TUBAC FIRE DISTRICT

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TUBAC FIRE DISTRICT BOARD MEETING MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
September 30,2026

1. Call to order and Pledge of Allegiance: The meeting was called to order at 1:30 p.m., by Sandy Johnson; the Pledge of Allegiance was recited.

2. Roll call of Board Members: Sandy Johnson, Mary Dahl, Rich Bohman, Gary Brasher were present at Tubac Community Center. Herb Wisdom was absent. Also, in attendance at Tubac Community Center, Fire Chief Guerrero, Deputy Chief Hesly Guerrero, Fire Marshal John Conger, Captain Esai Tapia, and Bianca Hamric. Gabe Buldra attended on behalf of James Vincent Group. Scott Giles, Tanya Giles and Eric Frey attended on behalf of DL Norton General Contracting. Members of the public in attendance were Kathi Campana, Ron Campana, Amy Trempre, Steve Trempre, Mike Cooper, Diana Cooper and Genaro Rivera.

3. Reading of Public Comments Submitted Via Email: None.

4. Call to the Public: None.

5. Years of Service Recognition Pin:
    a. Engineer Henry Valdez, 10 years of service.
    b. Administrative Captain Esai Tapia, 10 years of service.

6. Recognition for the Tubac Health Care Foundation: Fire Chief Guerrero presented a plaque of appreciation to the Tubac Health Care Foundation in recognition of its support for the Tubac Fire District.

7. Correspondence: None.

8. Report from Board Members: None.

9. Chief and Staff Report:
   Fire Chief Ben Guerrero, Deputy Chief Hesly Guerrero and Fire Marshal John Conger presented the monthly staff report for August 2026:
    a. Operations Update.
    b. Training.
    c. Administration Update.
    d. Wildland Update.

10. Monthly Financial Report for September 2026: Gabe Buldra attended via Zoom on behalf of James Vincent Group (JVG) to present the financial reports for August 2026. Mr. Buldra reported that Santa Cruz County property tax values had not been reported for the current fiscal year, July and August are

pending. He further noted that JVG accountant Sara Simonton was communicating with the County Treasurer while awaiting the necessary reports. (Please refer to www.tubacfiredistrict.org under the Tubac Fire Board tab to review the report.)

11. Consent Agenda:
    a. Approval of minutes from August 26, 2026:
    b. Approval of monthly financial report for August 2026:
    Mary Dahl made a motion to approve the items listed on the consent agenda. Gary Brasher seconded the motion; all were in favor, the motion passed unanimously.

12. Station #1 Construction and Communication Tower Update:
    a. Communication Tower Update: Fire Chief Guerrero informed the Board that Santa Cruz County was invited to have an onsite meeting on 10/01/2026, to discuss the anticipated construction of the County communications structure.
    b. Fire Station #1 Update: Fire Chief Guerrero presented the monthly funding summary of expenses and funds remaining for the Station #1 project. Rich Bohman stated that he is curious to know if the wooden beams underneath the outside porch will be treated to preserve the wood against environmental elements.
    Eric Frey updated the Board on upcoming activities for the Station #1 construction.
        - Station #1 construction site experienced flooding due to Monsoons and this has interfered with the site work timeline.
        - Exterior work is awaiting soil drainage on the north and east sides of the building.
        - Interior drywall priming and painting of the turnout room, dorm rooms and administration area of the building.
        - Interior door frames have been installed.
        - The grid ceiling will be initiated.
        - Electrical will be completed for lighting.
        - Air distribution and diffusers will be installed, followed by an inspection before closing the ceiling with tiles.
        - Exterior stucco will begin as soon as the building masonry is completed.

13. Discussion and Possible Action to approve the use of Contingency Funds in an amount not to exceed $17,000.00 for the purchase of Tubac Fire Station #1 Appliances: Captain John Conger presented the quote from Home Depot to purchase appliances for Station #1. Tanya Giles stated that all the appliances in the quote presented are standard General Electric appliances. Rich Bohman made a motion to approve the use of contingency funds not to exceed $17,000 for the purchase of Tubac Fire Station #1 appliances. Mary Dahl seconded the motion; all were in favor, the motion passed unanimously.
14. Discussion and Possible Action to Approve a Change Order for the Fire Station #1 Project Extending the Contract Time by 55 Calendar Days Due to Weather-Related Delays: Fire Chief Ben Guerrero, on behalf of DL Norton, requested that the Board approve a change order extending the contract time by 55 calendar days. Scott Giles of DL Norton stated that the extension was requested because of rainfall and weather-related conditions. These weather events caused saturated soil and standing water at the construction site resulting in unfavorable working conditions. Mary Dahl made a motion to approve the change order at no cost to the Station #1 project, extending the contract by 55 days calendar days because of weather-related conditions. The revised contract will terminate December 18, 2026. Gary Brasher seconded the motion; all were in favor, the motion passed unanimously.

15. Discussion and Possible Action on the Second Amendment to the Lease Agreement with Air Methods, LLC for Fire Station #3: Fire Chief Guerrero presented to the Board a lease agreement with Air Methods L.L.C. for quarters at Tubac Fire Station #3. The lease is for a three-year term, commencing November 1, 2026, and ending October 31, 2029. The lease amendment reduces the annual rent increase from 5% to 2%, with the 2% increase applying to each calendar year. However, the landlord retains the discretion to restore the annual rent increase to 5%.

16. Future Agenda Items: None.

17. Next regular meeting: October 28, 2026.

18. Adjourn meeting: The meeting adjourned at 2:30 p.m.