



## KENSINGTON FIRE PROTECTION DISTRICT BOARD OF DIRECTORS SPECIAL MEETING MINUTES

**DATE/TIME:** April 28, 2022, 7:00PM

**LOCATION:** Via Zoom Teleconference

**PRESENT:** Directors: President Larry Nagel, Vice President Kevin Padian, Director Don Dommer, Director Julie Stein  
Staff: GM Bill Hansell

**ABSENT:** Director(s): Director Kosel

### 1. CALL TO ORDER/ROLL CALL:

President Nagel called the meeting to order at 7:03 p.m. and confirmed the roll call.

### 2. PUBLIC COMMENT:

Cassandra Duggan asked several questions. Paul Doro made comments on Item 3b. Director Stein noted there are 18 members of the public in the meeting.

### 3. NEW BUSINESS (0:06:16):

#### a. Exploration of Interest Rate Proposals for CIP Expenses:

GM Hansell introduced this item and reviewed interest rate changes, noting the project is still fundable within reserves. Rob Schmidt of NHA Advisors reviewed the process of engaging a broker-dealer to solicit interest rate bids over 3 – 4 weeks. It is up to the Board whether to move forward with those bids or hold off. Staff is looking for Board approval of the financing proposals; GM Hansell noted the loan would be \$3.5 million.

Director Stein inquired about the existing agreement with NHA Advisors and what might happen if the amount of the loan would need to increase as a result of project increases. GM Hansell noted that contingencies would be included in the project budget as a buffer and reviewed various aspects of the construction estimates for the temporary facility and public safety building. Mr. Schmidt noted that a change in construction costs could be taken from/ reserves and reviewed several scenarios.

Public comment was received from Jim Watt regarding NHA Advisors' contract fee, the amount of the loan, and the financial forecast.

Mr. Schmidt reviewed the process that would be followed if financing was done through the California Special Districts Association (CSDA) versus this one which is a private placement citing that a public offering is more expensive now which is an anomaly. Public offering costs are higher due to the official statement and bond counsel costs. The private placement would involve an RFP process for a broker-dealer.

Public comment was received from Paul Doro that this is not a wise expenditure. Pat Gillette stated this seems like a misuse of public funds due to the unknowns and raised overall concerns on the project. Linda Lipscomb agreed with the previous comments and facts for the contract should be known before entering into. Charles Jennings noted this is being pushed through too quickly and agreed with prior comments.

President Nagel stated that a contract is not being entered into and this would be authorizing the general manager to negotiate a contract with the assistance of legal counsel. GM Hansell is trying to move forward with the policy decisions of the Board to address life safety building issues and to save money.

David Fike noted the significant opposition to the decision that was made a year ago noting the community is concerned about the implications of this on the community.

<b>MOTION:</b> M/s Padian/Dommer: Approval for staff to acquire financing proposals at current interest rates for the Public Safety Renovation Project in order to mitigate anticipated market increases.
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<b>VOTE:</b> Ayes: Nagel, Padian, Dommer Nays: Stein Absent: Kosel
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Motion Passed 3-1-1
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Video Time Stamped: 0:58:20
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**b. Approval of Capital Reserve Expenditure of \$4,717.81 for Down Payment on Temporary Fire Station Apparatus Bay Structure (00:59:00):**

GM Hansell presented this item and reviewed the process followed. Director Stein cited process concerns on this item not including approval of the contract and that this is premature since the space has not yet been secured. She also noted that the full renovation budget has not been approved including an overall limit. GM Hansell reviewed the process for the hard, soft, and related costs for the temporary facility and public safety building.

Director Padian commended GM Hansell for his research on structures to protect engines. He believes the Board authorized the general manager to do research and enter into contract negotiations that would get the best deal for the District.

Director Dommer stated that these types of projects often come together in bits and pieces and GM Hansell is sorting them out. He is happy with GM Hansell and the progress.

Public comments received via email were read. Pam Martin inquired about competing bids and status of the structure after the end of the project also citing traffic concerns. Sophia Martinez, a Craft Avenue resident, objects to the placement of the temporary station. Public comments were received by members in the Zoom meeting. Sylvia Rosales-Fike is concerned about the general manager making decisions about how taxpayer dollars are spent for the community as well as fiscal concerns of the Board.

<b>MOTION:</b> M/s Padian/Dommer: To approve Capital Reserve Expenditure of \$4,717.81 for Down Payment on a Temporary Fire Station Apparatus Bay Structure.
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<b>VOTE:</b> Ayes: Nagel, Padian, Dommer Nays: Stein Absent: Kosel	
Motion Passed 3-1-1	<b>Video Time Stamped: 1:25:56</b>

**4. ANNOUNCE AND ADJOURN TO CLOSED SESSION (1:28:22):**

There was no public comment on the closed session items. President Nagel will recuse himself from 6 c ii. for 1 Lawson Road as a member of the Unitarian Church.

**c. Closed Session:**

- i. Subject: Real Property Negotiations (GC54956.8)**
- ii. Subject: Real Property Negotiations (GC54956.8)**

**5. RECONVENE TO OPEN SESSION (2:18:20) 9:21pm:**

Direction was given to staff on both items with no reportable action.

**6. ADJOURNMENT:** President Nagel adjourned the meeting at 9:21:00 p.m.  
The next Board of Directors meeting will occur on May 11, 2022.

MINUTES PREPARED BY: Mary Morris-Mayorga

These minutes were approved at the Special Board Meeting of the Kensington Fire Protection District on February 10, 2023.

Attest:

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Secretary of the Board