



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT STAFF REPORT

Board Meeting Date: March 31, 2020

DATE: February 28, 2020

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Charles A. Moore, Fire Chief
Phone: 775.328.6123 Email: cmoore@tmfpd.us

SUBJECT: Recommendation to approve a Purchase and Sale agreement for the acquisition by the district of a 6 acre parcel located at 0 White Pelican (APN 050-220-61) for the purpose of constructing a new fire station, which is planned for additional buildings that would include a fixed based ambulance building, a helipad, and a Washoe County Sheriff's substation, to serve the Washoe Valley area in an amount not to exceed \$475,000 plus closing costs, less \$5,000 in an earnest money deposit and authorize the Chair to execute all checks, warrants, deeds, and instruments as needed to effect this purchase and close escrow as authorized by NRS 474.470. If approved, approve and execute a resolution augmenting the Truckee Meadows Fire Protection District Capital Fund Capital Outlay Account from the Truckee Meadows Fire Protection District Capital Fund Beginning Fund Balance in the amount of \$475,000. (Commission District 2) FOR POSSIBLE ACTION

SUMMARY

This item is a recommendation to approve a Purchase and Sale agreement for the acquisition of a 6 acre parcel located at 0 White Pelican (APN 050-220-61) for the purpose of constructing a new fire station, which is also planned for additional buildings that would include a fixed based ambulance building, a helipad, and a Washoe County Sheriff's substation, to serve the Washoe Valley area in an amount not to exceed \$475,000 plus closing costs, less \$5,000 in an earnest money deposit and authorize the Chair to execute all checks, warrants, deeds, and instruments as needed to effect this purchase and close escrow as authorized by NRS 474.470 and if approved, approve and execute a resolution augmenting the Truckee Meadows Fire Protection District Capital Fund Capital Outlay Account from the Truckee Meadows Fire Protection District Capital Fund Beginning Fund Balance in the amount of \$475,000.

PREVIOUS ACTION

July 16, 2019, the Board approved the purchase of one former demo ambulance for enhanced surge capacity and medical standby needs from Braun NW Inc. and approved and executed a resolution augmenting the Truckee Meadows Fire Protection District Capital Fund Capital Outlay Account from the Truckee Meadows Fire Protection District Capital Fund Beginning Fund Balance in the amount of \$200,000.

January 26, 2020 The Board directed staff to prepare recommendations for the consolidation of TMFPD Station 30 (Bowers) and 32 Station 32 (Eastlake) with the development of a new single fire station strategically located.

BACKGROUND

The Board of Fire Commissioners considered recommendations from staff to rebalance the District's resources to supplement resources in the northern Battalion where call volume is 75% of the District's total aggregate responses. Staff identified a 6-acre parcel for sale that is ideally located to serve Washoe Valley, Interstate 580 and the possible future development known as Sierra Reflections.

The Fire Chief executed a Purchase and Sale Agreement that is contingent upon approval of the Board of Fire Commissioners and also caused examination of soil conditions, septic percolation, site layout and access, depth of ground water to determine if the site is suitable for the construction of a fire station.

The geotechnical report is attached. The report found ground water at a depth of 7 feet. This may cause some additional engineering and foundation design, but it would not preclude a typical spread footing and foundation system. The consulting engineers described the additional cost for a foundation in this type of situation to be "not significant".

Staff also retained TSK Architects to conceptualize a site plan that would include a fire station, helipad, ground ambulance fixed base and a substation for the use of the Washoe County Sheriff. The site plan is only a concept and more design work will be required. The site plan is intended to depict what could be possible.

The eastern area of this site was subject to some flooding in 2017 and staff also asked the consulting architect and engineers to develop an area for water retention as an added feature to the development and neighborhood.

The District's Budgeted Beginning Fiscal Year 19/20 fund balance for the Capital Fund was \$3,036,401. The District's actual beginning fiscal year 19/20 fund balance for the Capital Fund is \$4,541,748. The difference of \$1,505,347 may be used to augment current year purchases of which \$200,000 was augmented in July 2019 for the purchase of an ambulance. The remaining \$1,305,347 is available for augmentation for the purchase of the property. The District anticipates reimbursement of the purchase with bond funds that will be received in fiscal year 20/21.

FISCAL IMPACT

The fiscal year 19/20 impact is \$475,000. The amount will be reimbursed from bond proceeds anticipated to be received in early fiscal year 20/21. Since the proceeds from the bond will be not be received in the current fiscal year, the District requests a budget augmentation from higher than anticipated beginning fund balance.

RECOMMENDATION

It is recommended that the Board of Fire Commissioners approve a Purchase and Sale agreement for the acquisition of a 6 acre parcel located at 0 White Pelican (APN 050-220-61) for the purpose of

constructing a new fire station, which is also planned for additional buildings that would include a fixed based ambulance building, a helipad, and a Washoe County Sheriff's substation, to serve the Washoe Valley area in an amount not to exceed \$475,000 plus closing costs, less \$5,000 in an earnest money deposit and authorize the Chair to execute all checks, warrants, deeds, and instruments as needed to effect this purchase and close escrow as authorized by NRS 474.470 and if approved, approve and execute a resolution augmenting the Truckee Meadows Fire Protection District Capital Fund Capital Outlay Account from the Truckee Meadows Fire Protection District Capital Fund Beginning Fund Balance in the amount of \$475,000.

POSSIBLE MOTION

Should the Board agree with the staff's recommendation, a possible motion could be:

"I move to approve a purchase and Sale agreement for the acquisition of a 6 acre parcel located at 0 White Pelican (APN 050-220-61) in the amount not to exceed \$475,000 less \$5,000 in an earnest money deposit and authorize the Chair to execute all checks, warrants, deeds, and instruments as needed to effect this purchase and close escrow as authorized by NRS 474.470 and approve and execute a resolution augmenting the Truckee Meadows Fire Protection District Capital Fund Capital Outlay Account from the Truckee Meadows Fire Protection District Capital Fund Beginning Fund Balance in the amount of \$475,000."