



Tracy Rural County Fire Protection District

Board of Directors

Craig Miller
Matt Kopinski
Jeff Ramsey
Pete Reece
John Vieira

Clerk of the Board

Raychel Jackson

Board of Directors – Regular Meeting Agenda Tuesday, August 11, 2026 at 4:00 PM PST

Join Zoom Meeting

<https://us06web.zoom.us/j/89387814339?pwd=dadwBoqfWDWH3VYrC860mshH3JBpLL.1>

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

Meeting ID: 893 8781 4339

Passcode: 812385

**Location: 835 N. Central Avenue
Tracy, CA 95376
2nd 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 August 11, 2026 Agenda
- 3.2 Approval of the July 07, 2026 Minutes
- 3.3 July Disbursement Report

4. Regular Agenda

- 4.1 Approval of Resolutions Related to Participation in Fire Risk Management Services (FRMS)
- 4.2 Approve Contract for Corrective Repairs to the Station 94 Kitchen Flooring
- 4.3 Review the Condition of Fire Station 94 and Provide Direction Regarding Facility Improvements

5. Committee Reports

- 5.1 JPA Representative Report
- 5.2 CenCal Fire Report

6. Informational Update

- 6.1 Fire Chief's Update
- 6.2 Future Fire Stations Update
- 6.3 SSJCFA Radio System Update
- 6.4 Staff 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. Future Agenda Items

10. Closed Session

- 10.1 Public Employee Appointment and Contract Negotiations
(Government Code §§54957, 54957.6)
Title: General Manager
- 10.2 Public Employee Appointment and Contract Negotiations
(Government Code §§54957, 54957.6)
Title: Board Clerk
- 10.3 Consult with Legal Counsel – Significant Exposure to Litigation (California
Government Code section 54956.9(b) one matter.

11. Adjournment until Next Regular Session – September 8, 2026

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) 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

Agenda Item 3.2

Board of Directors – Regular Meeting Agenda

3:00 p.m. (Special Meeting-Closed Session)

4:00 p.m. (Regular Meeting)

Tuesday, July 7, 2026 at 4:00 PM PST

1. Roll Call and Pledge of Allegiance

Chairman Miller called the special closed session meeting to order at 3:08 pm and all Directors present.

2. Public Comment

No Public Comment.

3. Closed Session

- 3.1 Public Employee Appointment and Contract Negotiations
(Government Code §§54957, 54957.6)
Title: General Manager
Action: Motion was made to appoint Raychel Jackson as General Manager, pending contract approval.
- 3.2 Consult with Legal Counsel – Significant Exposure to Litigation (California Government Code section 54956.9(b) one matter.
Action: No Reportable Action.

4:00 p.m. (Regular Meeting)

1. Roll Call and Pledge of Allegiance

Chairman Miller called the meeting to order at 5:05 pm and, all Directors present.

2. Public Comment

No Public Comment.

3. Consent Calendar

- 3.1 Adoption of the July 7, 2026 Agenda
- 3.2 Approval of the June 9, 2026 Minutes
- 3.3 June Disbursement Report

3.4 Request for County Check Issuance

- **Motion** was made by Director Ramsey seconded by Director Reece to accept Consent Calendar. **Vote:** Motion passed, 5-0.

4. Regular Agenda

- 4.1 Receive a Presentation and Authorize Implementation of Cash Management Strategy with Tri Counties Bank
 - **Motion** was made by Director Kopinski seconded by Director Ramsey to Approve Implementation of Cash Management Strategy with Tri Counties Bank.
Vote: Motion passed, 5-0.
- 4.2 Receive a Presentation from Harris & Associates Regarding Nexus Impact Fee Study
- 4.3 Review and Approve Resolution 2026 – 12 Proposition 4 – Government Spending
 - **Motion** was made by Director Ramsey seconded by Director Kopinski to Approve Resolution 2026 – 12 Proposition 4 – Government Spending.
Vote: Motion passed, 5-0.

5. Committee Reports

5.1 JPA Representative Report

Director Ramsey provided a report that the regular meeting on June 11, 2026 was cancelled due to the Promontory Fire and was rescheduled on July 18, 2026 and approved the following: Dispatch Service Agreement with City of Stockton for Fire and EMS dispatch; and received an update on the Promontory Fire.
there was no meeting and the next meeting will be on July 10th at the training center.

5.2 Cen Cal Fire Report

Director Ramsey provided that there was not a meeting since June 8, 2028. Next meeting is July 13, 2026.

6. Informational Update

6.1 Fire Chief's Update

- Chief Bradley provided the monthly report.

6.2 Future Fire Station

- Chief Bradley provided an update.

6.3 SSJCFA Radio System Update

- Chief Bradely and Chief Bagley provided an update.

6.4 Staff Update

- Staff provided and update with regards to station maintenance, trainings and grants.

7. Public Comment

No Public Comment.



Tracy Rural County Fire Protection District

Agenda Item 3.2

8. Board Member Comment

Director Kopinski congratulated the new recruits and thanked Chief Bradley and all personnel on an excellent job with the Promontory Fire.

Director Miller congratulated Raychel Jackson on the new general manager position.

9. Future Agenda Items

Quotes for immediate need items for Station 94.

11. Meeting Adjournment at 605 pm.

Raychel Jackson

Raychel Jackson, Clerk of the Board

July 8, 2026

Tracy Rural Fire Protection District
Balance Sheet
As of Jul 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
CA CLASS - Capital	1,221,846.47
CA Class - Fire Facility Fees	544,318.93
CA Class - Reserves	1,169,342.87
Fund 49501 - Operations	1,492,824.92
Fund 49515 - Fire Facility Fees	205,836.75
Fund 49519 - Emergency Reserve	155.50
Fund 49591 - Capital Outlay Res	54.97
Tri Counties Bank - Capital Improvement	355,887.46
Tri Counties Bank - Medical Leave Bank	159,428.89
Tri Counties Bank - Operating	1,191,049.53
Tri Counties Bank - Reserves	1,177,234.98
Total for Bank Accounts	\$7,517,981.27

TRACY RURAL COUNTY FIRE PROTECTION DISTRICT

Monthly Transactions

July 2026

TRANSACTION TYPE	DATE	VENDOR	MEMO/DESCRIPTION	SPLIT	AMOUNT
CA CLASS - Capital					
Deposit	07/31/2026		Interest Earned	CA CLASS - Capital Investment:Interest	3,855.34
Total for CA CLASS - Capital					\$3,855.34
CA Class - Fire Facility Fees					
Deposit	07/31/2026		Interest Earned	CA Class - FFF Investment:CA Class - FFF Interest	1,717.51
Total for CA Class - Fire Facility Fees					\$1,717.51
CA Class - Reserves					
Deposit	07/31/2026		Interest Earned	CA Class - Reserves Investment:CA Class - Reserves Interest	3,689.67
Total for CA Class - Reserves					\$3,689.67
Fund 49501 - Operations					
Check	07/07/2026	South San Joaquin County Fire Authority	1st Installment FY26-27	SSJCFA - JPA:FY2026-2027	-
					4,154,033.12
Total for Fund 49501 - Operations					\$ -
					4,154,033.12
Tri Counties Bank - Capital Improvement					
Check	07/06/2026	Community First National Bank	BME annual payment	CIP Fund Balance:CIP - Apparatus:Engine Loan	-50,708.23
Check	07/06/2026	Community First National Bank	2024 Pierce annual payment	CIP Fund Balance:CIP - Apparatus:Engine Loan	-122,648.07
Deposit	07/31/2026		Interest Earned	TCB Capital:Interest	1,089.02
Total for Tri Counties Bank - Capital Improvement					\$ -
					172,267.28
Tri Counties Bank - Medical Leave Bank					
Deposit	07/31/2026		Interest Earned	TCB Medical Leave Bank:Interest	399.26
Total for Tri Counties Bank - Medical Leave Bank					\$399.26
Tri Counties Bank - Operating					
Check	07/01/2026	Special District Financial Services, LLC	reimbursement	-Split-	-158.51
Check	07/06/2026	Air Exchange, Inc	annual service	-Split-	-3,068.57
Check	07/06/2026	Pacific Gas & Electric		Utilities:Station 4	-1,296.21
Check	07/06/2026	Pacific Gas & Electric		Utilities:Station 5	-148.51
Check	07/06/2026	R&S Erection Tri-County, Inc.	roller on door broken	Building Maintenance Fund:Station 4	-690.50
Check	07/06/2026	ProTech		Building Maintenance Fund:Station 5 Tracy Hills	-70.00
Check	07/06/2026	Hometown Heating & Air	Controller replacement	Building Maintenance Fund:Station 5 Tracy Hills	-524.00
Check	07/06/2026	Berreth Law Group	June Inv.	Legal Services	-10,494.15
Check	07/06/2026	Patriot Pest Managment		-Split-	-388.00
Check	07/06/2026	CalPERS	Annual Payment - 1087	-Split-	-685,411.00
Check	07/06/2026	City of Tracy		Utilities:Station 5	-452.92
Check	07/06/2026	City of Tracy		Utilities:Station 4	-146.82
Check	07/13/2026	VSP	Vision	Payroll Expenses:Health Insurance	-49.16
Check	07/13/2026	Delta Dental	Dental	Payroll Expenses:Health Insurance	-266.35
Check	07/14/2026	Van Unen Miersma Propane	tank rental	Utilities:Station 3	-161.63
Check	07/14/2026	Jeff Ramsey	July Stipend	Directors Fees:Jeff Ramsey	-325.78
Check	07/14/2026	FRMS	26/27	Workers' Compensation	-1,836.00
Check	07/14/2026	Delta Disposal Service		-Split-	-484.77
Check	07/14/2026	Matthew Kopinski	July Stipend	Directors Fees:Kopinski, Matt	-325.78
Deposit	07/14/2026		25-26 tax roll	Fund 49501 - Property Tax:Other Service fees:Weed Abatement	150.00

TRACY RURAL COUNTY FIRE PROTECTION DISTRICT

Monthly Transactions

July 2026

TRANSACTION TYPE	DATE	VENDOR	MEMO/DESCRIPTION	SPLIT	AMOUNT
Check	07/15/2026	CalPERS	August	Payroll Expenses:Health Insurance	-3,041.47
Check	07/25/2026		June payment	TCB Credit Card	-5,991.55
Check	07/31/2026		Service Charge	Service Charge	-221.40
Deposit	07/31/2026		Interest Earned	TCB Operating:Interest	3,407.26
Check	07/31/2026	Special District Financial Services, LLC	July Inv	Business Office Services	-5,393.75
Check	07/31/2026	R&S Erection Tri-County, Inc.	hydraulic door closer replacements	Building Maintenance Fund:Station 4	-2,996.00
Check	07/31/2026	San Joaquin County Assessor	entity fund report FY26-27	Consultant Reports:Misc. Report	-1,406.93
Check	07/31/2026	Patriot Pest Managment		-Split-	-388.00
Check	07/31/2026	Code Concepts Group LLC	Inv 1201	Consultant Reports:Misc. Report	-5,512.00
Check	07/31/2026	Nor-Cal Plumbing	clear lines	Building Maintenance Fund:Station 4	-405.00
Total for Tri Counties Bank - Operating					\$ - 728,097.50
Tri Counties Bank - Reserves					
Deposit	07/31/2026		Interest Earned	TCB Reserves:Interest	2,948.13
Total for Tri Counties Bank - Reserves					\$2,948.13

TRACY RURAL COUNTY FIRE PROTECTION DISTRICT

TCB Credit Card Expenses

July 2026

TRANSACTION TYPE	DATE	VENDOR	MEMO/DESCRIPTION	SPLIT	AMOUNT
TCB Credit Card					
Credit Card Expense	07/01/2026	Hyatt	GM Conference	Travel & Training:Lodging	1,056.16
Check	07/25/2026			Tri Counties Bank - Operating	-5,991.55
Credit Card Expense	07/28/2026	Chevron	Meeting with contractors	Travel & Training:Fuel	114.82
Credit Card Expense	07/28/2026	QuickBooks Payments		Payroll Expenses	13.71
Total for TCB Credit Card					\$ -4,806.86



**Tracy Rural County
Fire Protection District**

Agenda Item 4.1

STAFF REPORT

Meeting: Regular Meeting
Date: August 11, 2026
To: Board of Directors
Prepared by: Raychel Jackson, General Manager
Approved by: Craig Miller, Chairperson

Re: Approval of Resolutions to Participate in Fire Risk Management Services (FRMS) Workers' Compensation Program

RECOMMENDATION

☒ **Action Item** ☐ Non-Action Item

Adopt Resolutions 2026-13 and Resolution 2026-14 to participate in the Fire Risk Management Services (FRMS) Workers' Compensation Program:

1. Resolution 2026-13 Authorizing Participation in Fire Risk Management Services (FRMS).
2. Resolution 2026-14 Authorizing Application to the California Department of Industrial Relations for a Certificate of Consent to Self-Insure Workers' Compensation Liabilities.

BACKGROUND

As the District continues to establish its independent administrative and operational functions, it must secure workers' compensation coverage for its employees.

Fire Risk Management Services (FRMS) is a Joint Powers Authority (JPA) that provides workers' compensation coverage and related risk management services specifically for fire agencies throughout California. Participation in FRMS requires the Board to adopt several resolutions as part of the membership and regulatory approval process. The FRMS membership resolution commits the District to the workers' compensation program for a minimum three-year participation period and authorizes execution of the Joint Powers Agreement upon approval of membership.

In addition, because FRMS operates as a self-insured workers' compensation program, participating agencies must obtain a Certificate of Consent to Self-Insure from the California Department of Industrial Relations (DIR). The Board must authorize submission of that application.



Tracy Rural County Fire Protection District

DISCUSSION

Participation in FRMS is an important step in establishing the District's independent workers' compensation program.

Approval of these resolutions will authorize the District's participation in the FRMS Workers' Compensation Program, authorize execution of the FRMS Joint Powers Agreement upon approval of the District's membership, authorize submission of the required application to the California Department of Industrial Relations and authorize the General Manager to execute documents necessary to complete the membership process.

These resolutions are administrative and regulatory requirements necessary for participation in the FRMS program.

Participation in FRMS provides the District access to workers' compensation coverage, claims administration, risk management resources, and training tailored specifically to fire service agencies.

FISCAL IMPACT

Workers' compensation costs are included in the adopted Fiscal Year 2026-2027 Budget in the amount of \$1,836.00.

ATTACHMENTS

1. Resolution 2026 - 13 Authorizing Participation in Fire Risk Management Services (FRMS).
2. Resolution 2026- 14 Authorizing Application to the California Department of Industrial Relations for a Certificate of Consent to Self-Insure Workers' Compensation Liabilities.



Tracy Rural County Fire Protection District

Resolution No. 2026-13

RESOLUTION OF THE TRACY RURAL COUNTY FIRE PROTECTION DISTRICT AUTHORIZING PARTICIPATION IN THE FIRE RISK MANAGEMENT SERVICES

WHEREAS, the Tracy Rural County Fire Protection District wishes to obtain workers' compensation coverage commencing 07/01/2026 for the General Manager and other employees as maybe determined; and

WHEREAS, the Fire Risk Management Services (FRMS) is a joint powers authority created for the purpose of providing workers' compensation and employment benefits coverages, and/or other risk which the Board of Directors may determine; and

WHEREAS, FRMS requires the Tracy Rural County Fire Protection District to pass a resolution expressing: (1) the desire and commitment of the Tracy Rural County Fire Protection District to apply for and participate in membership in the FRMS Workers' Compensation coverage program offered by FRMS, for a three-year minimum participation period, on the terms and conditions specified in that certain Proposal for Membership submitted to Tracy Rural County Fire Protection District by FRMS; and (2) its agreement to execute and comply with all the provisions in the FRMS Joint Powers Agreement upon notification of approval of membership.

NOW, THEREFORE, in consideration of the Mutual Covenants and Promises contained herein and in the FRMS Joint Powers Agreement, *Be It Resolved* by the Board of Directors of Tracy Rural County Fire Protection District as follows:

1. Tracy Rural County Fire Protection District requests membership in the FRMS Workers' Compensation Program; and
2. Tracy Rural County Fire Protection District accepts the Proposal for Membership presented by FRMS; and
3. Tracy Rural County Fire Protection District approves the form of Joint Powers Agreement and agrees to execute and return said Agreement promptly upon notice of the approval of its membership application by the Board of Directors of FRMS; and
4. Tracy Rural County Fire Protection District agrees that its membership is not valid until the Joint Powers Agreement is executed by both the prospective new member and the



Tracy Rural County Fire Protection District

FRMS and all required contributions for its participation in the workers' compensation program applied for have been received by FRMS; and

5. Tracy Rural County Fire Protection District hereby designates the General Manager on behalf of the Tracy Rural County Fire Protection District as authorized to take any and all actions and execute any and all documents necessary to implement the foregoing resolution

Motion passed.

Passed, approved, and adopted this 11th day of August, 2026.

Craig Miller, Chairman of the Board

ATTEST:

Raychel Jackson, Clerk of the Board



Tracy Rural County Fire Protection District

Resolution No. 2026-14

**RESOLUTION OF THE TRACY RURAL COUNTY FIRE PROTECTION DISTRICT
AUTHORIZING APPLICATION TO THE DIRECTOR OF INDUSTRIAL RELATIONS, STATE OF
CALIFORNIA FOR A CERTIFICATE OF CONSENT TO SELF-INSURE WORKERS'
COMPENSATION LIABILITIES**

BE IT RESOLVED that the Board of Directors of the Tracy Rural County Fire Protection District is authorized and empowered to make an application to the Director of Industrial Relations, State of California, for a Certificate of Consent to Self-Insure workers' compensation liabilities and representatives of the Agency are authorized to execute any and all documents required for such application.

Motion passed.

Passed, approved, and adopted this 11th day of August, 2026.

Craig Miller, Chairman of the Board

ATTEST:

Raychel Jackson, Clerk of the Board



Tracy Rural County Fire Protection District

Agenda Item 4.2

STAFF REPORT

Meeting: Regular Meeting
Date: August 11, 2026
To: Board of Directors
Prepared by: Raychel Jackson, General Manager
Approved by: Craig Miller, Chairperson

Re: Corrective Repairs to Kitchen Flooring at Station 94

RECOMMENDATION

☒ **Action Item** ☐ Non-Action Item

Review the contractor evaluations and proposals for corrective repairs to the kitchen flooring at Station 94 and provide direction to staff.

BACKGROUND

As part of the kitchen renovation completed approximately two years ago, new luxury vinyl plank (LVP) flooring was installed in the kitchen, dining area, entry, and stair landing at Station 94.

Over the past year, sections of the flooring have separated and lifted, with several planks becoming loose and creating uneven walking surfaces within an occupied fire station.

The original installer was contacted and provided an opportunity to inspect the flooring and address the District's concerns. To better understand the cause of the failure and identify an appropriate corrective repair, staff obtained independent contractor evaluations and quotations.

DISCUSSION

The purpose of this project is to correct the existing flooring installation and restore a safe, durable, and serviceable floor within the station.

Contractors who evaluated the flooring generally agree that replacing individual planks is not expected to resolve the underlying condition.

This project is limited to corrective repairs to the kitchen flooring and is independent of any future discussion regarding broader improvements to Station 94. Regardless of the Board's future direction concerning the station, staff believes the existing flooring condition should be addressed to maintain a safe and functional work environment.



Tracy Rural County Fire Protection District

Contractor	Proposed Cost	Summary of Proposed Repair	Notes
Kyle's Custom Tile	\$9,500	Remove existing flooring, remove particleboard, prepare subfloor, install new flooring.	Identified installation deficiencies and recommends correcting underlying floor condition.
Kirk Flooring	\$5,860	Remove existing floor and replace flooring, base, trim, and reinstall appliances.	Correct subfloor if needed

FISCAL IMPACT

Funding is available within the District's approved Fiscal Year 2026-2027 Budget.

ATTACHMENTS

None.



Tracy Rural County Fire Protection District

Agenda Item 4.3

STAFF REPORT

Meeting: Regular Meeting
Date: August 11, 2026
To: Board of Directors
Prepared by: Raychel Jackson, General Manager
Approved by: Craig Miller, Chairperson

Re: Receive Station 94 Facility Assessment and Direction Regarding
Long Term Facility Improvements

RECOMMENDATION

☒ **Action Item** ☐ Non-Action Item

Receive the report regarding the condition of Fire Station 94 and provide direction to staff regarding preparation of a Request for Proposals (RFP) for professional architectural and engineering services to evaluate the facility, identify deficiencies, develop conceptual improvement alternatives, and prepare preliminary cost estimates for future Board consideration.

BACKGROUND

At the July 7, 2026, Special Board Meeting, the Board directed staff to obtain cost estimates for several priority facility improvements at Station 94, including flooring, plumbing, and restroom renovations.

As projects were evaluated, it became apparent that many of the remaining building systems are interconnected. Obtaining individual quotations for isolated repairs would not provide the Board with sufficient information to determine the most effective long-term approach to maintaining the facility.

Station 94 was originally constructed as a residence and later converted into a fire station. Over the years, the District has continued to invest in the facility through routine maintenance and capital improvements, including replacement windows and a kitchen renovation. The remaining improvements involve multiple building systems that should be evaluated comprehensively before additional significant capital investments are made.



Tracy Rural County Fire Protection District

DISCUSSION

Station 94 continues to serve as an active emergency response facility and is expected to remain in service for the foreseeable future. Regardless of any future facility planning, the station must remain safe, functional, and operational.

The purpose of this agenda item is not to determine whether Station 94 should be renovated. Rather, staff is requesting direction on whether to obtain the professional information necessary to evaluate the facility as a whole before additional major repairs are undertaken.

During staff's evaluation, it became apparent that many of the remaining deficiencies are interconnected. Completing individual projects independently may result in duplicated work, increased costs, or disruption if future repairs require previously completed work to be removed or modified.

Examples of facility needs identified during the assessment include:

- Kitchen, hallway, and bedroom flooring
- Plumbing infrastructure
- Restroom renovations
- Interior finishes
- Apparatus bay improvements
- Ceiling repairs
- Structural and seismic evaluation
- Exterior site improvements and landscaping

If directed by the Board, staff will prepare an RFP seeking qualified architectural and engineering firms to:

- Evaluate the overall condition of the facility.
- Identify deficiencies and code-related issues.
- Develop conceptual improvement alternatives.
- Prepare preliminary cost estimates.
- Identify opportunities for phased implementation, if appropriate.

Issuing an RFP does not obligate the District to renovate Station 94. Any future recommendations regarding project scope, funding, design, or construction would be presented to the Board as separate agenda items for consideration and approval.

While routine maintenance will continue, delaying a comprehensive facility assessment may result in increased maintenance costs, continued deterioration of building systems, and reduced ability to strategically plan future capital improvements.



Tracy Rural County Fire Protection District

FISCAL IMPACT

There is no fiscal impact associated with this agenda item.

ATTACHMENTS

None.