



Fire Station Citizens Advisory Meeting Minutes

Thursday, October 29, 2020
Twin Falls Council Overflow Room @ 3:15 P.M.
203 Main Avenue East, Twin Falls, Idaho

Citizens Advisory Committee Members Present: Debbie Dane, Nikki Boyd, Dwayne Tucker, Jim Olson, Jan Rogers

Citizens Advisory Committee Members Absent: Tami Gooding, Dave Moore

Fire Station Programming Committee Present: Josh Kliegl, Jesse Bowman (Teams), Joe Miller (Teams)

Fire Station Programming Committee Absent: N/A

Facilitators: Fire Chief Les Kenworthy, City Manager Travis Rothweiler, CFO Breanna Howard, Mandi Thompson (Teams)

Staff: Fire Administrative Assistant Danielle Kolb-Slagel

1) Confirmation of Quorum/Call Meeting to Order

Fire Chief Les Kenworthy called the meeting to order at 3:18 p.m.

2) Consent Calendar

a.) Approval of meeting minutes from October 1, 2020.

3.) Items for Discussion

1) Recommendation from Citizens Advisory Committee – Chief Kenworthy/Travis Rothweiler

Les Kenworthy – Review of the process – We have been meeting for the past several months, minutes and video are available online. In 2017 we investigated building new fire stations to replace the current stations. We formed the citizen's committee and moved forward with a bond to build three new stations, and that failed in the Spring of 2019 with only a 63%, we needed a 66.6% approval to move forward. Since then the City finance team has been working to find alternate funding solutions. Our fire stations are in very poor condition – they are in need of being rebuilt which has not changed even though the bond failed. We did find some alternate funding possibilities, which Travis Rothweiler will share later in this meeting and some new additions. Our goal is to have a recommendation to present to City Council.

Travis Rothweiler – We spent a lot of time last meeting talking about these funding solutions last meeting. One of the documents that we were hoping to receive prior to this meeting was a letter from Rick Skinner, but he assures us it is on its way and we will submit it to this group prior to moving forward. Rick shared they had other projects in the queue before ours and they are working on ours soon. There are several ways that a municipal corporation can raise funds to be able to complete significant capital projects. First is a bonding proposal that we took forward initially. It was just shy of passing with 64%. We explored other options, which include a Certificate of Participation, which is essentially a year to year lease with a private institution that would front the money, create the building according to our specifications, and then we would lease that from them. Over a period of time we would satisfy the entire debt and own the building. The

interest rate would be approximately double the interest of a bond depending on the terms. One of the challenges is that prepaying with impact fees to buy down the debt, does not give the impression that the City would be willing to walk away from the building or are they using this to circumvent Idaho code. The third option is to save for the building project over a period of time. The State is reviewing how cities can save tax dollars, and that method would be a long haul. The method that we are going to use is essentially using the financial strength of our City. We have several funds under our City umbrella, and we will use a Revenue Anticipation Note to access those funds. It allows the various funds to be invested within the City. We have to consult the Idaho Constitution to ensure it is legal – it states that localities cannot go into a state of indebtedness beyond the time period of a single fiscal year without the authorization of its voters. The second is the State of Idaho because of what occurred in the 1980's, has created limitations on how the City can invest its resources. In the list of qualified investment risks, are revenue anticipation notes. Essentially, we anticipate revenues in the future to be able to pay for this debt, and the other funds in the City will invest in that. Those funds would be able to earn a higher rate of return with the revenue anticipation note, and we would pay less interest than the other options. This is repeated each year so that the debt is satisfied. We would create two, both valued at 7 million dollars, because Station 2 is able to be funded with impact fees. We would collect impact fees to help make the annual payment, as well as other resources such as the City Council's \$770,000 capital budget for projects. We also can use monies that would fall into cash reserves to preserve the City Council capital budget. Typically, this has been used for sidewalk construction. We are creating a series of opportunities to limit the risk to the individual accounts. The City Council will serve as the board of lenders to ensure that it is fair and equitable. The initial notes would be two notes for 7 million dollars. We would pay off Station 2 first, Station 3 is not eligible for impact fees. We may use this model to build Station 5. If everything stays consistent, we would be able to satisfy the debt in under seven years. Once we get through with having a conversation with City Council, and if they say yes, we will work through the process to hire a general contractor to assist with the architectural review. They will work hand in hand with the architect to advise the planning documents to turn them into construction documents. Estimated time from the time we hire a GC and begin construction would be 9 to 11 months. If the projects can be constructed somewhat simultaneously (two to three months staggered) to attract larger firms. We will try to find a CMGC that can handle both stations as well as assist with the training center that has three million dollars donated from the Fire District. Hopefully, we can complete the training center, Station 2 and Station 3, and then make some improvements to Station 1 and explore constructing Station 5. This is a solution to build the physical station, however the biggest challenge is how to staff a Station 5 and pay for the personnel costs. Each fire station will take approximately one year to construct. We would not need all the money at once, we will essentially be taking construction draws on the loan as costs come up, with assistance from the Finance department.

Les Kenworthy – What form do we need a recommendation in to take forward?

Travis Rothweiler – Initially the committee was formed to see if stations needed to be built, and we have determined that they are necessary. Now we need a recommendation that the City Council consider the funding strategy as outlined by the City Staff. Stating that we would be using a Revenue Anticipation Note that would provide further clarity.

Nikki Boyd – So the City Council would consider the funding strategy laid out by the City Staff?

Travis Rothweiler – Include using Revenue Anticipation Notes for further clarification.

Les Kenworthy – Further discussion?

Debbie Dane – I think we should move ahead, so what is the timeline for that, November 16th?

Travis Rothweiler – I think we would target that meeting date on November 16th.

Les Kenworthy – If there is no further discussion, I would entertain a motion by someone in the committee.

Motion and second on the table, all in favor say I. Motion Passes.

Les Kenworthy – We would like to thank the District for working with us and give them the floor to talk about some of the things they are working on.

Jim Olson – The District met, and the general consensus was that we had committed to three million dollars on the training facility. One of the members said this is for the firemen, to help them train better. We have to be able to justify this to the District residents. We will also be helping other departments in the area. We were able to find an alternative to the original 17-million-dollar facility that will cost approximately \$500,000 and give them the opportunities to train as needed. The tower will take approximately 6-8 months to build and a week to erect and have training from the company, and it will be ready to use prior to all the other buildings on the training ground. We would also like to build a pavilion to name after one of the previous commissioners that has passed away.

Les Kenworthy – The infrastructure that must be laid is large and the District has offered to help with that as well. Infrastructure is not glamorous, but it is necessary. We want to say thank you to the District for all their help and generosity to be able to provide training to the City and surrounding partners.

Jan Rogers – I just want to say thank you as a citizen, for all of the work that you have done and the City has done to give back to the public during this difficult time, and move it forward for the citizens.

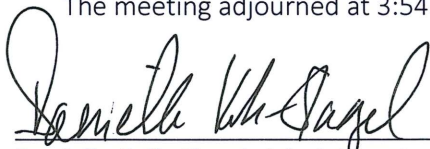
Josh Kliegl – Thank you from all of us at the Fire Department, it has been a long process and it will be a great addition to our department and surrounding departments.

a) Upcoming Meeting(s)

City Council Meeting – Monday, November 16 at 5:00 p.m. in the City Council Chambers.

b) Adjournment

The meeting adjourned at 3:54 p.m.



Danielle Kolb-Slagel, Administrative Assistant