



TUBAC FIRE DISTRICT

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TUBAC FIRE DISTRICT BOARD MEETING MINUTES SPECIAL MEETING OF THE BOARD OF DIRECTORS April 14, 2023

1. Call to order and Pledge of Allegiance: The meeting was called to order at 12:40 p.m., by Mary Dahl. The Pledge of Allegiance was recited.

Board members present: Mary Dahl, Pete Benequista, Herb Wisdom, Sandy Johnson, and Rich Bohman.

Tubac Fire District Staff Present: Chief Ben Guerrero, Acting Deputy Chief Hesly Guerrero, Deputy Chief Genaro Rivera and administrative staff, Bianca Hamric.

James Vincent Group: Tubac Fire District Finance Director, Gabe Buldra.

WSM Architects: Architect John Price.

2. **Study Session:** Matters Related to Station 1 Replacement – Construction Elements, Financing, Project Delivery etc. (Public input will follow Board discussion).

Mary Dahl opened the meeting by stating the purpose of the study session is to learn about the financing options and the construction of a new Station #1.

Gabe Buldra presented a financial report that informed the board of different financing options to pay for the replacement of Station #1. Mr. Buldra stated, "The goal for today's presentation is to provide the district with financial options.". The financial choices for the Fire Board to consider were lease/purchase, certificates of participation and bonding. Mr. Buldra explained to the board that a lease/purchase and a certificate of participation function very similarly because they are both bank owned leases until the assets are paid in full. Mr. Buldra discussed bonding as a possible resource. He informed the board that the district has the capacity to borrow up to 6% of the district's assessed value on a commercial bond. In concluding his presentation Mr. Buldra stated that James Vincent Group believes the project for a new fire station is financially feasible.

John Price representing WSM architects presented the fire board with a conceptual drawing for a new station #1. He informed the board that his design is based on a needs assessment conducted in 2018, which includes a fire house, administration offices and a community and board meeting room. Upon opening, Mr. Price stated That the existing station does not meet requirements for OSHA and ADA and does not have adequate ventilation in the apparatus bay.

The conceptual design meets all the requirements to fulfill the National Fire Protection Association guidelines. The design suggested for the new station shows a larger apparatus bay, a space for decontamination, 6 sleeping

quarters and adequate living quarters, administrative offices, and a community and board meeting room. Mr. Price expressed to the district that the purpose for this design is to meet the criteria needed to be compliant and to prepare the district for the future.

Mr. Johnson suggested a design that is a smaller build with potential to add in the future. He is requesting Mr. Price present to the board a conceptual design smaller in size to reduce the cost. Mr. Johnson stated his concern is for unexpected expenses.

3. Public Comments:

Mike Pettypool raised a concern that the 2-million-dollar grant may have requirements for the building that could make the project more expensive. He requested the board have an open discussion about the requirements and stipulations the USDA grant may have for this project.

Kathi Campana Stated support going with a bond to fund the project of a new build. She also expressed her support to house the districts skilled and certified firefighters with comfortable accommodations while on duty.

Dean Hahn-Carlson stated that he believes it is a waste of time to discuss reducing the conceptual drawing of fire station #1. In his opinion, the district should submit the project to secure the funding with the USDA without delay.

Homero Lopez encouraged the board to move the project forward. He stated that as a resident of Tubac the board needs to change the tone for this project, making it a positive outcome for the future of Tubac.

Gary Pundt stated that he feels this project is long overdue and urged the board to step up and make this happen.

4. Next meeting: April 26, 2023, at 1:30 p.m.

5. Meeting was Adjourned at 3:40 p.m. by Board Chairman, Mary Dahl.