

Escalon Consolidated Fire
Protection District

1749 Coley Avenue
Escalon, CA 95320
Phone 209-838-7500
Fax 209-838-3926



Board of Directors

Joe Camara, Board Chairperson
Laura Catrina, Vice Chairperson
Mikey Schilber, Secretary
Mark Paulsen, Director
Terry Pinheiro, Director

Rick Mello, Fire Chief

Post Date: March 8, 2021

Board of Directors Meeting
1531 1st Street
March 11, 2021 at 4 P.M.

BEFORE THE BOARD OF DIRECTORS OF ESCALON CONSOLIDATED FIRE
PROTECTION DISTRICT

ROLL CALL:

APPROVAL OF MINUTES:

BILLS: Bills for the month of February in the amount of \$64,442.79.

COMMUNICATIONS:

BOARD AGENDA

Old Business:

- A. Update on Tower Insurance, lease / rental agreement and legal information discovered by the District's council. – Director Pinheiro
- B. Update on radio programming – Director Pinheiro
- C. Bathroom Remodel Addition

New Business:

- A. Request board packets be sent to board members for review prior to the meeting. – Director Pinheiro
- G. Chief's Report.
- H. Public Comment.
- I. Closed Session
 - a. No closed session.

COVID-19 Guidelines

Due to COVID-19 the following guidelines will be utilized

- Social distancing guidelines will be followed during all portions of the meeting
- In the event social distancing cannot be met, the meeting will be moved to a larger location or canceled/postponed
- All in attendance will be required to monitor and record their temperature upon entering the building and upon exiting the building
- Hand sanitizer and face coverings will be provided.
- Board members may attend the meeting virtually if desired.

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**ESCALON CONSOLIDATED FIRE
PROTECTION DISTRICT
BOARD OF DIRECTOR'S MINUTES
FEBRUARY 2021**

The monthly Board of Directors meeting of the Escalon Consolidated Fire Protection District was called to order by Director Joe Camara at 4:03 p.m. on February 11, 2021. Directors present Joe Camara, Laura Catrina, Mickey Schilber and Terry Pinheiro. Director absent was Mark Paulsen. Others present, Chief Rick Mello, Administrative Assistant Katy House, Battalion Chief Moe Silva and Firefighter Engineer Cassidy Bohannon. Public in attendance was Steve Reichmuth.

Minutes for the meeting on January 14, 2021 were approved on a motion by Director Catrina and a second by Director Schilber.

4-AYES and 0-NAYES 1-ABSENT

January bills in the amount of \$42,777.32.01 were approved to be paid on a motion by Director Schilber and a second by Director Pinheiro.

4-AYES and 0-NAYES 1-ABSENT

COMMUNICATIONS:

- A. Fair Political Practices Commission Ethics Training Information

OLD BUSINESS:

- B. Bathroom Remodel / Addition

- Last bids were more than expected.
- Tabled - Pending additional bids

- C. Mutual Aid (Water Tender)

- Portal to Portal is up and in place
- Public comment – Steve Reichmuth
 - Who is liable for the Water Tender?
 - State Liability
 - How are salaries paid?
 - State Liability
 - Who is liable for any incidents our Firefighters may be a part of?
 - State Liability
- Appoint Battalion Chief Silva to get Water Tender 1-2 a full inspection to determine what repairs need to be made.

- Tabled – Willing to participate if the opportunity arises.
- D. Station Tower Incident
- Pending Insurance Adjuster
 - Pending Damage to Staff Vehicles
 - A temporary replacement tower has been installed
 - Ayera is assuming all liability
 - Forward incident reports to Attorney
 - Review contract of the tower
 - No final tally on total damage
 - Tabled – Pending Attorney Review

NEW BUSINESS:

A. Form 700

- Forms are due by April 1, 2021
- New Directors have a 30-day window from the day they take office to turn in forms
- Completed and Signed forms will be collected at next Board Meeting.

B. Chief's Report – February 2021

- Status of Fire Department
 - 76 calls for the month and 83 for 2021.
- Fire Prevention
 - Received two variance requests for existing projects. One is a temporary security fence on the existing Roosevelt project, the second on the building expansion on Ullrey. Paddock Mobile Manor is under new ownership.
- Apparatus and Equipment
 - The 2021 Ford Expedition was received by Tom Hillier Ford and it has been transferred to Emergency Vehicle Outfitters (EVO) in Elk Grove for emergency equipment installation and lettering.
- Buildings and Grounds
 - We are working with Cromwell & Ney, VFIS and Gladfetter Insurance on claims from the radio tower.
- San Joaquin County Fire Chief's Association
 - Meeting 2-3-21, general business (via Web-Ex).
- San Joaquin County Radio Users Group
 - Meeting 1-20-21, general business.
- Miscellaneous
 - We have submitted for the current Assistance to Firefighters Grant (AFG) for portable radios. We have also joined the regional SCBA grant hosted by Lathrop-Manteca Fire District.

- We will be receiving \$7,709.65 from San Joaquin County to offset expenses for COVID-19. Thanks to Supervisor Chuck Winn and Chief of Staff Denis Warmerdam for their assistance.
- We currently have eight Reserve / Volunteer Firefighters in the beginning stages of background investigations.

C. Public Comment

- a. No public comment.

D. Closed Session

- a. No closed session.

DATED: _____

Respectfully submitted,

ATTEST: _____

Escalon Consolidated Fire Protection District
Profit & Loss Detail
 February 2021

2:20 PM
 03/08/21
 Cash Basis

Type	Date	Name	Memo	Original Amount	Paid Amount	Balance
Ordinary Income/Expense						
Expense						
Capital Expense						
Bill	02/08/2021	Tom Hillier Ford	CHIEF'S VEHICLE	42,954.50	42,954.50	42,954.50
Total Capital Expense						
Communications						
Bill	02/03/2021	Joint Radio User...	DISP.FEE W/EMS;DISP.FEE w/OEMS;MEMBERFEE	2,387.43	2,387.43	2,387.43
Bill	02/03/2021	Jive Communica...	MONTHLY SERVICE	379.67	379.67	2,767.10
Bill	02/24/2021	AT&T	MONTHLY SERVICES	100.66	100.66	2,867.76
Bill	02/24/2021	Verizon Wireless	MONTHLY SERVICES	79.56	79.56	2,947.32
Total Communications						
Fuel						
Credit...	02/02/2021	Flying J	FUEL	27.00	27.00	27.00
Credit...	02/04/2021	Flying J	FUEL	28.00	28.00	55.00
Credit...	02/10/2021	Flying J	FUEL	34.00	34.00	89.00
Bill	02/16/2021	Valley Pacific Pe...	FUEL	474.03	474.03	563.03
Credit...	02/16/2021	Flying J	FUEL	26.00	26.00	589.03
Credit...	02/22/2021	Flying J	FUEL	20.50	20.50	609.53
Bill	02/24/2021	Valley Pacific Pe...	FUEL	366.87	366.87	976.40
Total Fuel						
Health Insurance						
Bill	02/16/2021	CaliforniaChoice...	MARCH 2021	9,011.15	9,011.15	9,011.15
Bill	02/24/2021	Premier Access	MARCH 2021	1,065.18	1,065.18	10,076.33
Bill	02/25/2021	Sun Life Financial	MARCH 2021	151.24	151.24	10,227.57
Total Health Insurance						
Household						
Bill	02/03/2021	Strand Ace Hard...	PLUNGER&HOLDER; CLEANRRNMX GEL	24.33	24.33	24.33
Bill	02/03/2021	Central Sanitary ...	TOWEL ROLL;LIQUID SWABBY BOWL CLEANR;LAUNDRY DETER...	130.47	130.47	154.80
Check	02/08/2021	Costco	WATER	1,364.89	1,364.89	1,519.69
Check	02/09/2021	1-800-FLOWERS	DAVID BOYD FUNERAL FLOWERS	75.41	75.41	1,595.10
Check	02/10/2021	Modesto Bee	26 WEEKS	479.05	479.05	2,074.15
Bill	02/16/2021	Alhambra	MONTHLY SERVICES	87.89	87.89	2,162.04
Bill	02/16/2021	Sutter Gould Me...	EMPLOYEE PHYSICAL	128.00	128.00	2,290.04

Escalon Consolidated Fire Protection District
Profit & Loss Detail
 February 2021

2:20 PM
 03/08/21
 Cash Basis

Type	Date	Name	Memo	Original Amount	Paid Amount	Balance
Check	02/22/2021	Monschein Indu...	KITCHEN DRAWER REPAIR	80.00	80.00	2,370.04
Bill	02/24/2021	Central Sanitary ...	FOAM DISPENSER	11.58	11.58	2,381.62
Bill	02/24/2021	L.N. Curtis and ...	SHIPPING FOR BLACK NYLON HOSE STRAP	12.69	12.69	2,394.31
Total Household						
Maintenance						
Bill	02/03/2021	Farmer's Blacks...	RENTAL ON WELDING TANK 2021	50.00	50.00	50.00
Bill	02/03/2021	Escalon Tire Sup...	ENGINE 1-1 TIRE REPLACEMENT	703.74	703.74	753.74
Bill	02/16/2021	True Value Hard...	NUTS/BOLTS/SCREWS	0.74	0.74	754.48
Bill	02/16/2021	Strand Ace Hard...	FEMALE COUPLING;THREAD SEAL TAPE	6.87	6.87	761.35
Check	02/24/2021	Amazon	HEAVY DUTY PISTOL GRIP GREASE GUN	23.67	23.67	785.02
Total Maintenance						
Maintenance Structure & Grounds						
Bill	02/12/2021	Mid Valley Plum...	DOWNSTAIRS FAUCET; DRAIN; ADA WRAP	182.00	182.00	182.00
Bill	02/16/2021	Strand Ace Hard...	ACE BETTER RLR;SANDDISC VENTED; TAPE CSK CL; ACE BETTER...	19.99	19.99	201.99
Bill	02/24/2021	True Value Hard...	STATION AIR FILTERS	21.71	21.71	223.70
Total Maintenance Structure & Grounds						
Office Expenses						
Bill	02/03/2021	STAPLES	COFFEE; CREAMER; PENS; BATTERIES; PAPER; FILE FOLDERS;SU...	876.19	876.19	876.19
Check	02/04/2021	United States Po...	FINANCIAL REPORT COVER LETTER TO COUNTY; MAILED PAY ...	8.40	8.40	884.59
Bill	02/16/2021	Ricoh USA, Inc.	COPIER LEASE	202.67	202.67	1,087.26
Bill	02/16/2021	Ricoh USA, Inc. ...	BW 875; COLOR 1414	82.40	82.40	1,169.66
Check	02/24/2021	United States Po...	MAIL SPARE KEYS TO EMERGENCY VEHICLE OUTFITTERS	5.79	5.79	1,175.45
Total Office Expenses						
Professional Services						
Bill	02/16/2021	Mid Valley IT	MONTHLY IT SERVICES	435.00	435.00	435.00
Total Professional Services						
Small Tools & Equipment						
Bill	02/03/2021	Life-Assist	2xGLOVES;3xNASALCUNNULA;2xBAGMASKRESUSCITATOR	92.19	92.19	92.19
Bill	02/03/2021	L.N. Curtis and ...	KSVII CHAIN SET - TRANSPORTATION COST	25.00	25.00	117.19
Check	02/10/2021	Amazon	RADIO ANTENNA DUAL BAND BASE STATION	106.13	106.13	223.32
Check	02/11/2021	Amazon	ANTENNA CABLE; POLICE SCANNER ANTENNA RADIO SCANNER	35.30	35.30	258.62
Bill	02/16/2021	L.N. Curtis and ...	34" X 2" BLACK NYLON HOSE STRAP	125.85	125.85	384.47

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Profit & Loss Detail
 February 2021

2:20 PM
 03/08/21
 Cash Basis

Type	Date	Name	Memo	Original Amount	Paid Amount	Balance
Check	02/21/2021	Amazon	MOTOROLA PORTABLES	258.57	258.57	643.04
Check	02/22/2021	Amazon	USB C TO HDMI CABLE FOR SURFACE PRO	14.00	14.00	657.04
Check	02/25/2021	Amazon	USB TO HDMI CABLE FOR SURFACE PRO	29.08	29.08	686.12
Total Small Tools & Equipment					686.12	686.12
Special Accounting Reports						
Bill	02/16/2021	Johnson & Asso...	COMPILED FINANCIAL STATEMENT	350.00	350.00	350.00
Total Special Accounting Reports					350.00	350.00
Structure Improvements						
Check	02/28/2021	Conexwest	MONTHLY STORAGE LEASE	85.12	85.12	85.12
Total Structure Improvements					85.12	85.12
Utilities						
Bill	02/03/2021	Gilton Solid Wa...	MONTHLY SERVICE	74.09	74.09	74.09
Bill	02/16/2021	PG&E 1	STATION 1	783.51	783.51	857.60
Bill	02/16/2021	PG&E 2	STATION 2	41.70	41.70	899.30
Bill	02/24/2021	Charter Commu...	MONTHLY SERVICE	124.98	124.98	1,024.28
Bill	02/25/2021	Insect IQ, Inc	STATION 2	89.00	89.00	1,113.28
Bill	02/25/2021	Insect IQ, Inc	STATION 1	89.00	89.00	1,202.28
Total Utilities					1,202.28	1,202.28
Total Expense					64,442.79	64,442.79
Net Ordinary Income					-64,442.79	-64,442.79
Other Income/Expense						
Other Income						
Interest Credit						
Deposit	02/26/2021		Interest	94.32	94.32	94.32
Total Interest Credit					94.32	94.32
Total Other Income					94.32	94.32
Net Other Income					94.32	94.32
Net Income					-64,348.47	-64,348.47

Escalon Consolidated Fire Protection District
Profit & Loss Budget vs. Actual 2020
July 2020 through June 2021

	<u>Jul '20 - Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
Auditor Direct Assessment	0.00	0.00	0.00	0.0%
Cafeteria Plan Medical	0.00	3,600.00	-3,600.00	0.0%
Capital Expense	46,082.59	152,242.70	-106,160.11	30.3%
Communications	28,097.25	36,000.00	-7,902.75	78.0%
Contingencies	0.00	65,000.00	-65,000.00	0.0%
Employee Expenses	0.00	854,750.00	-854,750.00	0.0%
Fire Prevention	1,316.22	2,500.00	-1,183.78	52.6%
Firefighter Safety Gear	8,361.36	13,500.00	-5,138.64	61.9%
Fuel	8,166.70	15,000.00	-6,833.30	54.4%
Health Insurance	88,241.08	122,000.00	-33,758.92	72.3%
Household	11,777.92	22,000.00	-10,222.08	53.5%
Insurance Casualty	23,775.00	25,000.00	-1,225.00	95.1%
Maintenance	22,932.59	25,000.00	-2,067.41	91.7%
Maintenance Structure & Grounds	3,218.15	8,000.00	-4,781.85	40.2%
Medi-Care	0.00	8,900.00	-8,900.00	0.0%
Memberships	2,145.00	2,200.00	-55.00	97.5%
Miscellaneous Expense	5.00	2,000.00	-1,995.00	0.3%
New Equipment	641.78	7,500.00	-6,858.22	8.6%
Office Expenses	5,421.85	10,000.00	-4,578.15	54.2%
Overtime	0.00	55,000.00	-55,000.00	0.0%
Professional Services	15,606.26	20,000.00	-4,393.74	78.0%
Publications and Legal Notices	0.00	500.00	-500.00	0.0%
Retirement	57,425.03	58,700.00	-1,274.97	97.8%
Salaries	470,582.48	558,500.00	-87,917.52	84.3%
Small Tools & Equipment	6,464.67	7,000.00	-535.33	92.4%
Social Security (FICA)	0.00	38,050.00	-38,050.00	0.0%
Special Accounting Reports	4,374.18	2,000.00	2,374.18	218.7%
Special Departmental Expenses	1,352.26	6,000.00	-4,647.74	22.5%
Structure Improvements	2,485.09	5,000.00	-2,514.91	49.7%
Tax Administration Charges	0.00	17,000.00	-17,000.00	0.0%
Taxes & Assessments	0.00	1,000.00	-1,000.00	0.0%
Training & Transportation	0.00	12,000.00	-12,000.00	0.0%
Unemployment Comp EDD	0.00	10,000.00	-10,000.00	0.0%
Utilites	13,789.01	14,000.00	-210.99	98.5%
Workers Compensation Insurance	47,256.00	68,000.00	-20,744.00	69.5%
Total Expense	869,517.47	2,247,942.70	-1,378,425.23	38.7%
Net Ordinary Income	-869,517.47	-2,247,942.70	1,378,425.23	38.7%
Net Income	-869,517.47	-2,247,942.70	1,378,425.23	38.7%



VFIS Claims Management

183 Leader Heights Road | P.O. Box 5126 | York, PA 17405
717.741.0911 | 800.233.1957 | f: 717.747.7051 | CA License #2D89880 and #OD89880



February 12, 2021

Chief Rick Mello
Escalon Consolidated Fire Protection District
1749 Coley Ave
Escalon, CA 95320

RE: Insured: Escalon Consolidated Fire Protection District
Policy Number: VFNUTR0025844-00
Claim Number: CATR21011015
Date of Loss: 01/27/2021
Description of Loss: Wind Damage | 1749 Coley Ave., Escalon, CA 95320

Dear Chief Mello:

VFIS Claims Management, Inc. is handling this matter on behalf of National Union and its Affiliated Companies. Separately you will receive a check in the amount of \$9,979.88. This represents the repair costs, less the \$1,000.00 policy deductible.

Our settlement is based on the damage estimate enclosed which was prepared by Brad King. If you find that the repairs cannot be completed for the amount of the estimate, please provide me with an itemized proposal from a contractor of your choice for my review.

We are happy to have been of service. Feel free to contact me at the toll free number above, with any questions you may have.

Sincerely,

Gregory Masimore
Property Specialist
Extension 7644
Email: claims@glatfelters.com

Enclosure

c: Cromwell & Ney Insurance Agency Inc.



Alacrity Solutions

9725 Windermere Blvd
Fishers, IN 46037
1-800-968-4456- Office
1-888-871-5285 Fax

Insured: Escalon Consolidated Fire Protection District
Property: 1749 Coley Ave
Escalon, CA 95320
Home: 1749 Coley Ave
Escalon, CA 95320

Home: (209) 838-7500

Claim Rep.: Brad King
Business: 9725 Windermere Blvd.
Fishers, IN 46037

Business: (916) 799-7040
E-mail: bradleygking12@gmail.com

Estimator: Brad King
Business: 9725 Windermere Blvd.
Fishers, IN 46037

Business: (916) 799-7040
E-mail: bradleygking12@gmail.com

Claim Number: CATR21011015

Policy Number: VFNUTR0025844-00

Type of Loss: Wind Damage

Date Contacted: 1/29/2021 12:00 AM

Date of Loss: 1/27/2021 12:00 AM

Date Inspected: 2/3/2021 9:00 AM

Date Est. Completed: 2/8/2021 10:33 PM

Date Received: 1/29/2021 11:00 AM

Date Entered: 1/29/2021 12:31 PM

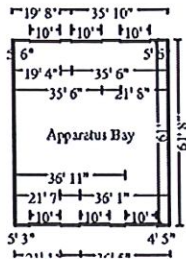
Price List: CASA8X_FEB21
Restoration/Service/Remodel

Estimate: ESCALON_
CONSOLIDATED

9725 Windermere Blvd
Fishers, IN 46037
1-800-968-4456- Office
1-888-871-5285 Fax

ESCALON_CONSOLIDATED

Main Level



Apparatus Bay

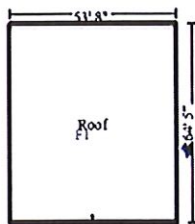
Height: 18'

3072.00 SF Walls	3111.00 SF Ceiling
6183.00 SF Walls & Ceiling	3111.00 SF Floor
345.67 SY Flooring	164.00 LF Floor Perimeter
224.00 LF Ceil. Perimeter	

Door	10' X 16'	Opens into Exterior
Door	10' X 16'	Opens into Exterior
Door	10' X 16'	Opens into Exterior
Door	10' X 16'	Opens into Exterior
Door	10' X 16'	Opens into Exterior
Door	10' X 16'	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1. Scissor lift - 20' platform height (per day) For 2 people to re-install joist.	2.00 DA	134.87	0.00	269.74	(0.00)	269.74
2. Carpenter - General Framer - per hour 2 men - 2 hours. Labor to detach and re-install joist.	4.00 HR	89.25	0.00	357.00	(0.00)	357.00
3. Framing hanger - large	2.00 BA	15.43	0.00	30.86	(0.00)	30.86
4. Seal & paint wood beam	32.00 SF	1.64	0.00	52.48	(0.00)	52.48
5. Mask the surface area per square foot - plastic and tape - 4 mil	100.00 SF	0.21	0.00	21.00	(0.00)	21.00
6. Mask and prep for paint - plastic, paper, tape (per LF)	40.00 LF	1.18	0.00	47.20	(0.00)	47.20
Totals: Apparatus Bay			0.00	778.28	0.00	778.28
Total: Main Level			0.00	778.28	0.00	778.28

Roof



Roof

3459.22 Surface Area	34.59 Number of Squares
236.25 Total Perimeter Length	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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Alacrity Solutions

9725 Windermere Blvd
Fishers, IN 46037
1-800-968-4456- Office
1-888-871-5285 Fax

CONTINUED - Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
7. Tear off, haul and dispose of 3 ply built-up roofing	1.00 SQ	61.41	0.00	61.41	(0.00)	61.41
8. Built-up 3 ply roofing - in place	1.00 SQ	395.63	0.00	395.63	(0.00)	395.63
9. Roofer - per hour	2.00 HR	200.02	0.00	400.04	(0.00)	400.04
Additional labor to seal/weatherproof holes from old mounting location.						
Totals: Roof			0.00	857.08	0.00	857.08

Communications Tower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
10. Install Rohn 25G base plate	1.00 EA	232.00	0.00	232.00	(0.00)	232.00
11. Install 10' Rohn Tower sections	9.00 EA	135.00	0.00	1,215.00	(0.00)	1,215.00
12. Install Rohn Top Section with pipe	1.00 EA	218.00	0.00	218.00	(0.00)	218.00
13. 3/16" Galvanized Guide wire	1.00 EA	380.00	0.00	380.00	(0.00)	380.00
14. Tumbuckles	16.00 EA	15.00	0.00	240.00	(0.00)	240.00
15. Dead- end Grips	32.00 EA	7.00	0.00	224.00	(0.00)	224.00
16. Special Systems - Electrician - per hour	64.00 HR	95.99	0.00	6,143.36	(0.00)	6,143.36
4 men - 16 hours. Labor to re-construct and install tower.						
Totals: Communications Tower			0.00	8,652.36	0.00	8,652.36

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
17. Tandem axle dump trailer - per load - including dump fees	1.00 EA	207.06	0.00	207.06	(0.00)	207.06
Totals: Debris Removal			0.00	207.06	0.00	207.06

Total: Roof			0.00	9,716.50	0.00	9,716.50
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Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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Alacrity Solutions

9725 Windermere Blvd
Fishers, IN 46037
1-800-968-4456- Office
1-888-871-5285 Fax

CONTINUED - Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
18. Painting labor minimum*	1.00 EA	85.06	0.00	85.06	(0.00)	85.06
19. Roofing labor minimum*	1.00 EA	400.04	0.00	400.04	(0.00)	400.04
Totals: Labor Minimums Applied			0.00	485.10	0.00	485.10
Line Item Totals: ESCALON_CONSOLIDATED			0.00	10,979.88	0.00	10,979.88

Grand Total Areas:

3,072.00 SF Walls	3,111.00 SF Ceiling	6,183.00 SF Walls and Ceiling
3,111.00 SF Floor	345.67 SY Flooring	164.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	224.00 LF Ceil. Perimeter
3,111.00 Floor Area	3,186.11 Total Area	3,072.00 Interior Wall Area
3,346.67 Exterior Wall Area	226.67 Exterior Perimeter of Walls	
3,459.22 Surface Area	34.59 Number of Squares	236.25 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Alacrity Solutions

9725 Windermere Blvd
Fishers, IN 46037
1-800-968-4456- Office
1-888-871-5285 Fax

Summary for BUILDING

Line Item Total	10,979.88
Replacement Cost Value	\$10,979.88
Less Deductible	(1,000.00)
Net Claim	<u>\$9,979.88</u>

Brad King



Alacrity Solutions

9725 Windermere Blvd
Fishers, IN 46037
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Recap of Taxes



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Recap by Room

Estimate: ESCALON_CONSOLIDATED

Area: Main Level

Apparatus Bay	778.28	7.09%
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Area Subtotal: Main Level	778.28	7.09%
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Area: Roof

Roof	857.08	7.81%
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Communications Tower	8,652.36	78.80%
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Debris Removal	207.06	1.89%
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Area Subtotal: Roof	9,716.50	88.49%
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Labor Minimums Applied	485.10	4.42%
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Subtotal of Areas	10,979.88	100.00%
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Total	10,979.88	100.00%
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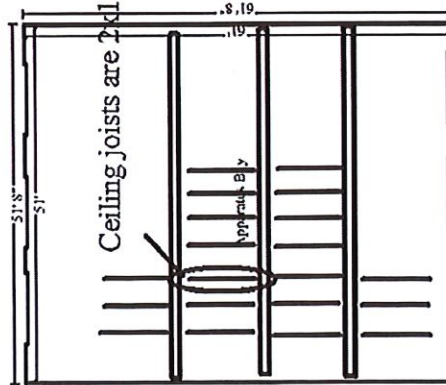


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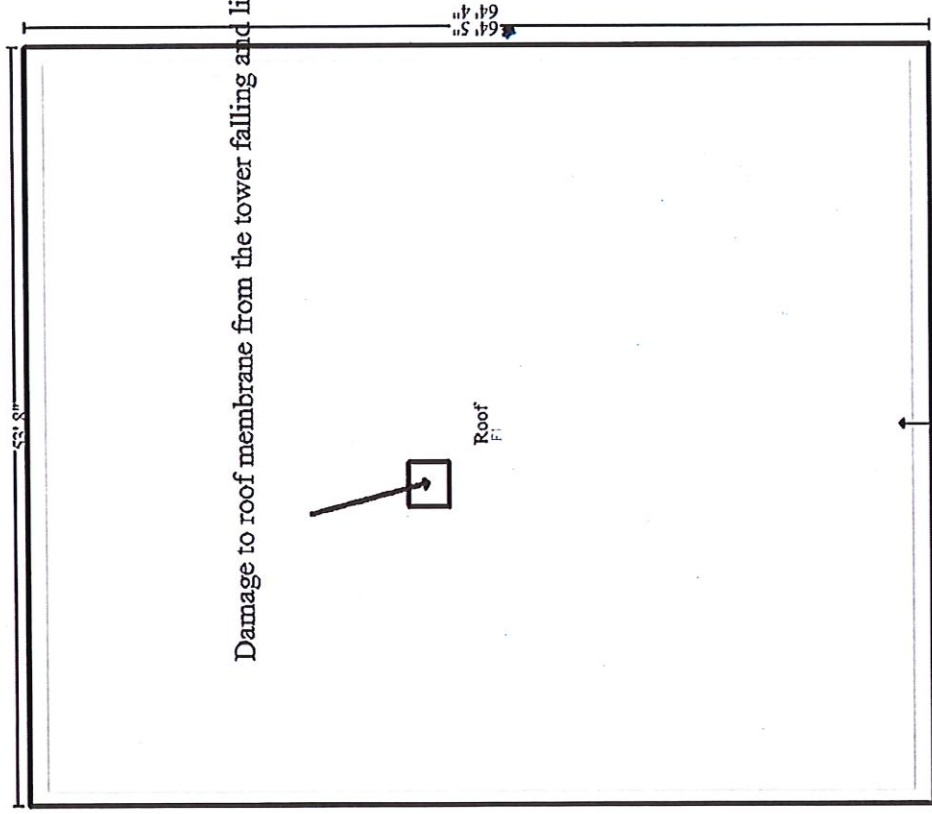
Recap by Category

Items	Total	%
GENERAL DEMOLITION	268.47	2.45%
ELECTRICAL - SPECIAL SYSTEMS	7,808.36	71.12%
HEAVY EQUIPMENT	269.74	2.46%
FRAMING & ROUGH CARPENTRY	387.86	3.53%
PAINTING	205.74	1.87%
ROOFING	1,195.71	10.89%
STEEL COMPONENTS	844.00	7.69%
Subtotal	10,979.88	100.00%



Ceiling joists are 2x12x16. One of the middle joists, moved when the tower fell. The joist will need to be re-installed to confirm.





Damage to roof membrane from the tower falling and lifting\0Athe mounted steel base.





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Sketch Roof Annotations

Roof Face	Square Feet	Number of Squares	Slope - Rise / 12
F1	3,459.22	34.59	0.75
Estimated Total:	3,459.22	34.59	



Memorandum

Date: March 10, 2021 Matter ID: 3249-001

To: Escalon Fire Protection District Chief, Rick Mello

From: District Counsel, Stacy Henderson

Re: Tower Lease Agreement

This memo describes my evaluation of the Tower Lease Agreement with Ayera and my current recommendations for the District. Please feel free to contact me should you have any questions or wish to discuss this matter further.

1. Current Lease Term

- The Lease commenced June 1, 2015 for a 3 year Term and was originally set to expire May 31, 2018. The Lease gives Ayera the right to extend the Lease Term for up to 3 successive terms of 3 years each. Each Lease term automatically extends for a successive 3 year term unless Ayera notifies the District that it does not want to renew the lease at least 90 days before May 31, 2021, May 31, 2024 or May 31, 2027.
- Since Ayera did not notify the District by March 2, 2021 that it did not want to renew, the Lease has now extended through May 31, 2024.
- The District has the right to terminate the Lease if any of the following occur:
 - Ayera does not perform any obligation required by the Lease and the default is not cured within 60 days of receipt of written notice of default (or 10 days in the event the default is non-payment of rent).
 - Ayera does not pay rent by the 25th of the month.
 - Ayera damages the District's property and does not repair the damage within 60 days of receipt of written notice.

I am unaware of any circumstances giving the District the right to terminate the Lease at this time.

2. Rent

- Ayera is required to pay Rent in the amount of \$50 per month and to provide free internet to Station 1 and Station 2.
- The terms of the Lease do not give either party the automatic right to renegotiate any of the terms of the Lease, including the amount of Rent to be charged by the District. Accordingly, the District is bound by the terms of Section 2 unless Ayera agrees to modify the Rent requirements.

3. Additional use of Leased Space

- Ayera's right to use the tower is not exclusive, although there can be no other use of the tower by anyone providing wireless internet services. Additionally, Section 7 provides that during the term of the Lease, the District cannot grant a license to any other party which would interfere with Ayera's use of the Premises as described in the Lease.
- If the District is approached by anyone seeking to use the tower for any purpose that does not conflict with the terms of the Lease, the District can evaluate its options at that time.

4. Ownership of the New Tower

- It is unclear from the Lease who owned the original tower, which was more than 30 years old as of the January 26, 2021 collapse.

- Regardless of ownership of the original tower, following the January 26, 2021 collapse, Ayera constructed a replacement tower, at Ayera's expense.
- Ayera has indicated the District has 2 options with respect to the replacement tower:
 - Consider the Tower Temporary – If the District decides to erect a different replacement tower in the future, Ayera will remain the owner of the new tower and will be required to remove the tower.
 - Consider the Tower Permanent – If the District wants to own the replacement tower, Ayera will consider donating the replacement tower to the District in the future. Ayera has not identified any terms or conditions that would be required to effect the donation.
- The District should evaluate the benefits and burdens of seeking to own the replacement tower now or in the future:
 - Benefits
 - As the owner of the replacement tower, following expiration of this Lease (May 31, 2024 or May 31, 2027), the District will have complete control over the tower. However, the District must determine whether having ownership of and control over the tower is truly a benefit by considering how the District will utilize the tower in the future, and whether there will be any tenants who seek to lease the tower so as to provide the District with income to fund any expenses required to maintain, repair and/or replace the tower in the future. If the tower fails again and the District is the owner, the District will either have to pay all costs associated with repairing and/or replacing the tower in the future, or pursue collection of such costs from its tenants (if any exist).
 - Burdens
 - As discussed above, all costs associated with operation, maintenance and repairs will be the District's responsibility unless the District enters into lease agreements with reputable tenants who agree to fund such costs.
 - The District should also have insurance specifically covering the tower and all potential damages, claims, etc. that may arise out of or relate to ownership of the tower, including an future collapse.
 - Ayera is currently required to remove all equipment installed on the Leased Premises within 60 days of expiration or earlier termination of the Lease. If the District owns the replacement tower, the District will be 100% responsible for the tower and its removal, unless the District and Ayera enter into a separate agreement shifting a portion of the responsibility to Ayera (which is unlikely).

5. General Conclusions and Recommendations

- At this point in time, there does not appear to be anything for the District to do with respect to Ayera's use of the replacement tower pursuant to the Lease through May 31, 2024, unless:
 - Ayera fails perform any requirement of the Lease.
 - The District wants to negotiate a deal with Ayera pursuant to which Ayera will donate the replacement tower to the District. If the District is considering becoming the owner of the tower, I recommend the District not pursue ownership until the end of the Lease with Ayera. At this time, Ayera has taken (and likely will continue to take) all appropriate and necessary steps to maintain, repair and replace the tower, at no cost to the District. Since the Lease is not exclusive, the District currently maintains the right to lease use of the replacement tower to others, provided they are not providing wireless internet services and that the additional use will not interfere with Ayera's use of the tower. Accordingly, there does not appear to be any impending need for the District to own the tower at this time or at any time in the near future.
- As May 31, 2024 (and, assuming Ayera does not given notice of its intent to terminate the Lease, then May 31, 2027) approaches, the District should consider whether it wants to work with Ayera to enter into an agreement pursuant to which the replacement tower will be donated by Ayera to the District. We can discuss appropriate terms and conditions of such a donation at that time.

RADIO PROGRAM UPDATE

Programming – We have all of the software and the cable to program the XTS radios. We still need to get the programming cables to program the mobile radios and the APX radios. Chief Green and I have built a new code plug that is built to the P25 standard the Stanislaus County will be implementing soon. I am in the process of building a code plug to update our code plug to remove channels that no longer work. We are ready as we can be for the future changes with Stanislaus County and will have an update to our current radios soon.

Equipment – We recently received generous donations from both Salida Fire and Ceres Fire of their old XTS radios and equipment.

Salida – 12) XTS 2500 I Radios (vía Ripon)

Ceres – 32) XTS 2500 I Radios

19) XTS Lapel Mics

30) XTS Replacement Antennas

2) 6 Bank XTS Battery Chargers with Built In Conditioners

1) XTS Programming Cable

Submitted by

BC Pelot

Chief's Report

March 2021

Emergency Responses

February 2021

- Medical Aid 43
- Public Service Assist 7
- Vehicle Accidents 14
- Vegetation Fires 4
- Structure Fires 1
- Vehicle Fires 2
- Other Incidents 10

○ Total For Month: 81

Total Feb 20: 109

○ Total for 2021: 157

Total for 2020: 192

C-Shift Monthly Report
Training Division and Reserve/Volunteer Program

January Drills

1-5-2021	Structure Attack	(7 participants)
1-13-2021	Structure Attack	(10 participants)
1-21-2021	Cross Lay Review – Load and Deploy	(8 participants)

February Drills

2-2-2021	Radio and MDT Review	(11 participants)
2-10-2021	Water Supply	(8 participants)
2-18-2021	Station #2 Maintenance – Clean station	(7 participants)

Conversation among the admin staff is that we need to return to the basics in training. The 2021 training calendar will focus on mainly on working on the core disciplines of firefighting.

We currently have 8 new people going through backgrounds and physicals. Since COVID had cancelled most of the fire academies 7 of the people going through the process have little or no experience in the fire service. We will be putting on an in house academy for these people.

Operations and Maintenance
Monthly Report
February 2021

1. Chief's new Expedition arrived and is currently at EVO for lights, sirens, and lettering. With a completion date set for mid-March.
2. Sent Engineer Bohannon on a drivability test for both Water Tenders. We determined that Water Tender 1-2 drives best. We will be moving forward in having all necessary repairs completed prior to the up-coming fire season.
3. Replaced headlights on Water Tender 1-1 and Engine 1-4 to LED lighting.

Moe Silva
B-Shift Battalion Chief
Operations and Maintenance

Buildings and Grounds

- We are attempting to gather additional bids for the bathroom addition/remodel project.

San Joaquin County Fire Chief's Association

- Meeting 3-3-21, general business (via Web-Ex).

San Joaquin County Radio Users Group

- Meeting 2-17-21, general business.

Miscellaneous

- We currently have eight reserve/volunteer firefighters in the medical examination process.

Training Division 2020 Annual Report

Training was a challenge in 2020 with the outbreak of the COVID pandemic. With the state mandated social distancing and the lockdown it was decided to suspend face to face training in March. The goal for training was to focus on Target Solutions and on-duty training. Suggested topics for on-duty training was sent out to all shifts. Face to face drills resumed in June with the guidelines to social distance when possible. The remainder of 2020 was focused on working on the group dynamics and building basic skills.

2021 Training Goals

Complete the creating the annual task books.

Update annual training calendar to focus on training needs.

Continue to use and improve on the use of Target Solutions.

Develop basic Engine Company standards.

Reserve and Volunteer Program

The reserve and volunteer program has gone through some bumps and changes throughout 2020. We gained some new faces and lost a lot of our experienced members due to changes in their lives. We are working in a difficult time now trying to find new members to be part of the fire service. We have a good core group and we are up to the challenges that are thrown our way.

2021 Reserve and Volunteer Goals

Improve accountability throughout the group

Improve teamwork and communication within the group.

Improve moral within the group.

Provide feedback to the reserves and volunteers through personnel evaluations.

Respectfully submitted by
Joe Pelot
C-shift Battalion Chief
Training Division

Operations and Maintenance

2020 Annual Report

I took over as Operations and Maintenance Division in the month of July 2020 along with Firefighter/Engineer Cassidy Bohannon. During that time the maintenance division has completed consistent preventative maintenance required for safe and efficient day to day operations. We monitor our operations daily looking to find improvements where needed.

Programs that were maintained during 2020:

Annual pump testing for all apparatus.

Annual servicing and testing of Cascade compressor for filling SCBA bottles.

Quarterly inspections of all apparatus performed by the maintenance shift.

Annual ladder testing.

Annual PPE inspection.

Annual SCBA testing and maintenance.

Annual auto extrication equipment service.

Projects to be accomplished during 2020

Repair and remodel upstairs bathroom (Pending, receiving bids)

Add additional bathroom upstairs if funding is available (Pending, receiving bids)

Continue work on operational guidelines for the district

Projects to be accomplished during 2021

Implement annual maintenance recording measures on Emergency Reporting Software.

Implement adequate record keeping for PPE.

Respectfully submitted by
Moe Silva
B-Shift Battalion Chief
Operations and Maintenance