SOUTH KING FIRE & RESCUE

SPECIAL COMMISSIONERS MEETING
Station 68
November 6, 2014

Commissioner Gates called the meeting to order at 1300 hours with Commissioners Rickert, Thompson, Freitas and Fossos present. Board Secretary Lauri Perry recording.

Pledge of Allegiance was led by Commissioner Thompson.

Commissioner Gates asked for a moment of silence to remember a good friend of the fire department and a great person Representative Roger Freeman, who passed away several days ago.

COMMISSIONER COMMENTS

Commissioner Thompson reported that today is a bench mark day for the history of the department; hopefully we can come to consensus and move on. This is important so we can continue to provide the level of services to the citizens that they expect us to provide and they deserve.

Commissioner Fossos agreed with Commissioner Thompson it is our responsibility as elected officials and as a fire department to provide the best possible fire service, life safety and protect property that we can. This will give us an opportunity to move into the 21st century.

Commissioner Freitas reported that he is looking forward to the information presented today, it is all about leadership.

Commissioner Rickert he has been thinking about this real hard the past few weeks, he believes that we when look back, today will be a pivotal point in our history and survival. We must pass this bond in order to keep the fire department moving forward and providing the service that is necessary to the citizens.

Commissioner Gates echoed what Commissioner Thompson said.

PUBLIC COMMENTS

Scott Dornan noted that a couple of things that concern him with the bond issue and the public perception, there was an article that came out around September 3rd and it included a picture of a 33 year old aerial (fire engine). The other thing that concerns him, there was not one (1) positive comment from the public; there were a few cheap shots. He supports the Bond issue however he doesn't believe the public realizes how much apparatus costs. It will be very important for the Commissioners, Chiefs and fire district to educate the public on the need for the Bond and he would like to see fire department respond to some of the negative comments and tell the other side of the story.

BOND OVERVIEW

Chief Church stated that we are going to divide the todays meeting up into different presentations to consider for our future. We have a lot of work ahead of us, getting to an amount that the Board supports, getting out to meet with the public with a number of Town Hall/Special Meetings at each of our stations to get our citizens input and to make sure they understand the needs of the fire district. And then getting it on the ballot in April or August this is totally a Board decision. Our role is to gather

the information, get it in front of the Board, so they can make the decision. In response to the public comment that was made by Mr. Dornan, our stance in the past has been not to respond or answer the negative comments/cheap shots because it ends up being an ongoing battle with those that take potshots at the fire department. As we get into the informational process on the Bond we may have to alter the way we do things to make sure the information is out there and that it is correct and that it doesn't get spun around by certain individuals. We are doing very well operationally, however due to the recession we had to all but eliminate any contributions to our capital replacement schedule and we had to put capital needs on hold.

At the September Special Meeting the Board asked us to gather information on building a Fleet Maintenance Facility on the property behind Station 64, making the new Station 60 a response only station, making any new station LEED certified, adding areas to all stations for radio communications, examining the potential of solar power at any new facility. Dave and Ed from Rice Fergus and Miller, has analyzed all of the above requests and will present the options and cost analysis.

Chiefs Church's top 5 items for the bond are:

1. Update Rolling Stock (Engines, Aid Cars and Ladder Trucks)
2. Replace Above Ground Fuel Tanks (they have reached end of life)
3. Replace Roofs
4. Payoff Debt (LTGO Bond)
5. Seismic Upgrades/IT Upgrades (tie)

These are necessities for our organization, the other things are very important as we look forward for the next 10-15 years.

A/C Plumlee reviewed our responses and as of today, we have responded to about 1,000 more calls than this same date last year, so you can see how our call volume continues to increase. With the additional residential and mixed use buildings planned for the Des Moines and Federal Way communities, our call volume will increase much faster.

Dave & Ed from Rice Fergus & Miller presented a few different options for the Board to consider:

Station 60:

- Option A – Station 60 - Vehicle Maintenance Fleet Station and Future Joint Maintenance/response station
    - Fire Station:
        - 4 Sleep Rooms
        - 2 Restrooms
        - 1 Drive through bay
    - Vehicle Maintenance
        - 2 Vehicle Maintenance Bays
        - Support Spaces
        - Storage Loft
    - Shared use of offices, kitchen and restrooms

- Option B – Station 60 – Response Station Only
    - 4 Sleep Rooms
    - 2 Restrooms
    - 2 Drive-through Bays
    - Operational Support Spaces

Training Campus:

- Option A
  - Security fencing for site perimeter for site safety
  - New drilling course
  - Parking for 9/11 Memorial
  - Future parking for all training campus
- Option B
  - Security fending for site perimeter for site safety
  - New paved drill area
  - Parking for 9/11 Memorial
  - Vehicle Maintenance Facility 15,000 sq. feet
  - Facilities Maintenance Facility 5,000 sq. feet
  - On-site and offsite improvements along 320th

At 1355 hours the meeting recessed for 5 minutes.

At 1400 hours the meeting reconvened.

Ed from Rice Fergus and Miller reviewed the Policy Statements, Common improvements for all stations

- Seismic Upgrades: Provide Immediate Occupancy level at all stations.
- Generators: Provide emergency generators at Station 61, 64, 65 and new facilities.
- Repair or Replace Nederman Vehicle Exhaust Systems as needed.
- Provide Decontamination and Bunker Gear Storage facilities at all stations.
- Roofing: Provide new roof replacements at Station s 62, 63, 64 and 67.
- Site Security: Provide fences and gates at all stations
- Access Control: Provide security and access control systems at each station
- Maintenance and operational improvements for mechanical and electrical systems
- Fueling Station upgrades and improvements at each station
- Firefighter Sleep Rooms: provide a minimum of
  - 4 sleep rooms at Stations 61, 65 and 66
  - 6 sleep rooms at Stations 62 and 63
  - 7 sleep rooms at Station 64 (5 firefighters and 2 medics)
  - 8 sleep rooms at Station 67 (5 firefighters, 2 medics and 1 medic supervisor)
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We also reviewed the project goals for each station that were discussed at the September meeting:

Station 61:

- New sewer connection
- 4 individual restrooms
- 6 individual sleep rooms
- New Decon & Bunker Gear Storage
- Seismic Upgrades
- Mechanical & Electrical upgrades
- Roof Replacement

Station 62:

- New flooring upstairs

- Crew Kitchen & Restroom upgrades
- New Decon & Bunker Gear Storage
- Seismic improvements
- Mechanical & Electrical upgrades
- Roof replacement

Station 63:
- New Decon & Bunker Gear Room
- New shop and storage loft
- Seismic, Mechanical & Electrical upgrades
- Roof replacements
- Provide full Fire Sprinkler system
- Upstairs and portions of main floor remodeled in 2010.

Station 64:
- Kitchen & lobby remodeling
- New Decon, Bunker Gear & Shop space
- Seismic improvements
- Mechanical & Electrical upgrades
- Roof replacement
- Weatherization improvements

Station 65:
- New lobby and watch office
- New Decon, Bunker Gear & Shop
- Seismic improvements
- Mechanical and Electrical upgrades
- Paving repairs
- Roofing replaced this year

Station 66:
- Complete interior remodel
  - 4 sleep rooms
  - 2 restrooms
  - 2 drive through bays
- Exterior Restoration
  - New siding and windows
  - New coiling Bay Doors
- New Mechanical & Electrical Systems

Station 67:
- Seismic, Mechanical and Electrical upgrades
- Roof replacement
- Replace overhead bay doors

Station 68:
- Remodel to provide
  - ADA Restrooms
  - Efficient training offices
  - New lobby for controlled access

    - Additional training class space
    - Training storage
    - Bunker Gear Storage & Decon
- Seismic improvements
- Mechanical & Electrical upgrades

Chief Church noted that on the screen, IT Director Ganem has the spreadsheet with the total cost of the bond being $53.7 million, if the Board would like to see what it looks like to remove things, please let us know.

Commissioner Freitas asked what the total amount of the Bond would look like if we removed Station 60 and the Boat, $48.5 million and he added that he would like for the public to tell us what they want. Chief Church replied that we have a plan on getting the public's input. Per the PDC you cannot ask the public what they would approve, the Board needs to come up with a plan, an amount for the Bond then we can provide information to the citizens via Town Hall Meetings and the citizens can provide feedback on what they would support. After the Town Hall Meetings, the Board can have another Special Meeting to finalize the Bond Plan and when they want to put it on the ballot. Commissioner Fossos added that leaders come up with a plan, educate the public and ask the public to comment on it. Commissioner Rickert added that the top five list would get us by right now, but it is not planning for the future. We have to look at all of the options in front of us and plan for the next 5-10 years, we need to come up with a plan with everything that we need, involve the public for their input and they can make the decision on what they support, then we can meet and review the public's comments prior to going on the ballot. We need to educate people why we need these items. Commissioner Thompson added that this is what we need for the future. Taking out the station, isn't going to solve anything, because eventually you will have to build the station and costs continue to go up in the future. Our development costs are less now than in the future, our focus is to provide service and a great number of new projects that are planned are in that stations first due response area. It makes sense to build a maintenance facility, do it right and it will be more efficient with larger work areas to get everything done.

Chief Church added if the Board feels comfortable with a $53.7 million bond, we will commit to a number of Town Hall/Special Meetings after the 1st of the year to allow for the public's input. We will explain the plan and the rationale behind it, get input from public then the Board can have another special meeting to move forward, reduce the plan, add parts prior to moving forward with getting the Bond on the ballot.

Commissioner Gates added that $53.7 is a lot of money; however with everything included in the total plan, he thought it was going to cost a lot more. It's all for the future of the department, he is very comfortable taking this out to the citizens for their input. We will be prepared to give an estimate on what it will cost our citizens. The Feds have indicated that sometime in the future, possibly next year they are going to raise the interest rates. You aren't going to be able to sell bonds at any lower of an interest rate than is out there now.

Commissioner Thompson made a Motion to approve the $53.7 million Bond Plan, take it to the public via Town Hall/Special Meetings for their input. Motion was seconded by Commissioner Fossos. Motion passed unanimously.

Chief Church thanked the Board, this has not been an easy process, we will move forward and get the Meetings scheduled.

Commissioner Thompson thanked the guys and ladies in stations, command staff, Dave and Ed at Rice Fergus & Miller for putting everything together and for staying focused on our future and our needs, thanks to Joe Ganem for putting up spreadsheet so we can play with the numbers.

The meeting adjourned at 1500 hours.

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CHAIR/COMMISSIONER VICE CHAIR/COMMISSIONER

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COMMISSIONER COMMISSIONER

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BOARD SECRETARY