

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

<p>SUBJECT: Update and seek City Council direction on site selection for South Goodyear (Fire Station 186).</p>	<p>STAFF PRESENTER: Paul Luizzi, Fire Chief and Rebecca Zook, Engineering Director</p> <p>CASE NUMBER: None</p> <p>OTHER PRESENTER: None</p>
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PROPOSED ACTION:

Staff will provide an update and seek direction from Council on the proposed site for South Goodyear (Fire Station 186).

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 and the developers provided approximately 4 acres of land to the City for the construction of that fire station. However, due to the economic downturn, which caused a sharp decline in development and an equally significant decline in impact fee collections for the city, development plans for this station were discontinued.

During a work session on February 24, 2014, Fire Chief Paul Luizzi presented information related to new fire station triggers and thresholds. In addition, he provided updates on the fire department’s response times to two of the city’s recent growth areas. This new information took into account calls for service, actual growth of the city, the establishment of more realistic response time goals, and the distance new development will likely occur from existing stations.

Additional work sessions took place on January 25, 2016 and February 29, 2016 related to a Fire Service Agreement with the Estrella community. During these presentations, staff from Development Services and the Fire Department briefed the City Council on the status of development in Estrella and a number of other related topics; these included the history of the previous Fire Service Agreement with Newland, the status of a previously contemplated Fire Station on Willis Rd. in the Estrella community, the 2014 Fire Station triggers and thresholds, response times within Estrella, and an overview of fire station projects in the adopted CIP.

In an effort to assist the city with siting future stations, the City entered into a contract with the Operational Research in Health Company (ORH) in August 2016 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 authorized the City Manager to exercise options under the development and fire services agreement to explore the feasibility of moving the fire station site to S. Estrella Parkway and W. Willis Road.

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:

Upon completion of the 2017 Fire Station Study, the team worked with Newland Communities on the evaluation of a number of sites in the area of Estrella Parkway and Willis Road. Based on a number of criteria, including existing zoning and future development plans by Newland, only one viable site was identified beyond the existing site. The site was located approximately 800 linear feet south of Willis Road on the east side of Estrella Parkway. The team evaluated the needed improvements for both the existing site and the newly identified. The noted site improvements included both normal and customary development requirements and those that were site specific.

Site	Site Costs
Estrella Parkway and Willis Road (801)	\$ 1,841,439
Rainbow Valley Road and Willis Road (804)	\$ 1,399,573
Cost Difference	\$ 441,866

In addition to the site costs, the team also evaluated turning movements to and from the site, access to the frontage and surrounding roadways, new short-term and long-term development of the area and proximity to other city facilities and infrastructure. As a result of the evaluation, the team is recommending that fire station be designed for and constructed on the existing site owned by the city.

All other fire station obligations will remain the same for both the developer and the city. One such developer obligation is to fund half of the capital funding for construction of the fire station due within 45 days of the city issuing a Notice to Proceed on construction of the station. Similarly another obligation stated that the remaining payment is to be paid within 45 days of the station construction being 50% completed. Finally, the developer will pay the city O & M payments of \$452,000.00 (adjusted from time to time based on the Consumer Price Index) for 20 quarters (5 years) starting on the quarter following a building permit being issued for the new fire station.

There will be General Fund implications for training and academy expenses related to recruiting fire personnel for this station. In addition, O & M payments will be the responsibility of the city once the cost of 20 quarters of station operations are met.

FISCAL ANALYSIS:

There will be no additional costs related to acquiring the Rainbow Valley Road and Willis Road fire station site as it was previously dedicated to the City. In addition, the engineering design and construction costs will be limited to those improvements associated with the development of the fire station site.

RECOMMENDATION:

Staff recommends that the City maintain the original site at Rainbow Valley and Willis Rd for the future Fire Station.

ATTACHMENTS:

None.