

Minutes from the March 25<sup>th</sup>, 2026, Bolinas Fire Protection District Special Board Meeting at the Bolinas Fire Station.

Pres. Molesworth called the meeting of the Bolinas Fire Protection District to order at 7:32 P.M. Dir. Dunne and Dir. Martinelli were present. Also present: Chief George Krakauer and Administrative Manager Isaac Taylor. Vice Pres. Torrey and Dir. Pierce were absent.

Pres. Molesworth asked for unanimous consent to approve the Agenda, with an amendment to move item 5a to the top of the agenda. Seeing no objections, the amended Agenda was approved.

**PUBLIC EXPRESSION**

None.

**CHIEF'S REPORT**

**MERA/Chiefs**

No update.

**MWPA**

No update.

**Prevention**

Chief Krakauer reported that Chipper Day registrations are off to a strong start. He reminded the board that there will be six MWPA Chipper Day events in addition to the District's four Chipper Days, for a total of ten events.

**Roads**

Chief Krakauer reported that MWPA-funded roadside hazardous tree work on BCPUD property near the intersection on Mesa Road and Olema-Bolinas Road is scheduled to begin on April 27<sup>th</sup>. The contractor will be chipping and broadcasting material on site. No full road closures are anticipated at this time. Equipment is expected to stage at the Resource Recovery site.

**Inspections**

No update.

**Planning**

No update.

**Grants**

Chief Krakauer reported that the District is planning to apply for a Cal FIRE matching grant to support the purchase of new portable radios. Chief Krakauer reported that the vendor is expected to make a visit to the fire station soon for a demonstration of the new radio models. The department's existing radios are around 20 years old, and the technology has become quite outdated.

**Training**

Chief Krakauer reported that training has been focused on a recent trail rescue call, and communications training for trail calls.

Chief Krakauer reported that two firefighters, Walter Blair Tom and Caleb Norton, will attend a weeklong water rescue swimmer class hosted by the Marin County Fire Department in late April.

Chief Krakauer reported that REACH Air Medical Services will provide medical helicopter training at the Bolinas fire station in mid-April. This training will cover various topics including landing zone procedures. Stinson Beach firefighters will be invited also.

Chief Krakauer reported that driver and engineering training continues with several newer firefighters. The department is also training on its new report writing software platform.

### **Volunteers**

No update.

### **Apparatus**

Chief Krakauer reported that Utility 219 went to Cheda's Garage for its annual service.

Chief Krakauer reported that Engine 265 will be next up for its annual service in May.

Chief Krakauer reported some upgrades to the UTV Utility 241, which now has new doors.

### **Disaster Council**

No update.

### **Resource Recovery**

Chief Krakauer reported that the Resource Recovery site completed a grind last month.

### **Buildings and Grounds**

Chief Krakauer reported that volunteer Ian Johnson is working on a list of fixes and upgrades around the station. The main air compressor has a new motor which should be installed soon.

Chief Krakauer reported a small roof leak associated with a faulty conduit was discovered during the recent storms and has been repaired.

### **General Operations/Administration**

Chief Krakauer reported lots of activity in the ad hoc Engine Replacement Committee.

Chief Krakauer also reported significant work with MWPA over new project proposals and upcoming project work.

### **Personnel**

Chief Krakauer reported that the department is in the midst of a personnel development plan, as some staff have recently left and other part-time staff have upcoming absences. Training and development have been focused on filling associated staffing needs.

## **GENERAL BUSINESS**

### **Discussion Item #1 – Stinson Beach Fire Protection District Fundraising for New Fire Station**

Pres. Molesworth welcomed Stinson Beach Fire Chief Jesse Peri, who gave a brief history of the Stinson Beach Fire Protection District's ten-year planning and fundraising effort toward the construction of a new fire station. Chief Peri reported that the new fire station will replace a small and outdated facility constructed in 1947. A team of architects have designed the new, 3-bay, 5-dorm facility to last 75 to 100 years. Chief Peri showed architectural renderings, and reported significant recent milestones including a planning permit, septic permit, and an executed agreement with a design-build contractor. The total cost is \$14.7M, and the District has been engaged in a fundraising campaign for the past two years under the leadership of Capital Campaign Manager Evan Wilhelm. The campaign is currently only \$1.3M from its goal, and the District projects a building permit by June, with construction beginning in October. Chief Peri stated that the campaign now intends to open up to community-level fundraising. Chief Peri noted that a donation of any size is greatly appreciated, and that the new fire station would serve as an asset to both Bolinas and Stinson Beach for decades to come. Anyone who donates \$250 or more will be acknowledged by name within the new fire station.

Pres. Molesworth thanked Chief Peri and Evan Wilhelm, and reiterated the value of cooperation between our neighboring fire districts. Pres. Molesworth asked about the overall mix of funding for the project. Evan Wilhelm responded that the large majority of funds have been committed by private donors.

## **Discussion Item #2 – Proposed Cellular Lease Amendment from Sooner Towers, LLC**

Administrative Manager Isaac Taylor reported that, since the Board approved the Letter of Intent with Sooner Towers/Octagon Towers, the company has submitted a proposed new amendment to the cellular site ground lease. The proposed amendment would create a new 30-year lease term, including the addition of a new carrier (T-Mobile). The modified rent would be the greater of \$6,000 per month or 65% of rent received by the company by all tenants. Pres. Molesworth asked whether relevant lease documents would be provided by Sooner Towers, so that the District could estimate rental payments. Isaac Taylor responded that Sooner Towers indicated all such documents would be provided, but it is unclear when those documents would become active and available.

Chief Krakauer reported that, in previous discussions with the company, they indicated that their leases with carriers would carry some defined escalator, but those negotiations are still pending. Ian Johnson commented that carrier leases typically have an escalator that is directly tied to the rate of inflation. He has concluded that the rent terms will most likely result in a real increase in rental revenue for the District.

Directors discussed the need to clarify and review estimated rental amounts as well as design specifications prior to signing the new amendment. They also discussed the public safety benefit of providing greater coverage to the Bolinas community and its many visitors. Directors also discussed the need to formalize its discretion with regard to potential future subtenants, particularly when tenants lack a similar public safety benefit.

Dir. Dunne and Ian Johnson recommended working with County counsel to develop a revised amendment requiring District approval of future subtenants, based on a public safety benefit. Directors also emphasized the importance of design review with regard to safety, and recommended adding a one-year rent commitment for early termination.

**Action Item #1 – Approve Resolution 220-2026, A Resolution of the Board of Directors of the Bolinas Fire Protection District Approving a Sole Source Purchase of one Type 1 Pumper from Hi-Tech Emergency Vehicle Service, Inc., and Authorizing the Use of Vehicle Replacement Reserve Funds**

MSC Dunne/Martinelli (unan.) to approve Resolution 220-2026, A Resolution of the Board of Directors of the Bolinas Fire Protection District Approving a Sole Source Purchase of one Type 1 Pumper from Hi-Tech Emergency Vehicle Service, Inc., and Authorizing the Use of Vehicle Replacement Reserve Funds.

AYES: Molesworth, Dunne, Martinelli

NOES: None.

ABSENT: Torrey, Pierce

ABSTAIN: None.

Chief Krakauer reported that this action item was delayed one month while the Engine Replacement Committee made some additional design specifications, requiring an update price and proposal from the vendor. The resolution will authorize this engine purchase at the new price, and also authorize the use of Vehicle Replacement Reserve Funds for the purchase. The first payment will occur when the vendor received the chassis at their facility in approximately twelve months. The balance will be due when the completed engine is received at the Bolinas fire station. Isaac Taylor noted an addition to the Resolution, noting that, notwithstanding this sole-source purchase, the Hi-Tech engine was previously selected through a competitive bidding process by the City of San Jose.

Chief Krakauer thanked Isaac Taylor for preparing a financial analysis of direct purchase options compared with lease-purchase financing, leading the committee to recommend a direct purchase with payment upon chassis delivery. Chief Krakauer also shared the approved purchase agreement, which was created as a hybrid of the San Jose agreement and Hi-Tech's agreement, and has been reviewed by counsel. Chief Krakauer noted that, despite the committee's hopes, the previous model (2026) motor is no longer available, so the new engine will feature a 2027 model with expanded emissions controls.

Dir. Dunne asked about the 5-year warranty, and Dir. Martinelli stated that this warranty is considered generous for commercial vehicles. Chief Krakauer asked Dir. Martinelli whether the 24-month delivery estimate is accurate, and Dir. Martinelli responded that the timeframe is accurate, based on his experience purchasing vehicles from Hi-Tech for Marin County Fire Department. Dir. Martinelli and Asst. Chief Marcotte expected at least three in-person visits to Hi-Tech, beginning with a pre-construction meeting.

Pres. Molesworth and Dir. Dunne thanked the Engine Replacement Committee and Isaac Taylor for their work on this resolution and purchase agreement.

**CONSENT CALENDAR**

MSC Martinelli/Dunne (unan.) to approve the Consent Calendar.

**BOARD MEMBER REPORTS**

None.

**COMMITTEE REPORTS**

Human Resources Advisory Committee – No update.

Finance Advisory Committee – No update.

Operations Working Group – No update.

**PERSONNEL MATTERS**

None.

**ANNOUNCEMENTS**

None.

**GOOD OF THE ORDER**

None.

**ADJOURNMENT**

Pres. Molesworth asked for unanimous consent to adjourn the meeting. Seeing no objections, the meeting adjourned at 9:12 P.M.

Respectfully submitted,

Isaac Taylor  
Administrative Manager

Note: Minutes of all Board meetings are available for review on the District's website.