

***San Miguel Consolidated Fire Protection District***  
**Special Meeting of the Board of Directors**  
**October 20, 2017**

***Minutes***

President McKenna called the meeting to order at 8:33am.

Board Members Present: Directors Ek, Kiel, McKenna, Nelson, Raddatz, Rickards and Vacio

Board Member Absent: None

Staff Present: Fire Chief Brainard, Administrative Officer/Finance Officer Harris,  
Administrative Assistant Roos

**Approval of Agenda:** By Board consensus, the Agenda was approved with no changes.

The Agenda for the Special Meeting of October 20, 2017, was posted at the District Headquarters on Wednesday, October 18, 2017, at 4:30pm.

**Pledge of Allegiance:** Administrative Assistant Roos led the Pledge of Allegiance.

**Public Communications:** None.

Prior to the Closed Session, the Board held an open and public session to identify its negotiators, the real property which the negotiations may concern, and the persons with whom its negotiators may negotiate. Regarding Item #1, identified as Agency Negotiator is Fire Chief Brainard, Negotiation Party is McKee Properties, and Under Negotiation is the price and terms of payment. Regarding Item #2, identified as Agency Negotiator is Fire Chief Brainard, Negotiation Party is Scott Brown, and Under Negotiation is the price and terms of payment. The District's consultant for real properties, George Tockstein participated in Closed Session for all real property discussions.

**CLOSED SESSION**

President McKenna adjourned the meeting to Closed Session at 8:35am.

1. Closed Session – Conference With Real Property Negotiator (Government Code §54956.8)

Property:	APN 388-291-24-00
Agency Negotiator:	Fire Chief Brainard
Negotiation Parties:	McKee Properties
Under Negotiation:	Price and Terms of Payment

2. Closed Session – Conference With Real Property Negotiator (Government Code §54956.8)
- |                      |                            |
|----------------------|----------------------------|
| Property:            | APN 388-202-24-00          |
| Agency Negotiator:   | Fire Chief Brainard        |
| Negotiation Parties: | Scott Brown                |
| Under Negotiation:   | Price and Terms of Payment |

Reconvene to Open Session: President McKenna reconvened the meeting to Open Session at 9:30am.

Attorney Sanchez read the following report out from Closed Session:

Upon a motion by Director McKenna, second by Director Vacio, and vote (Ek, McKenna, Nelson, Raddatz, Rickards and Vacio in favor; Kiel opposed), to approve a land lease agreement with Bradley Avenue Shopping Center, LLC, for the lease of property located in the Southeast Quadrant of Parcel #388-291-24-00, located at 723 E. Bradley Avenue, with a base rent of \$2,500 per month as negotiated by McKee Properties on behalf of the owner, for the purpose of a temporary fire station, passed. The site of the property is approximately 10,000 square feet.

The Board has approved the expenditure of lease payments to be made from the General Fund, utilizing the Budget Safeguard.

The term of the Lease is 5 years, with the District's option to extend for an additional 5 years. The rent amount is adjusted annually based on CPI for San Diego County, with a minimum adjustment of 1% annually. The initial term of the lease begins February 1, 2018, and ends January 31, 2023. The District may take early possession of the property as of November 1, 2017.

In conjunction with the approval of the Lease, the Board of Directors approved the purchase of a modular living facility and sprung structure to be constructed on the property, in the amount of approximately \$170,000 for the living structure, and approximately \$84,000 for the sprung structure.

The Board of Directors authorizes the Fire Chief to initiate the purchase of necessary structures and all necessary preparations for the installation of the temporary fire station. Any additional expenditures required, by District policy, will be brought back to the Board of Directors for approval.

Next Meeting: The next meeting of the Board of Directors will be a Regular Meeting on Wednesday, November 8, 2017, at 5:30pm, at District Headquarters.

President McKenna adjourned the meeting at 9:32am.

Prepared and Submitted by:

*Nancy Roos*

Administrative Assistant  
Board Recording Secretary