



# Tracy Rural County Fire Protection District

---

## Board of Directors

Jeff Ramsey  
Craig Miller  
Matt Kopinski  
Pete Reece  
John Vieira

## Clerk of the Board

Raychel Jackson

---

## Board of Directors – Regular Meeting Agenda Tuesday, July 9, 2024 at 4:00 PM PST

### Join Zoom Meeting

<https://us06web.zoom.us/j/83946854458?pwd=PPv6FJEUnKQ3BfAsQeYSs878r7GCmp.1>

Call In Number: [1 \(669\) 900 6833](tel:16699006833)

Meeting ID: 839-4685-4458

Passcode: 177352

**Location: 835 N. Central Avenue  
Tracy, CA 95376  
2<sup>nd</sup> Floor**

### 1. Roll Call and Pledge of Allegiance

### 2. Public Comment

Please, give your name, entity (if any), and address as well as what agenda item you wish to speak about to the Clerk of the Board so that your comments may be heard at the appropriate time. Comments must be limited to 3 minutes.

### 3. Consent Calendar

- 3.1 Adoption of the July 9, 2024 Agenda
- 3.2 Approval of the June 11, 2024 Minutes
- 3.3 Approval of the June 20, 2024 Special Closed Minutes
- 3.4 Approval of the July 1, 2024 Special Minutes
- 3.5 Approval of July Warrant List
- 3.6 June Monthly Check Register

### 4. Regular Agenda

- 4.1 Receive Updated Information Regarding Station Maintenance Issues

### 5. Committee Reports

- 5.1 JPA Representative Report

## **6. Informational Update**

6.1 Fire Chief's Update

6.2 Station 95 Update

## **7. Public Comment**

For any items not on the agenda.

## **8. Board Member Comment**

For any items not on the agenda and requests for future agenda items. No action will be taken on any questions or matters raised by the Board at this time.

## **9. Closed Session**

9.1 Conference with Real Property Negotiators (California Government Code section 54956.8)

Property: 22484 South 7<sup>th</sup> Street, Tracy, CA 95736

Agency Negotiators: Robert Pombo, District Realtor

Under negotiation: Price and Terms

9.2 Consult with Legal Counsel – Significant Exposure to Litigation (California Government Code sections 54956.9(d)(2), 54956.9(e)(2)): two matters.

## **10. Adjournment until Next Regular Session – August 13, 2024**

Compliance with the Americans with Disabilities Act (US Code Title 42) – Assistance for Those with Disabilities: If you have a disability and need accommodation to participate in the meeting, please contact the Administration Office (209-834-7269) or email ([raychel.jackson@tracyruralfire.org](mailto:raychel.jackson@tracyruralfire.org)) at least 72 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.



# Tracy Rural County Fire Protection District

---

## Board of Directors – Regular Meeting Minutes Tuesday, June 11, 2024 4:00 PM

### 1. Roll Call and Pledge of Allegiance

Chairman Ramsey called the meeting to order at 4:03 pm. All Directors present.

### 2. Public Comment

No Public Comment.

### 3. Consent Calendar

3.1 Adoption of the June 11, 2024 Agenda

3.2 Approval of the May 14, 2023, Minutes

3.3 Approval of May Warrant List

3.4 April Monthly Check Register

- Motion was made by Director Reece, seconded by Vice Chair Miller to accept Consent Calendar. Motion passed.

### 4. Regular Agenda

4.1 Review and Adopt Preliminary Budget for Fiscal Year 2024-2025

- Motion was made by Vice Chair Miller, seconded by Director Reece to Approve and Adopt Preliminary Budget for Fiscal Year 2024-2025. Motion passed.

4.2 Review and Approve Resolution 2024 – 03 Proposition 4 – Government Spending Limit Calculation for Fiscal Year 2024-2025

- Motion was made by Vice Chair Miller, seconded by Director Reece to Approve the Resolution 2024-03 Proposition 4 – Government Spending Limit Calculation for Fiscal Year 2024-2025. Motion passed.

4.3 Review and Approve Resolution 2024 – 04 Notice of Governing Member Election and/ or Notice to Submit Measure(s) to a Vote of the Voters.

- Motion was made by Director Reece, seconded by Vice Chair Miller to Approve Resolution 2024 – 04 Notice of Governing Member Election and/ or Notice to Submit Measure(s) to a Vote of the Voters. Motion passed.

4.4 Review and Discuss Board Compensation

- No Action Taken.

4.5 Receive Updated Information Regarding Station Maintenance Issues

- No Action Taken.

## **5. Committee Reports**

### **5.1 JPA Representative Report**

- Chairman Ramsey provided a report from the May 15, 2024 JPA Special Board Meeting – Board adopted the preliminary budget for FY 2024-2025; received information for surge ambulance; discussion of Station 95 title; discussed training facility and received information about SJFA annual report for calendar year 2023.

## **6. Informational Update**

### **6.1 Fire Chief's Update**

- Chief Bradley provided the monthly report to the Board of Directors and staff at the meeting.

## **7. Public Comment**

No Public Comment.

## **8. Board Member Comment**

Pete Reece requested Station 95 discussion to be on the next agenda.

## **9. Closed Session**

No Action Taken.

## **10. Meeting Adjournment at 5:42 pm.**

*Raychel Jackson*

---

Raychel Jackson, Clerk of the Board

June 14, 2024

---



# Tracy Rural County Fire Protection District

---

## Board of Directors – Special Closed Meeting Minutes Thursday, June 20, 2024 4:00 PM

### 1. Roll Call and Pledge of Allegiance

Chairman Ramsey called the meeting to order at 4:07 pm. All Directors present.

### 2. Public Comment

No Public Comment.

### 3. Closed Meeting

3.1 Conference with Real Property Negotiators (California Government Code section 54956.8)

Property: 22484 South 7<sup>th</sup> Street, Tracy, CA 95736

Agency Negotiators: Robert Pombo, District Realtor

Under negotiation: Price and Terms

- Motion was made by Director Reece, seconded by Vice Chair Miller to accept the offer in the amount of \$510,000 and gave authorization to Raychel Jackson to be authorized signor. Motion passed.

### 4. Reconvene to Regular Meeting

### 5. Meeting Adjournment at 4:27 pm.

*Raychel Jackson*

---

Raychel Jackson, Clerk of the Board

June 24, 2024

---



# Tracy Rural County Fire Protection District

---

## Board of Directors – Special Meeting Minutes Monday, July 1, 2024 4:00 PM

### 1. Roll Call and Pledge of Allegiance

Chairman Ramsey called the meeting to order at 4:02 pm. All Directors present.

### 2. Public Comment

No Public Comment.

### 3. Regular Agenda

3.1 Receive Information and Provide SSJFCA Board of Directors Direction Concerning the Need to Place a Surge Ambulance in Service and the Estimated Cost to Place a Surge Ambulance in Service

- Motion was made by Vice Chair Miller, seconded by Director Reece to accept the Need to Place a Surge Ambulance in Service and the Estimated Cost in the Amount of \$247,717.00 and to Place a Surge Ambulance in Service as soon as possible. Motion passed.

### 4. Public Comment

No Public Comment.

### 5. Board Member Comment

No Board Comment.

### 6. Meeting Adjournment at 4:57 pm.

*Raychel Jackson*

---

Raychel Jackson, Clerk of the Board

July 3, 2024

---

TRACY RURAL COUNTY FIRE PROTECTION DISTRICT -- 49501 -- July 9, 2024

GENERAL OPERATING FUND	AMOUNT	ACCOUNT	VENDOR #
PETE REECE 30421 KOSTER ROAD TRACY, CA 95304	\$ 200.00	6226010900	0000010849
MATT KOPINSKI 33969 S. KOSTER ROAD TRACY, CA 95304	\$ -	6226010900	0000101809
CRAIG MILLER 5336 W. DURHAM FERRY ROAD Tracy, CA 95304	\$ 100.00	6226010900	0000105820
JEFF RAMSEY 27722 S. BIRD ROAD TRACY, CA 95304	\$ -	6226010900	0000098549
JOHN VIEIRA 19700 SOUTH LAMMERS ROAD TRACY, CA 95304	\$ 100.00	6226010900	0000010852
BERRETH LAW GROUP 2020 WEST KETTLEMAN LANE, SUITE E LODI, CA 95242	\$ 2,263.20	6221005100 6221005120 6221005130	0000110532 GOVERNANCE Litigation
Total	\$ 2,263.20		
San Joaquin County Attn: Accounts Receivable 44 North San Joaquin Street, Room 230 Stockton, CA 95202	\$1,322.95	6221050302	0000013033
South County Fire Authority 835 N. Central Ave Tracy, CA 95376	\$3,592,515.33	6221005110	0000094467
CalPERS P.O. BOX 942715 SACRAEMENTO, CA 94229	\$657,030.00	6226007400	0000004235
<b>TOTAL FOR GENERAL OPERATING FUND</b>	<b>\$ 4,253,531.48</b>		

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT -- 49591 -- July 9, 2024**

<b>CAO RESERVE FUND 49591</b>	<b>AMOUNT</b>	<b>ACCOUNT</b>	<b>VENDOR #</b>
Community First National Bank 215 Seth Child Rd. Manhattan, KS 66502	\$122,648.07	6331000100.00	. 0000102922
<i>Total</i>	\$ 50,708.23	6331000100.00	. 0000102922
	<b>\$173,356.30</b>		
<b>TOTAL CAO FUND 49591</b>	<b>\$173,356.30</b>		

**SIGNATURES OF BOARD MEMBERS**

\_\_\_\_\_  
**PETE REECE, DIRECTOR**

\_\_\_\_\_  
**JOHN VIEIRA, DIRECTOR**

\_\_\_\_\_  
**MATT KOPINSKI, DIRECTOR**

\_\_\_\_\_  
**JEFF RAMSEY, CHAIR**

\_\_\_\_\_  
**CRAIG MILLER, VICE CHAIR**





**Tracy Rural Fire Protection District**  
**Balance Sheet**  
As of June 30, 2024

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
Bank of Stockton-Capital Outlay	466,799.86
Bank of Stockton-Operating	476,514.51
Bank of Stockton-Retirement	5,404.24
CA CLASS - Capital	624,148.09
CA Class - FFF	497,548.32
CA Class - Reserves	1,068,867.03
Fund 49501 - Operations	3,599,069.07
Fund 49512 - Retirement Buyout	18,893.92
Fund 49515 - Fire Facility Fees	13,307.57
Fund 49519 - Emergency Reserve	1,073,916.00
Fund 49554 - Fire Health Res	0.00
Fund 49581 - Smoothing Reserve	0.00
Fund 49591 - Capital Outlay Res	430,718.59
Petty Cash	0.00
<b>Total Bank Accounts</b>	<b>\$ 8,275,187.20</b>
<b>Accounts Receivable</b>	
<b>Accounts Receivable</b>	
Interest	0.00
<b>Total Accounts Receivable</b>	<b>\$ 0.00</b>
<b>Total Accounts Receivable</b>	<b>\$ 0.00</b>
<b>Total Current Assets</b>	<b>\$ 8,275,187.20</b>

# TRACY RURAL COUNTY FIRE PROTECTION DISTRICT

## TRFD Bank Accounts

June 2024

TRANSACTION TYPE	DATE	VENDOR	MEMO/DESCRIPTION	SPLIT	AMOUNT
Bank of Stockton-Capital Outlay					
Deposit	06/28/2024			BOS Retirement:Interest	19.13
<b>Total for Bank of Stockton-Capital Outlay</b>					<b>\$19.13</b>
Bank of Stockton-Operating					
Expense	06/03/2024	ProTech		Utilities:Station 5	-70.00
Expense	06/04/2024	Pacific Gas & Electric		Utilities:Station 3	-502.33
Expense	06/04/2024	Pacific Gas & Electric		Utilities:Station 5	-1,396.02
Expense	06/04/2024	Pacific Gas & Electric		Utilities:Station 3	-2,195.46
Expense	06/10/2024	Zoom	annual invoice	Office Expense:Miscellaneous	-159.90
Expense	06/10/2024	Industrial Door Company, LLC	Inv 49212	Building Maintenance	-1,152.50
Expense	06/10/2024	FDAC	Annual dues	Fund:Station 5 Tracy Hills	-250.00
Check	06/11/2024	Anita Hurtado	Banta Cleanup - reissued 8/2023	Membership/Association Dues	-500.00
Check	06/11/2024	Special District Financial Services, LLC	May Invoice	Building Maintenance	-500.00
Check	06/11/2024	Special District Financial Services, LLC	May Invoice	Fund:Station 2 - Banta	-4,823.44
Check	06/11/2024	Special District Financial Services, LLC	May Invoice	Business Office Services	-4,823.44
Expense	06/12/2024	Jeff Ramsey	May Stipend	Directors Fees:Jeff Ramsey	-200.00
Expense	06/12/2024	CSDA	Legislative Days	Membership/Association	-430.00
Expense	06/12/2024	City of Tracy		Dues:Seminars	-412.83
Check	06/12/2024	AFSS North	member renewal	Utilities:Station 5	-75.00
Expense	06/12/2024	Streamline	annual website	Membership/Association Dues	-4,500.00
Expense	06/12/2024	Matthew Kopinski	May Stipend	Office Expense:Miscellaneous	-400.00
Expense	06/14/2024	Melo Construction, Inc	Inv 4960 - laundry room	Directors Fees:Kopinski, Matt	-8,329.66
Expense	06/17/2024	EcoWater Systems		Utilities:Station 4	-141.77
Expense	06/18/2024	Delta Disposal Service	DELTA DISPOSAL ONLINE PMT TRAC DELTA DISPOSAL ONLINE PMT TRACY RURAL FIRE DISTR	Utilities:Station 3	-390.41
Expense	06/20/2024	Amp Electric	Inv 61024 - PPE Vent	-Split-	-3,863.47
Expense	06/20/2024	Coy Parking	parking	Building Maintenance	-2.00
Expense	06/20/2024	City of Tracy		Fund:Station 4	-315.90
Expense	06/20/2024	Harris & Associates	Inv. 62200	Miscellaneous	-95.00
Expense	06/21/2024	AT&T		Consultant Reports	-33.16
Expense	06/24/2024	AT&T		Utilities:Station 3	-443.80
Expense	06/25/2024	Patriot Pest Managment		Office Expense:Phone	-238.00
Expense	06/25/2024	R&S Erection Tri-County, Inc.	Inv 133384 - roll up door	-Split-	-2,056.25
Transfer	06/28/2024		Transfer to Medical Leave	Building Maintenance	-5,000.00
Expense	06/28/2024	Special District Financial Services, LLC	CSDA GM Summit	Fund:Station 3	-127.93
Expense	06/28/2024	Special District Financial Services, LLC	CSDA GM Summit	Bank of Stockton-Retirement	-5,000.00
Expense	06/28/2024	Special District Financial Services, LLC	CSDA GM Summit	Miscellaneous:Travel	-127.93
<b>Total for Bank of Stockton-Operating</b>					<b>\$ - 38,104.83</b>
Bank of Stockton-Retirement					
Expense	06/28/2024		MONTHLY FEE	Bank of Stockton	-9.00
Deposit	06/28/2024			BOS Retirement:Interest	0.56
Transfer	06/28/2024		Transfer to Medical Leave	Bank of Stockton-Operating	5,000.00

# TRACY RURAL COUNTY FIRE PROTECTION DISTRICT

## TRFD Bank Accounts

June 2024

TRANSACTION TYPE	DATE	VENDOR	MEMO/DESCRIPTION	SPLIT	AMOUNT
<b>Total for Bank of Stockton-Retirement</b>					<b>\$4,991.56</b>
CA CLASS - Capital					
Deposit	06/30/2024		Interest Earned	CA CLASS - Capital Investment:Interest	2,749.88
<b>Total for CA CLASS - Capital</b>					<b>\$2,749.88</b>
CA Class - FFF					
Deposit	06/30/2024		Interest Earned	CA Class - FFF Investment:CA Class - FFF Interest	2,192.10
<b>Total for CA Class - FFF</b>					<b>\$2,192.10</b>
CA Class - Reserves					
Deposit	06/30/2024		Interest Earned	CA Class - Reserves Investment:CA Class - Reserves Interest	4,709.22
<b>Total for CA Class - Reserves</b>					<b>\$4,709.22</b>
Fund 49501 - Operations					
Check	06/11/2024	Pete Reece		Directors Fees:Reece, Pete	-200.00
Check	06/11/2024	Craig Miller		Directors Fees:Craig Miller	-100.00
Check	06/11/2024	John Vieira		Directors Fees:Vieira, John	-200.00
Check	06/11/2024	Berreth Law Group		Legal Services:General	-3,272.10
<b>Total for Fund 49501 - Operations</b>					<b>\$ - 3,772.10</b>



# Tracy Rural County Fire Protection District

Agenda Item 4.1

## STAFF REPORT

**Meeting:** Regular Meeting  
**Date:** July 9, 2024  
**To:** Board of Directors  
**Prepared by:** Raychel Jackson, District Clerk  
**Approved by:** Jeff Ramsey, Chairperson

**Re:** Update Information Regarding Station Maintenance Issues

### RECOMMENDATION

Action Item  Non-Action Item

Receive an update on Station 93, Station 94 and Station 95 maintenance issues and modifications and provide direction to staff concerning future projects.

### BACKGROUND

Station 93, located at 1400 W Durham Ferry Road, was constructed and occupied in 2006. Station 94, located at 16502 West Schulte Road, was remodeled from an existing 20+ year old ranch house into a fire station in 1995. Over the years, both stations have experienced maintenance issues that can be attributed to their age and the normal wear and tear related to fire station operations.

### DISCUSSION

Ongoing maintenance and repairs at all stations. The following is the Building Maintenance budget for each station ending April 2024:

<b>Station</b>	<b>Expenses as of 6/30/24</b>	<b>FY 23/24 Budget</b>
Station 93	\$35,957.37	\$40,000.00
Station 94	\$22,968.99	\$40,000.00
Station 95	\$19,957.67	\$15,000.00

### FISCAL IMPACTS / ATTACHMENTS

None.