

# Moraga-Orinda Fire Protection District



## BOARD OF DIRECTORS REGULAR BOARD MEETING MINUTES

September 2, 2015  
(Approved October 7, 2015)

### 1. Opening Ceremonies

The Board of Directors convened in Open Session at 6:00 P.M. on September 2, 2015 at the Moraga Library Community Room, 1500 Saint Mary's Road, Moraga, California. President Evans called the meeting to order.

Present were the following Directors and Staff:

Director Anderson	Director Weil	Linda Ross of Meyers Nave
Director Barber	Stephen Healy, Fire Chief	Grace Santos, District Clerk
President Evans	Gloriann Sasser, Admin Services Director	
Director Famulener	John Bakker, District Counsel	

### 2. Closed Session

At 6:01 P.M., the Board adjourned into Closed Session.

### 3. Reconvene the Meeting

President Evans reconvened the regular business meeting of the Moraga-Orinda Fire District Board of Directors at 7:08 P.M. Present were the following Directors and Staff:

Director Anderson	Director Weil	Grace Santos, District Clerk
Director Barber	Stephen Healy, Fire Chief	
President Evans	Gloriann Sasser, Admin Services Director	
Director Famulener	Jerry Lee, Battalion Chief	

### 4. Report of Closed Session Action

President Evans reported that there was no reportable action taken on Item 2.1 – Conference with Legal Counsel and Item 2.2 – Conference with Labor Negotiator during closed session. He announced that the Board would return to Closed Session after the regular meeting adjourns.

### 5. Public Comment

James Smith, resident of Orinda, passed out copies of a letter to the Board regarding the J and J Ranch Development. The letter included the neighborhood's concerns about the project. Chief Healy asked Mr. Smith for his contact information, which he will give to Fire Marshal Leonard. She will contact him to address his concerns. Director Weil asked for a report on the outcome of the issue.

Nicholas Sitar, resident of Orinda, asked if the MOFD Board had any advisory capacity to the Orinda City Council on the J and J Ranch Development Project. Chief Healy stated that the District reviews the plans to ensure that it meets the Fire Code and works collaboratively with staff from other agencies.

Burke Harris, resident of Orinda, commented that he was not aware that the MOFD collaborated with other agencies on development projects and thought that the MOFD Board had oversight over fire safety issues. Mr. Harris distributed copies of responses to comments and an executive summary and urged the District to consider adopting Alternative 5.

Jonathan Goodwin, resident of Canyon, recognized CalFire Battalion Chief Mike Marcucci, who was present. Mr. Goodwin commented on the State Responsibility Area (SRA) Fuel Reduction Grant that he asked the District to apply for. Battalion Chief Lee stated that the SRA grant requires between 500 to 1000 personnel hours. The District does not have the staff nor time to dedicate to the grant.

### 6. Consent Agenda

Chief Healy asked to remove Item 6.2 – Monthly Incident Report from the agenda, to discuss separately.

Motion by Director Weil and seconded by Director Famulener to receive and file Items 6.1 – Board Meeting Minutes, 6.3 – Monthly Financial Reports, 6.4 – Monthly Check/Voucher Register and 6.5 – Public Agency

Retirement Services (PARS) Annual Account Report. Said motion carried a 4-0 roll-call vote (Ayes: Barber, Evans, Famulener and Weil; Abstain: Anderson).

Chief Healy explained that on the first page of Item 6.2, under the column "All Other Types", the Median Turnout time of 0.08 is wrong. It was an IT error and has since been corrected. The number should be around 1.53, which is consistent with what it has been in the past.

Motion by Director Weil and seconded by Director Barber to receive and file Item 6.2 – Monthly Incident Report. Said motion carried a 4-0 roll-call vote (Ayes: Barber, Evans, Famulener and Weil; Abstain: Anderson).

## 7. Regular Calendar

### 7.1 Station 43/46 Program Update

#### Con Fire Station-16

In June of 2012, the Contra Costa County Fire District (Con Fire) closed Fire Station-16, located in Northwest Lafayette. The following January, Con Fire Chief Louder (ret.) approached then MOFD Chief Bradley to determine if there was interest in pursuing a partnership to combine Station-16 and Station-43. In January of 2013, MOFD staff was directed to determine the feasibility of the proposed partnership. In July of 2013, MOFD purchased the property at 1035 Lorinda Lane. That feasibility study, including data analysis and subsequent negotiations were ongoing until August 18, 2015, when Con Fire Chief Carmen was directed to explore the feasibility of reopening Station-16.

#### Station-46

All work on the Station-46 program should be memorialized and stopped as it appears that Con Fire is going to rebuild and re-open Station-16. This will likely be confirmed at the Con Fire Board of Directors meeting on September 15. Rebuilding Station-43 should then be considered, as this was the priority prior to the Station-46 program. Although the Lorinda Lane site is arguably a better geographic location for a fire station than Station-43, the supporting data (and analysis) has not been presented to the Board (nor the public), the site would be a more expensive location to build a fire station, and the property is outside the District boundary, which would be awkward and highly problematic.

#### Lorinda Lane Property

In July of 2013, MOFD purchased a property at 1035 Lorinda Lane, Lafayette. The cost was \$1,229,000. The property has been retained with positive cash flow from renters. In August of 2014, a lot line adjustment was granted. In December of 2010, all easements were removed. In August of 2015, a new address was approved for the new parcel.

Staff recently met with a local realtor, who indicated that the property has appreciated considerably, principally due to a strong housing market, low interest rates, and the creation of a separate parcel. The realtor stated that if the District wishes to sell the property, it should do so in the springtime.

#### Station-43

In an effort to be proactive, staff recently met with the Architect Alan Kawasaki, who is under contract for design services for the station-43 re-build. The drawings are complete, but will need to be updated to meet current building codes and essential facility standards. That process assumes minor alterations and will take less than a month. The permits have expired, but can easily be renewed. Presently, a "rough" estimate to rebuild the station is \$4 Million. Staff has directed Mr. Kawasaki to meet with a consultant to determine a more accurate project estimate based on updated building standards and construction costs.

If the District chooses to finance the re-build with a Certificate of Participation (COP), the estimated annual cost would be as follows:

- 20-year \$300,000 per year 4%
- 10-year \$500,000 4%
- 5-year \$900,000 4%

Following consultation with Mr. Kawasaki, the following timeline represents a draft schedule for rebuilding Station-43:

- Activation – 45 days
  - Issue limited scope work order to start re-activation
  - Prepare planning and building code searches
  - Meet with Building and Planning Departments
  - Update drawings assuming minor alterations
  - Re-establish Architect and Construction Manager contracts
- Entitlements – 45 days
  - Planning Administrative Process
  - Obtain (updated) Building Permit
- Bid Period – 3.5 months
  - Advertise to Bid
  - Bid period
  - Award construction contract
- Construction – 12 months

Next Steps

There are many options available to the District. Without listing an endless combination of scenarios, staff projects that the Station-46 program will be terminated and that Station-43 will be re-built on its current site. Therefore, there are two likely scenarios: 1) retain the Lorinda Lane property (until spring 2016) and begin the process of rebuilding Station-43 in its current location; or 2) sell the Lorinda Lane property and begin the process of rebuilding Station-43 in its current location, either concurrently or consecutively.

After a brief discussion, the Board directed staff to 1) Stop all work on the joint planning for Station-46; 2) Explore and provide the Board with alternatives and a potential plan for Station-43; and 3) Appraise the value and alternatives on the Lorinda Lane property.

**8. Committee Reports**

**8.1 Finance Committee (*Directors Anderson & Barber*)**

There was nothing to report.

**8.2 Ad Hoc Committee Reports**

**8.2.1 Facilities Ad Hoc Committee (*President Evans & Director Weil*)**

There was nothing to report.

**9. Announcements**

**9.1 Brief information only reports related to meetings attended by a Director at District expense**

(Government Code Section 53232.3(d))

There was nothing to report.

**9.2 Questions and informational comments from Board members and Staff**

There was nothing to report.

**9.3 District Updates for July 2015**

Firefighter/Paramedic Jacob Airola gave a summary of a noteworthy incident that occurred on August 25, 2015.

**10. Adjournment**

At 8:22 P.M., President Evans called for adjournment of the regular meeting and returned to Closed Session.

**11. Reconvene the Meeting**

President Evans reconvened the regular business meeting of the Moraga-Orinda Fire District Board of Directors at 9:01 P.M. Present were the following Directors and Staff:

Director Anderson	Director Weil
Director Barber	Stephen Healy, Fire Chief
President Evans	Gloriann Sasser, Admin Services Director
Director Famulener	

**12. Report of Closed Session Action**

President Evans reported that there was no reportable action taken on Item 2.1 – Conference with Legal Counsel and Item 2.2 – Conference with Labor Negotiator during closed session.

**13. Adjournment**

At 9:01 P.M., President Evans called for adjournment of the regular meeting.



Grace Santos  
Secretary to the Board