARRIED 5/0

H. DISCUSSION ON SB1093 IMPLICATIONS ON COMMERCIAL PROPERTY ASSESSMENT RATIO VALUATION AND REDUCED NET ASSESSED VALUES

Chief Karrer said he asked Chief Brandhuber and Director Christian to work on a presentation because of the changes that are coming from the state legislature and provide a forecast of what the future will look like.

Chief Brandhuber said the presentation is not to be doom and gloom but rather to make sure the Board is aware of what the District needs to consider. He thanked Director Christian for his work on the lease agreement package. Chief Brandhuber explained that senate bill 1093 adjusts the commercial property tax ratio from the current 18% down to 15% over a period of time. So, the District will have to increase the mil rate approximately a penny each year to compensate for the loss in the ratio. These are only projections. The other pressures the District is facing is Prop 117, which capped out 5% growth each year in property value and the other legislation that passed is on presumptive cancer which places pressures on agencies to do things for their personnel, with an associated cost. The final piece is the economy if facing a potential recession, so the District is facing a 2% decrease in property values



within two years. The presentation is to keep the Board informed so they can make informed, strategic decisions to soften any potential deficits.

Director Christian gave a presentation on SB 1093 titled Commercial Property Tax Break.

Chief Karrer added that the District will get through the difficult times because it is financially sound, the problem is that it places a tax burden on the residential tax payer.

Board Member Brady thanked the group for compiling the presentation.

I. DISCUSSION AND POSSIBLE ACTION TO APPROVE THREE ADDITIONAL LATERAL FIREFIGHTER POSITIONS IN THE CURRENT FISCAL YEAR

Chief Karrer stated the District is doing a lateral hiring process, something that has not been done before. Some of the costs of the additional personnel can be offset by savings acquired through limiting overtime.

Chief Robb reiterated that costs for hiring additional personnel can be offset through the savings from overtime. Director Christian and Emergency Response Support Specialist Gabe Bravo have managed to limit overtime through the recent graduates of the last academy. If there is enough qualified personnel, he wants to be able to hire them. There is a lot of talent applying to the District and if GRFD can be the premier place to work, then the District should do that. The candidates are currently going through a rigorous vetting process. They will not be completing an academy so they need to be vetted in advance. In the best case scenario, if there were an additional three people they would like to hire, they would like the opportunity to take advantage of it.

Chief Brandhuber said Chief Pearce and Director Christian did a lot of research on ICA use with the help of Human Resources. It is a little skewed because of COVID. The float pool is not enough to cover what is occurring. This is being presented to the Board now so that when the interviews occur, all of the offers can be made at once. There are seventeen positions currently budgeted, so there would be three additional positions added to the budget.

MOTION by Board Clerk Vette to approve and accept the addition of three additional firefighter positions to the current 22/23 fiscal year budget using current funding and authorize the Fire Chief to reallocate funds between costs centers.

MOTION SECONDED by Board Member Brady

MOTION CARRIED 5/0

J. DISCUSSION AND POSSIBLE ACTION REGARDING THE GOLDER RANCH FIRE DISTRICT RECONCILIATION AND MONTHLY FINANCIAL REPORT



Director Christian presented the GRFD reconciliation and monthly financial report.

MOTION by Vice-Chair Hudgins to approve and accept the Golder Ranch Fire District reconciliation and monthly financial report as presented.

MOTION SECONDED by Board Clerk Vette

MOTION CARRIED 5/0

9. FUTURE AGENDA ITEMS

- Regular session meeting- January 17, 2023
- Special session meeting January 19, 2023 at 9 a.m. in Board chambers for the Fire Chief hiring process

10. CALL TO THE PUBLIC

There were no public issues presented at this time.

11. ADJOURNMENT

MOTION by Board Member Brady to adjourn the meeting at 9:31 a.m.

MOTION SECONDED by Board Clerk Vette

MOTION CARRIED 5/0



Wally Vette, Clerk of the Board
Golder Ranch Fire District

