

**JEFFERSON COUNTY
FIRE PROTECTION DISTRICT NO. 3**

**BOARD OF COMMISSIONERS
SPECIAL MEETING
JUNE 30, 1993**

ATTENDANCE: Commissioners Roy Raudebaugh, David Woodruff, Herb Stowe, Chief DeWitt, Mandy Plumb, Mark Talkington, Tony Puma, David Cunningham, Greg McCrary, and Tom Ringo.

ABSENT: Chairman John Parker and Commissioner Irwin were excused from attending this meeting due to conflicting medical appointments and work schedules.

CALL TO ORDER: Commissioner Raudebaugh called the meeting to order at 2:05 pm. Commissioner Raudebaugh turned the floor over to Mr. Cunningham.

Mr. Cunningham started by going over the list of items that were to be addressed at this meeting from the last meeting on June 16, 1993.

1. Capital Improvement Program -
- Provide a spreadsheet that will show a 20 yr. Ammoritization vs. a 10 yr. Ammoritization.

Mr. Cunningham then mentioned that Chief DeWitt and Tony Puma had met recently to go over what type of building the Fire District would need to fulfill its impact needs. Mr. Puma handed out a copy of a rough draft drawing of the anticipated new fire station showing the minimum square footage necessary to provide for the impact.

Mr. Puma also made the recommendation to put the purchase of a new pumper and aid car out in the future so that the initial output and shortfall can be sizeably reduced in the beginning.

Mr. Ringo handed out the new spreadsheet, stating that the only change is the cost of capital expenditures. This amount has been reduced by projecting a less expensive building. He said that the spreadsheet went out 20 years vs. the 10 year projection.

Commissioner Woodruff questioned whether this projection included the land, building and equipment under capital improvements. Mr. Ringo said that it did.

Mr. Puma addressed the drawing of the new station and wanted to elaborate on how he and Chief DeWitt came to their conclusions.

1. What does the Fire District absolutely need?
2. Does the Fire District want to add sleeper quarters to an existing building?
3. Is it cost effective to rennovate an existing building vs. building a newer facility?
4. What is minimum requirements set forth in the mitigation?

Mr. Puma noted that none of the Fire District's facilities met the American Disability Act entirely. In order to use an existing facility, the building would have to be brought up to code.

Mr. Puma and Chief DeWitt felt that having two seperate buildings would provide for the immediate needs and future growth, while providing privacy for the residents.

Commissioner Raudebaugh asked Mr. Puma if the estimate included heating, sprinkler system, propane, etc.? Mr. Puma said that it did.

Commissioner Woodruff stated that in looking for the site to build the new station, one might look for utilities close by so as to decrease the cost of the facility.

Commissioner Raudebaugh questioned the type of sprinkler system that would be installed? Chief DeWitt discussed different types, including areas where there is no water supply other than a well..

Mr. Puma said that this was a draft just to get an idea of the absolute necessities and the cost of those necessities per square foot. He also went on to say that he felt the drawing and associated list of cost was a realistic view of the anticipated new station costs.

Commissioner Raudebaugh suggested that he, Commissioner Stowe and some of Pope's people go together and find a possible site to build on.

Mr. Cunningham said that would be possible, but to what end he wasn't sure. He also said that he felt the Chief should be included in that process.

Commissioner Woodruff asked why, in the year 2004, Pope's share of anticipated impact fees drops off the spreadsheet? Mr. Ringo said it was because the project would be completed.

Mr. Ringo pointed out that in the year 2005, 125 parcels have been anticipated for annexation.

Mr. Cunningham said that these items were assumptions and that the projection shows those assumptions as outlined:

1. District could annex 125 parcels
2. At time of annexation, 25 homes are built
3. 15 homes per year thereafter being built

Commissioner Woodruff said that he felt those number were pretty low.

Mr. Cunningham said that the Assessor's office could probably provide a more accurate figure for unannexed property located within the Fire District.

Commissioner Raudebaugh said that this projection was based off of the amount of land owned by Pope that could be annexed.

Mr. Cunningham said that the projection does not show money coming from Pope because Pope will sell the land but will not necessarily do the building on it.

Mr. Cunningham also stated that it is looking harder and less probable that SEPA or GMA will provide a way to collect impact fees.

Mr. Ringo stated that the expenditures were the same on his new projection, but that he used a 4% inflation rate to come up with the rest of his numbers. He also mentioned that the tax rolls reflect a one year lag time, which will vary the shortfall and the fees.

Mr. Cunningham expressed his concern that the fees be predictable. This would help the contractors be more receptive to the idea of building fees.

Mr. Ringo noted that the projection shows fees being collected over the 20 year span.

Commissioner Raudebaugh asked what the Fire District would need to get from the public in order to finance this project?

Mr. Cunningham said that the new growth would pay for it's own way and pay for the shortfall.

Commissioner Raudebaugh asked what the Fire District would need in their hands in order to meet the expenses of 1995?

Mr. Cunningham said that it would take having the debt service and the budget outlay. The Fire District would pay this by using it's tax rolls and impact fees.

Mr. McCrary said that the challenge to the Fire District is to operate during the first 5-6 years, and that needs to be decided by the Fire Commissioners.

Commissioner Raudebaugh asked how the Fire District will finance the shortfall?

- not have all capital equipment up front; spread it over a few years
- not bond until later
- accumulate fees to meet impact later (reserve account); thus, operate as is for the next 24 - 36 months.

Mr. Puma said that he could think of a few things that might reduce the risk that the Fire District felt it was facing.

1. Delay equipment purchase until demand justifies purchase; build up capital.
2. Increase the fee charged by 150% and build up your reserve account
3. Delay hiring personnel if fees don't provide enough cash flow.

He said the projection needs to be built on a curve so that demand meets available revenue.

Commissioner Raudebaugh asked if Pope would finance the building and let the Fire District pay them back with the impact fees?

Mr. Cunningham said that he didn't feel that was an option because he wasn't sure how long Pope would be in business here; therefore it would make it a risky proposition to Pope.

Commissioner Raudebaugh was still concerned that if the Fire District funds this entire project, that the Fire District would, in essence, be paying for Pope mitigations.

Mr. Cunningham assured Commissioner Raudebaugh that Pope would pay its fair share.

Commissioner Raudebaugh also questioned that no commercial projects were included in the current projection.

Mr. Cunningham said this was because they did not have any information to base the numbers off of. Pope estimated about 47,000 sq. ft. of commercial space being built in the future. They already have the marina, clubhouse at golf course, Teal Lake development, the Inn and the Village Plaza.

Mr. Puma said that there probably would not be an increase of EMS calls generated due to the increase in commercial development.

Commissioner Raudebaugh said that he felt differently because the marina already generates a good number of EMS calls.

Mr. Cunningham said that maybe the Fire District should look at charging fees per footage in the slip, or give breaks to commercial development that adds sprinkler systems to their designs. He said building in commercial fees now would decrease the per unit shortfall.

Chief DeWitt said the Fire District could add \$1.00 per square foot now if the commercial space does not have sprinklers and charge a lesser fee for those buildings that have sprinkler systems; .25 per square foot would then be charged for EMS costs. He also says, by giving commercial development a break, jobs can be created and the resource pool for volunteers increases.

Mr. Cunningham said the Pope attorneys have been looking for a possible mechanism to finance the project. They say the Jefferson County can collect an impact fee under GMA but that the Fire District cannot. SEPA is not an avenue because there is a problem applying the fees uniformly to all builders due to the fact that SEPA can only target certain size plots, not individual single plots. He did say that their attorneys have possibly found something that can be used, a benefit charge.

This could create a problem in collecting the fee as the County Treasurer and Auditor have to get involved. It has to be voter approved, and the Fire District would have to hold a public hearing prior to the resolution. The potential flaw in this plan is that the Fire District cannot impose the same fee on everyone.

Mr. Cunningham said that Pope is trying to look at the future and provide a foundation for future mitigations, but if the fees cannot be charged uniformly to everyone, they'll fall back to only looking at what is required by mitigation.

Mr. Cunningham said that he would have Pope's attorneys and Tony Puma check with the other Districts using this charge to see the pros and cons of the issue and then advise the Fire District of their findings at the next meeting. Then it can be decided if

this is the right tool to use to finance this project and try to develop a plan for implementation.

If it is decided that this is not the tool, then Pope will decide whether or not to only address the issues required by mitigation.

Commissioner Woodruff asked whether or not the County was willing to listen to a long term plan vs. the requirements of mitigation?

Mr. Cunningham felt that the County would be willing to listen if the Fire District does the proposal and Pope be there to back the Fire district.

The next meeting will be held on July 16, 1993 at 9:00 am at the South Bay Recreational Facility. Mr. Ringo will send the Fire District a copy of the new spreadsheet showing the 10 year ammoritization.

Commissioner Woodruff made a **MOTION** to adjourn at 4:05 pm; **SECOND** by Commissioner Stowe and unanimously **PASSED**.