

**FORT MYERS SHORES FIRE & RESCUE PROTECTION DISTRICT
BOARD OF FIRE COMMISSIONERS
March 17, 2022
MINUTES**

Call Meeting to Order

Commissioner Apperson called the meeting to order at 7:31 p.m. In attendance were Commissioners Apperson, Detzel, Ragen, Schneider, and Shewmaker. Also in attendance were Chief Dowaliby, Deputy Chief Lamb, Attorney Pringle, Chaplain Cords, Administrative Assistant Howard, Firefighter Glenn and other members of the department, and many members of the public including Firefighter Glenn's family, and John O'Grady from Fortress Secured.

Pledge of Allegiance and Moment of Silence

Prayer – Chaplain Cords

Amendments to the Agenda

Old Business: Synovus Loan documents

New Business: Approval of Zoll AEDs

There are a few items we will ask to table until next month

Presentations/Awards

Mindy Carver gave a presentation honoring Firefighter Landon Glenn and his father Gabe, thanking them for the help they gave her father, Perry Prescott, when he experienced a major cardiac event during a hunting trip. Mindy read a letter of thanks she wrote to Landon and his father detailing the incident and expressing her gratitude for giving her father aid and helping get an ambulance to him. Chief Dowaliby presented Firefighter Glenn with a certificate of merit for his actions that resulted in saving a life. Mindy also presented Gabe with a plaque.

The friends and family members left the meeting after the presentation to take pictures outside.

Approval of Minutes

The minutes for February 17, 2022 and March 3, 2022 were presented for approval. Commissioner Detzel made a motion to accept the minutes as presented. Commissioner Schneider seconded and the motion passed.

Treasurer's Report

Account balances at February 28, 2022 :

Operating Account: \$ 6,139,147.62 ; Impact Fee Account: \$ 1,217,435.35 ; C.D.A.R.S. Accounts: \$ 5,756,951.87

Commissioner Ragen made a motion to accept the Treasurer's Report. Commissioner Detzel seconded and the motion passed.

Chief's Report

Items of Interest

- Mr. Pringle will have several updates for us.
- I would like to get Union Negotiations going. After next month's meeting I would also like to have an Executive Session.
- The Building Workgroup has produced great work. Captain Clouse and Engineer Poulton have gone above and beyond. The site civil plan has gone to permitting and they received back their first comments which were fairly benign.
- We have selected a new Medical Director to take over for Dr. Rodi on April 1, 2022 after Board approval.
- Six personnel attended the National Strength and Conditioning Association class on firefighter fitness this week. The class is being hosted by the Cape Coral FD.
- There will be a healthy lifestyle cooking class coming in house for six weeks on Tuesday, Wednesday, Thursday each week. If you are interested in attending I will get you the class schedule.
- Department Anniversaries: FF Devin Taylor (1 year)
- Birthdays: Administrative Assistant Howard, Pastor Cord's wife, FF Austin Gee, Captain Swindle's wife, Captain Clouse's daughter, Engineer Poulton's wife and oldest son, Engineer Simmons' youngest daughter, and FF Casey Gee's wife

- Wedding Anniversaries: Pastor Cords and his wife, and Engineer Pledger and his wife

Meetings Attended

- Met with Mr. Kitchens, Captain Clouse, and Engineer Poulton to review architectural renderings
- Fortress Secured architect renderings meeting
- Weekly staff meetings
- Lee County Fire Chiefs Association
- East Lee County Chiefs meeting
- Dr. Banyan from FGCU about conducting a strategic plan
- Met with Mr. Pringle
- Extra FBOC meeting

Commissioner Ragen made a motion to accept the Chief's Report. Commissioner Shewmaker seconded and the motion passed

Attorney's Report

- There has been a lot of discussion among the fire districts about the Performance Audit now required by all Special Districts beginning this year with Fire Control Districts. There are still a lot of questions about what the exact requirements and parameters will be. There is no action necessary this evening but as we move forward we will be bringing more information to the Board.

Commissioner Detzel made a motion to accept the Attorney's Report. Commissioner Ragen seconded and the motion passed

Fire Prevention Division Report - Assistant Chief Rewis was not in attendance so Chief Dowaliby gave his report.

- Current Construction: Multi-family units in Portico and Pebblebrook at Verandah; Greenwell Investment Properties, Multi-tenant office building and warehouse
- New Construction: None to report
- Projects Completed: Multi-family unit in Portico
- Revenues: The Division billed \$427.98 for the month.

- Meetings Attended: Lee County Fire Chiefs; Lee County Fire Marshals and Inspectors; Lee County Communications
- Public Education: CPR training for Verandah staff
- Inspections: Chief Underwood from Bayshore completed inspections for me while I was out on recovery from surgery. I have requested the information so I can update our system.

Commissioner Shewmaker made a motion to accept the Prevention Report. Commissioner Schneider seconded and the motion passed.

Operations Division Report

Items of Interest

- Cardiac Arrest with ROSC- (return of spontaneous circulation), patient had a pulse when EMS and FF Schumacher transferred care at the hospital- B-shift
- Kitchen fire- Thanks to a rapid response and an aggressive attack, the fire was contained to the kitchen area- C-shift
- Jet ski fire- tied to the dock, rapid water on the fire kept it contained- C-shift
- Shadowed AC Rewis on 2 fire inspections
- Call data for Feb 2022- 190 incidents that generated 230 vehicle responses. YTD (Jan.1-Feb28) calls= 398

Meetings attended

- Lee County Fire Chiefs Association
- East Lee County Chiefs
- Officers meeting
- Weekly staff meetings
- Shift meetings
- Dr. Atiyeh
- Extra FBOC meeting
- FL-TF6 USAR Surfside recognition event
- New Engine tools & equipment
- Lee County Emergency Medical Guidelines sub-committee

Training

- Various onboarding procedures and paperwork

- Numerous daily operational procedures (truck and equipment checks)
- New Brush 82
- Daily functional fitness with crews
- Drafting
- Rescue 42 vehicle stabilization jacks and cribbing
- MGD (multi-gas detector)
- Marine 81 operations
- Hydrants and water system
- TC Mobile iPad software
- District familiarization
- Strike Team / Task Force Leader webinar

Commissioner Ragen made a motion to accept the Operations Division Report. Commissioner Detzel seconded and the motion passed.

Training Report

- FF Mimbs passed his Inspector 1 State Test
- Brush 82 training

Commissioner Schneider made a motion to accept the Training Report. Commissioner Shewmaker seconded and the motion passed.

Public Input on Agenda Items

None

Old Business

1. Station 2 Fortress Secured contract discussion and update: The working group has been working with Fortress and Studio AD to finalize the proposed design in order to allow Fortress to get costs to be used for the guaranteed maximum price for the comprehensive agreement. Due to many factors, including national and international events completely beyond our control, the cost estimate has increased significantly over the initial estimates. It would appear

that the architectural drawings are finally at a stage where actual costs can begin to be calculated and that number has come back at almost \$7.228 million, which is almost \$2,000,000 above the initial estimated cost.

Some of this (increase) is because we added some things that were not considered standard. Some of the initial work by the Fortress architects showed a lack of understanding of some necessities for a fire station. Mr. Kitchens and Studio AD were invaluable in getting many of those things corrected.

There was further discussion of the price increase and the District's options. Chief Dowaliby only received the spreadsheets this afternoon and has not had time to make in-depth comparisons. He will do that and continue to have discussions with Fortress to try and move forward. Mr. O'Grady spoke on behalf of Fortress and said there is a tentative meeting set up with the Chief and the owner of Fortress next week to go through everything. Mr. Pringle suggested that we have Studio AD look at the plans and give us an opinion on the cost estimate based on their experience with local construction.

There was also discussion of whether the Board wants to go forward with the Synovus financing since we do not have a guaranteed cost for the station construction. Mr. Pringle reminded everyone that interest rates are going up so even if we have to seek out additional financing at a later date we will at least have this portion at a rate of 2.48%. The District also has funds in reserve specifically for station 2 and the reality is that we need the second station based on growth in the District. The worst case scenario would be that the Board decides to stop the process entirely and at that point we would pay Fortress for the work to date and then pay off the Synovus loan at the cost of whatever interest is accrued.

2. Deputy Chief contract – moved to next month to give Mr. Pringle time to get it completed.
3. Synovus financing: Mr. Pringle reviewed Resolution 2022-01 which authorizes completion of the ground lease/lease back arrangement for the 10 year term of the financing, which is \$3,000,000.00 at 2.48% for 10 years. It also authorizes the Chief and Chair to execute the documents and to close on or before April 8, 2022. The title of the resolutions is : RESOLUTION # 2022-01 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT MYERS SHORES FIRE PROTECTION AND RESCUE SERVICE DISTRICT APPROVING THE LEASE PURCHASE OF A NEW FIRE STATION AND FINANCING THEROF IN AN AMOUNT OF \$3,000,000.00; ACCEPTING THE PROPOSAL OF SYNOVUS BANK FOR SUCH LEASE PURCHASE FINANCING; AUTHORIZING THE

DISTRICT ENTER INTO A GROUND LEASE AND A LEASE PURCHASE AGREEMENT AND RELATED CERTIFICATIONS AND AGREEMENTS AND APPROVING DRAFT FORMS OF CERTAIN SUCH AGREEMENTS; AUTHORIZING AND APPROVING ACTIONS AND AGREEMENTS OF THE DISTRICT RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE

Commissioner Schneider made a motion to adopt the resolution; Commissioner Shewmaker seconded and upon being put to a roll call vote the motion passed as follows: Commissioner Apperson – Yes; Commissioner Detzel – Yes; Commissioner Ragen – Yes; Commissioner Schneider – Yes; Commissioner Shewmaker - Yes

New Business

1. Approval to begin Union Negotiations: moved to next month
2. Approval to purchase a refurbished Zoll Cardiac Monitor at a cost not to exceed the budget of \$30,000 –
Commissioner Schneider made a motion to approve the purchase. Commissioner Apperson seconded and the motion passed unanimously.
3. Medical Director: approval to hire Dr. Atiyeh.
Commissioner Ragen made a motion to approve hiring Dr. Atiyeh for the remainder of the fiscal year for \$5,000, authorize Mr. Pringle and the Chief to negotiate his contract, and authorize the Chair to sign the completed contract. Commissioner Detzel seconded and the motion passed.
4. Administrative Assistant contract – moved to a future meeting
5. Discussion of repurposing the Tahoe – moved to a future meeting
6. Purchase of five AEDs – moved to next month

Public Input on Non-Agenda Items:

None

Union Report:

None

Comments from Commissioners:

Commissioner Ragen said that he is generally pleased with the progress on the Station 2 construction and knows that some of the delay is out of our control. Commissioner Schneider is not happy with the progress but hopes we are getting back on track.

Adjourn

Commissioner Detzel made a motion to adjourn. Commissioner Shewmaker seconded and the motion passed. Meeting was adjourned at 9:12 p.m.