

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

<p><b>SUBJECT: Authorize City Manager to issue Notice of Intent to commence design on the Estrella Fire Station 801 (Goodyear Fire Station 186) and approve budget transfers.</b></p>	<p><b>STAFF PRESENTER:</b> Paul Luizzi, Fire Chief</p> <p><b>CASE NUMBER:</b> N/A</p> <p><b>OTHER PRESENTER:</b> N/A</p>
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**PROPOSED ACTION:**

Authorize City Manager to issue Notice of Intent to commence design on the Estrella Fire Station 801 (Goodyear Fire Station 186); establish a \$5,870,000 project budget; and authorize associated budget transfers.

**BACKGROUND AND PREVIOUS ACTIONS:**

In 2006, the City entered into a Development and Fire Services Agreement with TOUSA Homes Inc., and NNP III –Estrella Mountain Ranch, LLC, which detailed obligations regarding contributions by the developers toward the construction of a second fire station in the Estrella community. Subsequent to entering that Agreement, the City began the initial design of the fire station, the developers provided approximately 4 acres of land to the City for the construction of that fire station. Shortly thereafter, the “Great Recession” occurred which significantly impacted ongoing development in Arizona, as well as City revenues, and the fire station project was discontinued.

Over the last several years, there has been a significant increase in growth in the Estrella community, especially in the CantaMia age restricted community within Estrella. On February 24, 2014 during the City Council work session, Fire Chief Paul Luizzi presented changes being made for new fire station triggers and thresholds and provided updates on the fire department’s response to two of the city’s growth areas. Previous to these discussions, the Sonoran Valley Public Safety Master Plan (2008) portrayed a more aggressive growth pattern occurring in the city, however due to the recession, the rate of growth contemplated in that plan has not materialized. The new triggers and thresholds took into account calls for service, actual growth of the city, setting more realistic response time goals, and the distance new development will likely occur from existing stations.

On January 25, 2016 and February 29, 2016 the City Council participated in a work session regarding the status of Fire Service Agreements in the Estrella Community. During these presentations Development Services and Fire briefed the City Council on the status of development in Estrella, the history of the previous Fire Service Agreements, status of the previously contemplated Fire Station on Willis Rd. in Estrella, the 2014 Fire Station Triggers and Thresholds, response times, and an overview of CIP fire station programs.

In August 2016, the City entered into a contract with Operational Research in Health (ORH) to conduct a fire station study. ORH collected incident data; analyzed current demand; reviewed historical trends; made site visits and assessed other factors to formulate the recommendations found in the 2016 Fire Station Study. The report was presented to the City Council on December 12, 2016.

The City Council has previously approved development in Estrella (south of the Ray Rd. alignment)

- 947 (05) ORD – Developments within Estrella Mountain Ranch, Phase II PAD – Council Date: 06/13/2005
  - 257 (88) ORD – Council Date: 07/25/1988
  - 14-5418 Canta Mia Phases II & III – Council Date: 12/15/2014
  - 15-5675 Canta Mia Pod Ph2-3 – Council Date: 11/09/2015
  - 04-2221 EMR Phll.Westar Dr. – Council Date: 10/12/2004
- 977 (06) ORD – Supporting documentation – Council Date: 01/09/2006
- 0590-06 Touse Homes Engle Dev&Fire – Village 7,8,9 & 10. – Council Date: 05/22/2006
  - 1041 (06) RES – Council Date: 05/22/2006
  - Village 10 (EMR) – Fire Station 186 –Date: 09/10/2007

The City Council approved a Development and Fire Services Agreement on May 22, 2006 (COAC 06-2877)

The Council received triggers and thresholds for development of new fire stations on February 24, 2014 (COAC 14-5168)

The Council approved the First Amendment to Development and Fire Services Agreement on January 23, 2017 (COAC 17-5989)

### **STAFF ANALYSIS:**

The First Amendment to Development and Fire Services Agreement amended Section 2 of the Development and Fire Services Agreement to allow the city, at its sole discretion, to decide when to begin design and construction work on the Estrella Fire Station 801 (Goodyear Fire Station 186). The city is required to give the Developer written notice prior to the commencement of the design of the Estrella Fire Station 801 (Goodyear Fire Station 186).

The immediate fiscal impact of this decision is to authorize the expenditure of funds for the design, construction and equipping of the Estrella Fire Station 801 (Goodyear Fire Station 186). A budget in the amount of \$5,870,000 will be established in the current fiscal year. Funding for the construction of this project will be fronted by the developer who will receive Development Impact Fee reimbursements based upon actual permits pulled in the future. In addition to the capital costs of this station, ongoing operational costs will begin in late FY2018 or early FY2019 as staff is hired and trained prior to the expected opening in calendar year 2019. The developer

will pay operational costs for the first 5-years. Both the capital and operational funding will be paid by the developer in accordance with the terms of our agreement.

There will be General Fund implications for Training and Academy expenses related to recruiting fire personnel for this station, these costs will be included in the proposed FY2018 budget. In addition, O & M costs will be the responsibility of the city after the developer has met its 5-year obligation.

**RECOMMENDATION:**

Authorize City Manager to issue notice of intent to commence design on the Estrella Fire Station 801 (Goodyear Fire Station 186); establish a \$5,870,000 project budget; and authorize associated budget transfers.

**ATTACHMENTS:**

First Amendment to Development and Fire Services Agreement