

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, APRIL 5, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, April 5, 2018, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District (arrived at 5:31 p.m.); Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Townsend, Commissioner First District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Gordon Criswell, Joe Connor and Melissa Sieben, Assistant County Administrators, Lynn Melton, Assistant to the Mayor; Emerick Cross, Commission Liaison; Interim Chief Kevin Shirley, Fire Department; Jack Andrade, Senior Assistant Chief of Logistics; Bob Wing, Fire Department; and Officer Doleshal, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, April 5, 2018, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building, for a report on the Fire Station Rebuild/Remodel Plan. Immediately following, the Commission will reconvene to the 9th floor conference room for an executive session regarding land acquisition.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in

such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Doug Bach, County Administrator, said the first item on the agenda is to talk about the Fire Station Building/Renovation Plan. This is a product of our joint Labor/Management Committee that's been in place for a couple of years; really since we went through the FACETS Study that the Commission had directed us to work on. That committee has been studying various things from staffing components to looking at buildings and this presentation this evening is specifically about the building and the buildings themselves, what the future of them is and where we looked where we feel like we may need to replace and then those that can be renovated over the coming years.

With that, I'm going to turn this over Chief Kevin Shirley and let him talk about it and introduce his team and go through the presentation.



Interim Chief Kevin Shirley, Fire Department, said prior to my retirement in 2014 I had spent 27 years with the Fire Department. I've held every rank except Assistant Chief in the Fire Department and it has been an honor and pleasure to serve the citizens and residents of this city.

Many of our fire stations are in dire straits. Over the last 20 years we have attempted to keep 18 fire stations in good repair; however, as the buildings aged repair costs have risen and budget have gotten tighter. Several of these buildings are quite old. A few of them we inherited as the city annexed adjacent communities. They all need various levels of improvements. There

should have been a comprehensive replacement process started many years ago. The city has faced many budgetary concerns. That caused, in my opinion, that hesitation to move forward with the replacement plans that would have cost millions of dollars. Unfortunately, those costs have only continued to rise.

The need for a Fire Station Build & Renovation Program is not only about providing a safe, functional facility for our firefighters, it's also about our neighborhoods. Fire stations should be, and are a source of pride, for our neighborhoods. Building new stations and renovating current stations shows the residents that the city understands the importance of our neighborhoods and the role of the neighborhood fire stations. I believe we live in a city that deserves a first-class fire department, one that has adequate facilities, equipment and staffing. I believe we should always see ourselves as a first-class city. I believe that residents of Kansas City, Kansas absolutely deserve the finest fire department in the nation.

Our firefighters are our biggest asset. Their health and safety is a top concern. If we can keep them safe and healthy, they continue to provide great service to the residents of our city. Providing a way to clean and decontaminate gear and equipment has been proven to reduce the risk of cancer in first responders. There is a proven link between firefighting and cancer. We can mitigate long-range health effects by providing specialized washing machines called Extractors to clean firefighting gear after each usage. We must provide for a second set of firefighting gear in the room to dry and store it.

The reduction of risk to our firefighters is a top priority. We have begun addressing this with new policies. They call for on-scene decontamination. We've have started identifying stations where there is room and infrastructure to install these Extractors. The department has started installing new ventilated lockers so our gear can dry quicker. We continue to seek ways to provide each firefighter with a second set of gear. The Fire Station Build & Renovation Program will help us address these issues by providing the facilities necessary to reduce the exposure to cancer causing agents.

We also need to provide more secure facilities for our firefighters. Our stations need better control of exits and entrances. We need to construct lobby areas that allows visitors to enter, but then restrict them from entering the main body of the fire station until an escort arrives. We need overhead doors that close quickly and automatically, surveillance cameras, secure parking

and adequate lighting, storm shelters, gender neutral facilities and workout areas are all items that can be addressed as we move forward with building and renovating our fire stations.

Other areas of concerns will be addressed in the PowerPoints that will be presented at the conclusion of my remarks.

The Fire Station Build & Renovation Program must move forward as rapidly as possible. With the new fire station in the Piper area as a springboard and the remodeling the remodeling of Fire Station 5 in the northeast, we are moving in the right direction. The Fire Department needs to move forward as quickly as possible building and renovating the remaining stations. It is encouraging to see the willingness of the Fire Department IAFF Local 64 and the city working together to accomplish these goals. I am confident that progress will be made.

I would like to introduce Assistant Chief Jack Andrade who will be delivering the PowerPoint presentation.

Jack Andrade, Senior Assistant Chief of Logistics, said thank you for allowing us to be here today in front of the Commission to discuss the Fire Department strategies on the Fire Station Buildings & Renovation Plan. Chief Shirley and I really do appreciate your time. The last two years the Fire Department has been reviewing the FACETS Study. We realize there is good information within this study and County Administration along with union representation and Fire Department Management have been reviewing the findings mentioned in this report. There have been several short-term committees and long-term committees formed to improve the deficiencies and these committees continue to discuss information that is relevant today.

We also formed Strategic Initiative Committees to look at various topics. A few of these topics pertain to training, hiring, policies and procedures, fire and emergency operations, and logistics. Logistics included a 10-year Replacement Plan for all apparatus and a 20-year Strategic Plan for the infrastructure.

This evening we will be discussing the strategic plan that will govern the Fire Stations Rebuild & Renovation Program. Just to mention, our stations have an average of a 60-year lifespan.

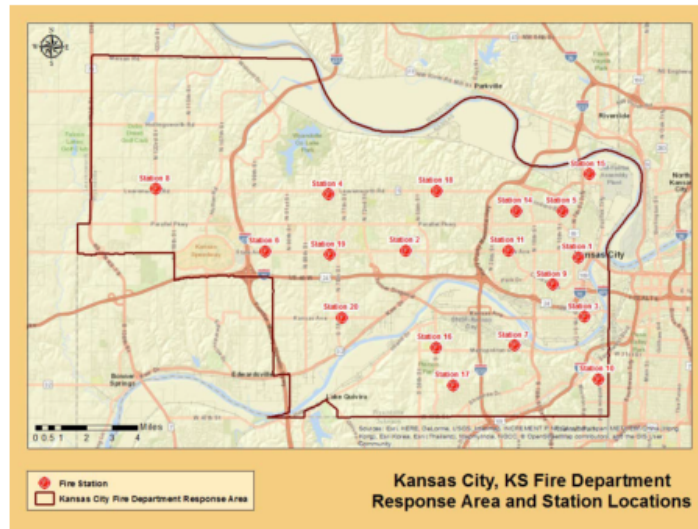
KCKFD Stats

• 2000 call Volume	
• Total Calls	18,312
• Total Personnel	368
• Fire Stations	18
• Fire/First Responders	22
• EMS Transport	MAST
• 2018 Call Volume	
• Total Calls	30,990
• Total Personnel	420
• Fire Stations	18
• Fire/First Responders	22
• EMS Transport	14
• Daily-Staffed	9
• Cross-Staffed	3
• Reserve	2

As I work through the slide presentation, you will see three common themes that I would like to mention. One is the age of the structures, overcrowding and noncompliance of gender neutral quarters, NFPA, and ADA compliance.

In 2001 we operated similar to how we do today except we added a major component and that is EMS. When we added that component (lost audio on YouTube and tape) and 14 ambulances to an existing 18 structures. They weren't used to accommodating that many people and extra apparatus. What you will notice is you're going to have overcrowding in every station with equipment and supplies.

One addition thing that happened that caused overcrowding is the event of 911. KCKFD added technical rescue and additional rescue teams because of the terrorism threats that affect us across the nation.



Map 1: Kansas City Kansas Fire Department Station Locations and Response Area.

This slide here shows where our fire stations are currently at today. There are 18 of them. We will be looking at building a nineteenth station at Leavenworth Road & Hutton and they should start occurring around fall of 2018.

Headquarters 815 N 6th Street

- Opened in 1930
- Not ADA and NFPA compliant
- Pumper 1
- Truck 1
- Rescue 1 (cross Staffed)
- Operations Chief
- Battalion Chief
- Admin
- Training
- Fire Prevention
- Fire Investigations



Headquarters, one of our oldest stations, is not ADA and NFPA compliant and it holds a lot of apparatus. We've got Pumper 1, Truck 1, Rescue 1, Operations Chiefs, Battalion Chiefs, and it also includes Administration, Training, Fire Prevention, and Fire Investigations. There are a

couple of apparatus that I did not mention that we have inside this structure for technical rescue and also three boats that we store in this building.

Station 2 6241 State Ave - 66102

- Opened in 1979
- Not ADA and NFPA compliant
- Quint 2
- Support 2 (HazMat apparatus)
- EMS 2
- EMS 22- reserve ambulance
- EMS Supervisor



Station 2 is one of our HazMat stations. It's not ADA and NFPA compliant. Quint 2 and Support 2 reside here along with two EMS units and an EMS supervisor.

Headquarters 815 N 6th Street

- Opened in 1930
- Not ADA and NFPA compliant
- Pumper 1
- Truck 1
- Rescue 1 (cross Staffed)
- Operations Chief
- Battalion Chief
- Admin
- Training
- Fire Prevention
- Fire Investigations



I'm going to backup one. Headquarters is a station that is classified as one that is built to house fire department employees. Here in a little bit, I'm going to show you some other stations that weren't meant for that. There are two different classifications. One that was built as a true fire station that is going to house individuals every day 24/48 and then there are others that were

volunteer fire departments, township fire stations. You're going to be able to tell the difference once I show it to you.

This station here, we want to do mild renovations to it. Mild renovations mean that we may do some light fixtures, we may paint, we may do some cabinetry work, put new carpet. Major renovations mean that we're going to gut the whole thing and we're going to leave the shell and we're going to rebuild walls. Then, there is another term I'm going to talk about, and that's rebuild and each station I will go through that with you.

Station 2 6241 State Ave - 66102

- Opened in 1979
- Not ADA and NFPA compliant
- Quint 2
- Support 2 (HazMat apparatus)
- EMS 2
- EMS 22- reserve ambulance
- EMS Supervisor



Station 2 is one of those that may need mild renovations; paint, some electrical work, some small items that may need to be redone.

Station 3 420 Kansas Ave - 66105

- Opened 1951
- Not ADA and NFPA compliant
- Quint 3
- EMS 3
- Support 3 (HazMat, cross staffed)



Station 3 is one of our other HazMat stations. It's down in Armourdale. It's not ADA compliant or NFPA compliant. Quint 3 and EMS 3 and Support 3 reside here. If you ever visit this station, you will go down there and it is very tight between the HazMat rig and the EMS rig. We have new lockers down there along with a lot of equipment that HazMat needs to have on standby in case they get a call.

Station 4 3044 North 81st - 66109

- Opened 1957
- Township Fire Station
- Not ADA and NFPA compliant
- Pumper 4
- EMS 4(cross-staffed)



Station 4; this is one of the stations that I was talking about. It's a township fire station. It's not ADA compliant nor NFPA compliant. It houses Pumper 4 and EMS 4. EMS 4 is a cross-staffed unit and this station here is one that we're going to classify as a rebuild. We need to build a new station. It houses three firefighters and it's very tight. If you walk into this station, you go into the bay, there's not very much room. Chief Shirley mentioned that's there's carcinogen initiatives that we're trying to do today and to try to get this compliant with any standards is very difficult because we can't put any Extractors or dryers in there.

Station 5

910 Quindaro Blvd - 66101

- Open 1955
- Not ADA and NFPA compliant
- Pumper 5
- EMS 5
- EMS 25 (reserve ambulance)



Station 5 is on 9th & Quindaro. It houses Pumper 5 and two EMS units. One is a reserve unit. A reserve unit is one that if one breakdowns, we will jump in this one and it's ready to go. This station does not have gender neutral bunkrooms. You go in there and it's like a room like here and you've got seven beds in there. That project is going to be underway within the next couple of weeks with the bidding process to get that bedroom taken care of. However, the kitchen or appliances, light fixtures, security are some other items that we need to make this fire station more livable. It's not one that we're going to remove walls. Once we start removing walls, then that goes into a major category where we have to place these firefighters in a different station to run out of.

Station 3 is a mild. I apologize.

Station 6

9548 State Ave - 66111

- Opened 2001
- Battalion Chief
- Quint 6
- EMS 6
- EMS 26 (cross-staffed)
- Brush Truck 6
- Gator 6
- Training Area



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Station 6 is a mild one. It's one of our newer stations. I've got some pictures at the end. I'm going to show you this one was built to think to the future. How are we going to house more equipment if we need to or if we need to move another pumper into this structure, we will have enough room. When we place EMS units though and all the equipment that is needed there, you're going to tell it's overcrowded. This one is ADA and NFPA compliant so there's not much that we need to do here; just some paint, maybe some tile work, tub work, bathroom work, so on and so forth, very minor.

Let me back up, we have a training area. We have a 420-firefighter department and the training classroom can hold about 24. To do a large matrix classroom event there, it's very difficult. We do have a tower in the back as well.

Station 7 2717 Strong Ave - 66106

- Opened 1951
- Not ADA and NFPA compliant
- Pumper 7
- Truck 7
- Safety Officer



Station 7 is at 27th & Strong. It's not ADA and NFPA compliant. Pumper 7, Truck 7 and the Safety Officer reside here. Here we've done some touchups on this station. When I was there we renovated this station. As of right now this station is pretty good to go. The kitchen does need to be remodeled. That is one thing we did not do and bathroom work.

Station 8 3131 North 123rd - 66109

- Opened 1979
- Not ADA and NFPA compliant
- Pumper 8
- Tanker 8
- Brush Truck 8



Station 8 is at 123rd & Leavenworth. It's not ADA compliant and NFPA compliant. **Commissioner Kane** said just call it the pole barn. **Asst. Chief Andrade** said Pumper 8, Tanker 8 and Brush Truck 8 reside here. We have some concrete work that's going to start within the next couple of months to replace some apparatus bays. Here is classified as mild as well. I apologize. This one is going to be a rebuild. The mild portion is the concrete work and some paint work to make it last a few more years. Let's say 10 to 12 more years. I will get to the timeline of which structure is going to be replaced and when.

Station 9 1100 Central Ave - 66102

- Opened 1967
- Not ADA and NFPA compliant
- Pumper 9
- Safety Officer
- EMS 9
- Boat 9
- Brush Truck 9



Station 9, 11th & Central, is not ADA and NFPA compliant and it houses Pumper 9, EMS 9, Boat 9, Brush Truck 9, and a safety officer. Here we are going to do some mild renovations. We have

started those mild renovations last year with window work. We do have to get into the kitchen and into the bathrooms.

Station 10 2210 West 36th - 66103

- Opened 1996
- Battalion Chief
- Pumper 10
- Quint 10
- EMS 10
- Air/Rehab 10
- Foam 10



Station 10 is one of our newest stations. This one is just going to be mild work, mild renovation. This station is down by KU. I do have some pictures of this. At the end of the slide presentation you will notice that it is overcrowded with workout equipment and additional gear.

Station 11 3100 State Ave - 66102

- Opened 1924
- Not ADA and NFPA compliant
- Pumper 11



Station 11 is our oldest. This one I can tell you, if you go into this station, it is the most well-kept station that we have. You will go in there and be like why do you guys want to get rid of this one. Truly, to be honest with you, we really don't but it is not ADA and NFPA compliant. Some recommendations that were made were to give this to our Historical Society, Kansas City, Kansas Fire Department Historical Society where they would place artifacts in there; pictures, gear and so

on and so forth and I believe that's a great idea with this station. This one, we do plan on rebuilding and build it at a different location.

Station 14 2615 North 27th - 66104

- Opened 1956
- Not ADA and NFPA compliant
- Pumper 14
- Truck 14



Station 14 was built in 1956. It's not ADA and NFPA compliant. We do need to do some mild renovations in this one.

Station 15 444 Kindelberger Rd - 66115

- Opened 1987
- Pumper 15
- Air/Rehab 15
- Fleet maintenance



Station 15 opened in 1987. It houses Pumper 15, Air/Rehab 15 and our fire shop. You notice it looks like a pretty big station, but it does have on half of it our fire shop which we plan on moving to 5440 Kansas Ave. as soon as we get that building up and running. We do have overcrowding in the shop area. They've got gear that they have to have on standby for 420 firefighters along with fixing every piece of apparatus that we have today. They've got rotors, they've got

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extinguishers, they've got MSA packs scattered everywhere and anybody that would like to visit that station, we would be willing to do that.

Station 16 1437 South 55th - 66106

- Opened 1936
- Township Fire Station
- Not ADA and NFPA compliant
- Pumper 16



Station 16 is another township fire station that's going to be rebuilt. It's not ADA compliant and NFPA compliant. Pumper 16 is housed here. You go into this station and you will see some—I'm going to not say it's overcrowded, but when you go in there, it's very tight. When we had a smaller pumper in there, it was fine to get around, but when you start buying these newer pumpers it won't fit. This one also has one bathroom for three individuals. This one, if we were going to make this stretch, we would just do mild renovations in it to make it last a few more years, but we really need to get this rebuilt as soon as possible.

Commissioner Markley said on behalf of former Commissioner Hal Walker, I would like to mention that's the one known as the gnome house. Hal always called it the gnome house.

Station 17 2416 South 51st - 66106

- Opened 1952
- Township Fire Station
- Not ADA and NFPA compliant
- Pumper 17
- EMS 17



Assistant Chief Andrade said Station 17 is another township fire station. You know these were meant for volunteers. They come running to the station, they jump in the pumper and they go. It wasn't meant for anybody to live at. This one has one bathroom in it for five individuals so it's very difficult at times after structure fires and in the middle of the night you need to use the restroom, somebody is in there, you've got to wait. We have some issues with this and we've had it ever since we've put EMS units in it. We had to put an EMS unit down in the Turner area and this is the only place we had that option. The bunkroom that it had prior to EMS units only held four so we had to build two additional rooms out in the bay. Between the bay and the apparatus there's maybe two feet clearance. It's not very much, it's very tight. It could be a little dangerous at times having people sleeping in the bay where exhaust fumes could build up. We do have primal vents and sometimes those detach a little bit early, but those fumes stay inside the station and so this one needs immediate attention as well.

Station 18

5429 Leavenworth Rd - 66104

- Opened 1978
- Not ADA and NFPA compliant
- Pumper 18
- EMS 18
- Boat 18
- Brush Truck 18



Station 18 is not ADA or NFPA compliant. You have a pumper, an EMS unit, a boat and a Brush Truck 18. We would do mild renovations in this one.

Station 19

1011 North 80th Terrace - 66112

- Opened 1972
- Not ADA and NFPA compliant
- Pumper 19
- EMS 19
- Safety Officer
- Brush Truck 19
- KCKPD West Patrol



Station 19 is not ADA compliant, it's not NFPA compliant. It looks like a big structure. It looks like it's well worth the value there, but you have to understand that we share that building with the KCKPD. It's the West Patrol area. Half that building is theirs. It houses a pumper, an EMS unit, safety officer, Brush Truck and we would do mild renovations in this one as well.

Station 20

7741 Kansas Ave - 66111

- Opened 1967
- Township Fire Station
- Not ADA and NFPA compliant
- Pumper 20
- EMS 20 (cross-staffed)



Station 20, a township fire station. We've got a lot of problems with this one and this one will be the first one that needs to be replaced after the new Piper Station is built. We have the concrete within this station sinking. When you go to the restroom the door won't shut all the way and if you try to shut it too far, you're not getting out. We've had to respond with another pumper there to help get that door open so this station needs immediate attention.

Summary of projected costs per location per the FACETS Study done in 2015

Location	Minor Renovations \$50 per sq. ft.	Major Renovations \$100 per sq. ft. Abatement of HZMT \$25-150 per sq. ft.	New Construction \$175 per sq. ft.
Station 1	\$1.83 Million	\$9.2 Million	\$2.6 to \$3.5 Million
Station 2	\$810,000	\$2.7 Million	\$2.2 Million
Station 3	\$525,000	\$1.75 Million	\$1.4 Million
Station 4	\$187,500	\$625,000	\$1.4 Million
Station 5	\$472,500	\$1.575 Million	\$1.4 Million
Station 6	\$300,000	N/A	N/A
Station 7	\$525,000	\$1.75 Million	\$1.4 Million
Station 8	\$375,000	\$1.025 Million	\$1.75 Million
Station 9	\$229,500	\$765,000	\$1.75 Million
Station 10	\$340,000	N/A	N/A
Station 11	\$285,000	\$950,000	\$1.4 Million
Station 14	\$540,000	\$1.8 Million	\$1.4 Million
Station 15	\$331,500	N/A	N/A
Station 16	\$165,000	\$550,000	\$1.4 Million
Station 17	\$270,000	\$900,000	\$1.4 Million
Station 18	\$705,000	\$2.35 Million	\$1.4 Million
Station 19	\$345,000	\$1.15 Million	\$1.75 Million
Station 20	\$262,500	\$875,000	\$1.3 Million

Through the FACETS Study they had an independent contractor come in and evaluate each station and this individual came in and said you know what, I'm going to classify doing these stations in

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three categories. One, minor renovation; two, major renovations; and new construction if you were to build that station from scratch today. I encourage you to look over these numbers and understand that for existing structures to rebuild is a little bit cheaper today. It costs \$250 per sq. ft. to renovate a structure. To build a brand new one it's \$200 per sq. ft. If you look at an 80x80 structure, you're looking at around \$2M that you're going to spend to build that structure of an 80x80 ft. building.

Plan Moving Forward

		Strategic Initiative 1					
		Address	ADA/NFPA Compliant	DEMOLISH/REBUILD	REMODEL	PRIORITY	Budget year
HQ	1930	815 North 6th - 66101	No		X		
2	1979	6241 State Ave - 66102	No		X		
3	1951	420 Kansas Ave - 66105	No	X			
4	1957	3044 North 81st - 66109	no	X		X	2025
5	1955	910 Quindaro Blvd - 66101	no	*	X		
6	2001	9548 State Ave - 66111	yes		X		
7	1951	2717 Strong Ave - 66106	no	X			
8	1979	3131 North 123rd - 66109	no	X			2027
9	1967	1100 Central Ave - 66102	no	*	X		
10	1996	2210 West 36th - 66103	yes		X		
11	1924	3100 State Ave - 66102	no	X			
14	1956	2615 North 27th - 66104	no	X			
15	1987	444 Kindelberger Rd - 66115	yes		X		
16	1936	1437 South 55th - 66106	no	X		X	2023
17	1952	2416 South 51st - 66106	no	X		X	2023
18	1978	5429 Leavenworth Rd - 66104	no		X		
19	1972	1011 North 80th Ter - 66112	no	*	X		
20	1967	7741 Kansas Ave - 66111	no	X		X	2020
NEW Piper						X	2018
2nd New Piper Station			Evaluate the need for 3rd Piper Station in 2027				

Plan moving forward; listed there are all of your fire stations along with the date and address and whether they are ADA/NFPA compliant. We categorized this through our Strategic Initiative Committee as demolish or rebuild, remodel; so those terms are a little bit different than what I was suggesting today as mild renovation and major or rebuild. As you can see, we placed priority on Station 4, 16, 17, and 20 and the new Piper Station. On the last column is the budget year. If the plan works successfully and we get the new Piper Station groundbreaking in fall of 2018, we plan on building the next station around 2020.

Plan Moving Forward

- New Piper Station- 2018
- Construction Manager at Risk process
- RFP Selection Committee Established
- Timeline
 - Issue RFP for Architectural firm. March 29, 2018
 - Select Architectural firm. May 7, 2018
 - Contract with Architectural firm. May 25, 2018
 - Issue RFQ for Construction Manager June 14, 2018
 - Ground Breaking Fall 2018

The new Piper Station, we look to break ground in fall of 2018. There is a timeline that needs to be followed and it is time-consuming. We have to jump through a few hoops and one is to issue an RFP for architectural firms and we put that to bid March 29th. We would like to select that individual or that firm by May 7th and have a contract with them by May 25th. Then, we need to issue an RFQ for Construction Manager and we would like to get that done by June 14th and then break ground in the fall of 2018.

Plan Moving Forward

- After New Piper Station

1-3 yrs	3-5 yrs	5-7 yrs	7-9 yrs	9-11 yrs	11-13 yrs	13-15 yrs	15-17	17-19 yrs	19-21 yrs
20	4	8		14	3	9			2
16/17			11		7	5		HQ	
							19		18

Here is your timeline. The timeline can vary a little. It just depends on how things—how long it takes to build, weather, so on and so forth. There is a span on some of these; 1-3 years because we don't know when that new Piper Station will be completed. Our goal is that every two years we're starting to build a new station. As we're building new stations, what we would like to do is to continue that remodel process, that mild renovation to get those buildings stretched out a little bit further. As we do that, some of those buildings may not need to be built. For example, Station 9 in year 13-15. If in year 13-15 Station 9 looks great, there is no need to rebuild it. We may push it off until year 22-24 if need be.

We definitely do have a plan to keep these buildings going forward and you know I appreciate everybody that has participated in the FACETS Study and in the committee work because they have been able to help us figure all this out so we do appreciate it.



Carcinogen Prevention Initiatives Across the Nation



- Finding from a a Study of Cancer among U.S. Fire Fighters
 - Lung, brain, stomach, colon kidney, bladder, prostate, testicular, etc.



- Reducing the exposure to carcinogens
 - Lockers
 - Extractors/Dryers
 - PPE
 - SOP's

I have this slide here; Carcinogen Prevention Initiatives Across the Nation. Over the last year, year and a half, maybe even two years, we've been pushing this. It's been a national event where we're trying to figure out ways to prevent cancer within firefighters and pretty soon NFPA Standards are going to start changing. As we start building the new Piper Station in 2018, in 2019 this standard may change a little bit and we're going to try to keep ahead of that for our firefighters. One thing that we've been doing is new lockers for aeration so that when our firefighters go on a structure fire, they could have a second set of gear that they jump in. They can wash the first set, hang it up in their locker. It allows them to have two sets of gear and it also allows them to air dry. Air drying bunker gear is—I mean you could take a wet towel, soak it really good, throw it

in the corner and it ain't going to dry it. Even if you hang it up, it's still going to take time to dry so we're also looking at dryers. We're looking at dryers to be in place in each station so that our firefighters can go into a deacon room inside that fire station, get out of that wet, nasty fire gear and throw it in the washer and then hop into their new gear and before they go home in the morning, hang it up in the dryer.

Like Chief Shirley had mentioned, we're working on a second set of bunker gear as we speak. It's very difficult because to outfit all 420 firefighters that we have today, it's going to cost close to \$900K. To also add Extractors and dryers in each station, without installation cost, it's going to be another \$300-\$400K. We're looking at \$1-\$1.5M just for the equipment alone. As Chief Shirley mentioned, we are developing SOPs to combat reducing the exposure of carcinogen to our firefighters.



Here's Station 10. You notice that's there is an EMS unit, the Air Rehab unit along with weight equipment. Weight equipment inside the bay is not ideal. Granted, they can open up the doors and feel the nice cool breeze come through; however, starting our fire equipment, starting our fire apparatus inside the bay, eventually that stuff builds up with carcinogens. It's like if you come to a fire station or a structure that you run equipment inside the building, you will start noticing the walls turn black or dingy and that's the carcinogen build-up.

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Here's another station, Station 6. As I was explaining to you that we have overcrowding because of the EMS units, this is what occurs when you take out a bay and put two EMS units. You start placing gear lockers next to the exhaust of your Brush Truck. You've got a Gator Truck there and a fire department rescue which has rescue equipment in it and so everything is pretty tight when you start walking around. As the weather gets nice, we start moving that stuff around to try to make more room, but it's very difficult to do that. I would also like to mention at Station 6 we have an MCI trailer that we would love to put inside because it has medical equipment and some things freeze. Alright, that sits outside in the back. We don't have any room at any station for it today.



Station 2 is our HazMat station and you will notice—I guess a Lazy Boy is out there, and it's something that we have to—if we're truly going to push the carcinogen issue, we can't have this go on in our stations, but this talks to overcrowding. You know, in this station you've got seven to eight people that live in it and so sometimes firefighters need a break away from each other and there's not really anywhere to go. (**Commissioner Philbrook** was talking but without mic on in the beginning) it wouldn't be a mild reno if it's that packed and needs that much work. I'm just curious. **Asst. Chief Andrade** said it's mild in the sense that the living quarters isn't bad. The living quarters isn't bad for a pumper or a Quint and an EMS unit, but when you start adding additional functions to that station, for example, the HazMat unit which it is cross-staffed, but it's an additional unit in there. Should we think about our redeployment model and try to negotiate where stuff should be held. For example, in the new Piper Station, we haven't got that far in the planning process yet; however, we may have to move some things around to make more room in other areas and that's something that our committee is looking at or will look at it in the near future. **Commissioner Philbrook** said thank you. I'm probably jumping the gun, but my brain is just going 90 miles an hour when I'm listening to you guys. **Asst. Chief Andrade** said no, you're fine.

FACETS Recommendations

- Training Facility
 - Current location-Basement of Headquarters

I talked about our training area at Station 6. In my opinion, it's inadequate for 420 firefighters. We need it in an area where we can hold more than just one class and so the FACETS recommendation is to try to figure out a way to get our training facility in a better location including at headquarters. Right now, our training staff is in the basement at headquarters where headquarters also has Administration, Fire Prevention and Inspections, and Investigations. Headquarters, like you said Commissioner, where are you putting all this stuff. We've got to start thinking of our deployment model and is there a way to make things more livable.

That's all I have on the presentation and I encourage everybody to ask questions.

Mayor Alvey said thank you very much.

Commissioner Kane said following the FACETS Study, how are we with manpower following what they told us? Do we have the appropriate manpower for the appropriate amount of equipment we have or are we shortanded? **Chief Shirley** said I think right now we need to move towards 1710 compliance which is what the FACETS Study said. **Commissioner Kane** said so, we're out of compliance right now? **Chief Shirley** said on several pieces of apparatus, yes, that is correct.

Commissioner Kane said okay, then you go back to the map where all the fire stations are please. Mayor, west of 92nd Street, north of Parallel, we pay \$15.2M in taxes. I've been talking about this fire station since I've been here about 12—since I've been here I've been concerned this fire station and unfortunately October 31st I took my first ambulance ride. It took 20 some odd minutes to get me to KU and they left that whole area open. If you look at that map, there is one

fire station. We voted on it last budget to build a fire station and now we're being told they might break ground in the fall. Staff, in my mind, has drug their feet in performing this function that this Commission said we want a fire station. It bothers me, and should bother everyone on the Commission, that we voted for something that they've done very little work on. I'm extremely frustrated with the way that is done especially when you take the one fire station out, which we call the pole barn, and you leave the whole area open. We don't need just one fire station, we need two. I don't think that staff has done what they were supposed to do. We voted on it and we're just now—we might break ground in the fall. Well, there's not a whole lot of construction going on in the fall. I might work in the construction field, I'm not sure. When I ask about this, oh yeah, we're working on it. Well, here's our numbers. When did we vote on the budget? (response was inaudible). **Commissioner Kane** said last August. We have done a minimal amount of work since last August to get this done or I see a minimal amount of work. If I performed my job like this, I would be fired. I'm extremely frustrated with the way this has been handled and I want this project moved forward a lot faster. Once they get all the drawings—when they get the construction people to build this, they need to be build it as fast as they can and as safe as they can, but I cannot believe something this important that we've done and we've left ourselves exposed out there for years. We have an answer and we haven't done anything to fix it.

Mr. Bach said, Commissioner, I can assure you that staff has not drugged their feet on the project. I know it has taken longer than you like, it has taken longer than I like to get done. It has been one where we have been having not done a fire station since 2001, we didn't have expertise inhouse to go through where we started to look at and figure out how we wanted to build this, what different things we wanted to incorporate into it, so we spent extra time doing due-diligence in that regard to make sure we're doing this right. As we're looking ahead to a future many more stations in our community, we consider that there will be many aspects of this station that will be a model that we will work from, that we will be able to replicate and move on to the other ones. That has played into it as well. I know we would like to move through this at a much faster pace, but we're working hard to make sure we get it right as we go through it. Clearly the timing of the land took us a lot longer than we wanted to, to get all that closed and some of that was out of our control, but we moved through that as quickly as we could as well and I think we ended up with a very good location for this station. **Commissioner Kane** said the people in District 5 deserve better than

what they've been delivered on this project and I realize it took a while to get that property going, but I didn't see the staff jump around in a hurry to get this done. Now that I've taken an ambulance ride and know how long it takes and then my neighbor asked me who covers us—when I got back from the hospital—who covers us while that ambulance is gone. There were several of them, then you leave the other area. Nobody is left more open than we are and I would like this issue addressed as fast as possible.

Mayor Alvey said I'm going to go back to the time when we went from the Commissioner form of government to the City Council form of government and I can go back that far because my uncle happened to be elected the first City Councilmember from the Sixth District at that time, the Turner area. I recall a piece in the *Kansas City Kansan* at that time where the newly elected Councilmembers visited the fire stations across the city and I remember the comment that Ed Alvey, my uncle, made when he visited the two stations in the Turner area. He said you know when this was the township, and he had been on the Township Board as had my grandfather Leo and his dad, this was the pride of the township. Both of those townships were built—the first one under my grandfather Leo and the second one also under my grandfather and my uncle and what had happened from the time of annexation and then the first change in city government was just a long period of neglect. I understand why this is necessary. It just seems to me we're really, I'm just making a comment, and I'm frustrated because I think what we have to realize is we cannot repeat the pattern. We can't be 20 years down the road saying we have not put enough money into maintaining or keeping abreast of the technology, the changes that need to be made. I understand we're a cash strapped city and county. We all know that, but we have to make the commitment to providing the best quality of service that we can and some of these facilities—as we go through this process, we have to say at the same time, we're going to be ahead of the next curve. We're not going to get down the road 20, 30 years and say this is too far gone and we're facing demolish and rebuild. We shouldn't be getting to that point. We have to start thinking about when we build something, we're also building in the future care of those facilities.

It's the same way with our fire equipment. It doesn't make any sense that we are—I understand why, but we have to start making the commitment to providing the equipment that all of our employees need, all the resources they need to do the job they need to do to provide a good quality of life. That's just a comment I want to make that as we go through with this, we also have

to be looking forward where will we be and what will we have in reserve to solve the problems that are going to occur as this equipment ages and as these facilities age.

Commissioner Bynum said, Chief Andrade and Chief Shirley, in the plan you've put forward, I imagine that we need to stay semifluid I guess with changes that might have to come around. I can see two places where a combo, I still like the concept of the combo Police and Fire Station and I can see a couple of opportunities for that kind of construction in your teardown and rebuild options. The North 80th building itself isn't perfect, but I like the notion of Police and Fire housed in the same place and I can see that fitting in on this, potentially on Station 5, which I know you have as a remodel and I think you're actually starting soon. Then, Station 4 on 81st & Leavenworth Road; those both strike me as places where we have police meets also and I just wonder, has that been discussed at all? Has anybody discussed that? I know I have. **Chief Shirley** said I think we've considered that, but I think it would be better if we had a certain plot of land, wherever that is—**Commissioner Bynum** said right, not necessarily on the—**Chief Shirley** said separate, not joined so much—**Commissioner Bynum** said nearby. **Chief Shirley** said I've had a few problems when I was a Battalion Chief where I had to go out and fix the plumbing on the Police side because they all meshed together and something happened on ours and it was dumping on their side and they weren't real happy with that at the time. There are certain problems with trying to join those two, but a central location is not a bad idea at all especially if we can combine it with security, with a possible driving area for everybody to utilize, a possible training area for everybody; that would be a wonderful idea, but we haven't got anything planned for that yet.

Commissioner Johnson said as I look at the summary of projected cost per location for the FACETS Study in 2015, that's the slide I'm looking at, and I think, Chief Andrade, you had mentioned that it is more costly to renovate in many cases than for new construction. What is the thought process, because I see six locations where the cost of major renovation exceeds the cost of new construction? Have you all got down the road in terms of trying to figure out how do we address that dilemma? **Asst. Chief Andrade** said my response to that would be—you're absolutely correct. It's easier for construction companies to come in and build from scratch. They're not having to worry about what other contractors had done prior to and so that's why the cost per square footage is a little bit increased between renovation and building a new building.

Sometimes it doesn't make sense to do a mild renovation which means—when they say mild renovation, for example, let's go with Station 6, one of our newer stations. When they say mild renovation, they don't look at the electrical work at Station 6 and say you know what, it's good, let's take that off the price tag. What he did was looked at the square footage and said if I redo all of this, electrical, plumbing, lighting, tile work, carpet and I redid everything, it's a square footage price for everything. At Station 6 we wouldn't have to touch plumbing, we wouldn't have to touch electrical, we may not even have to do any work in the bathrooms and so we may just need to replace the carpet and may need a paint job and we're done. These are just estimations on square footage and the amount of square footage for those buildings.

Chief Shirley said, if I could Commissioner, I think the first station I see up there and I go wholly cow \$9.2M. **Commissioner Johnson** said right. **Chief Shirley** said that is a grand old building that houses almost everything we have so it wouldn't be just one couple bay stations. It would be a huge station and to do that on the site would probably cost that much and you probably could build a fire station over there for \$2.6-\$3.5M, but it couldn't house all of our training, all of our Administration, all the Fire Prevention and Investigations. I think that may be somewhat misleading because I was the same way when I saw that \$9.2M, why would I even consider that. **Commissioner Johnson** said there are some nuisances in these numbers a little bit there. **Chief Shirley** said then you see the abatements. **Commissioner Johnson** said yes. **Chief Shirley** said where they go in and they go okay you've got lead paint, we have to have specialized people for that. We have asbestos, whatever it is that they fine so I hope that helps you some. **Commissioner Johnson** said it helps a bit I think and looking at the next slide half of the fire stations are in excess of a 60-year lifespan that you speak of. I'm looking at some of them and it looks like they're either prioritized or they're identified with a budget year. The two in my district have neither. I just wanted to say that, neither a priority or a budget year, although one of them is the 3100 State Ave. and I do like the idea, by the way, of utilizing that as a historical site. They are certainly landlocked. You've got one bay there. It's a beautiful building, it's a picturesque building but I don't know how functional it really is in terms of parking and things of that nature. I've never been in so I don't know that piece.

I guess what I'm looking at is when you talk about rebuilding, can you talk about the difference between the priority basis versus the budget year and how you make sense of all of that?

Chief Shirley said I'm not sure I understand what it was you're asking me. **Commissioner Johnson** said some of them have them have priority. Let's just look at #4. It's a priority and you have it slated in budget year 2025. As we were going through the listing, you said—for instance I will look at #8, it's a rebuild. I don't know what the priority is, but we're looking at 2027 as the budget year that we will address that. Am I reading that right?

Mr. Bach said, Commissioner, I might speak to that. What I asked them to do as they were going through this was—and they went through and looked at which ones need to be replaced and they built a schedule that's on that other time graph that kind of shows which ones need to happen, but recognizing in the end they're recommending or requesting years to come into for a budget cycle. I said give me your highest priorities. Realistically what I'm looking at is what we can build into our CMIP Plan over the next 5-7 years and that's where they went back and said okay, these five stations really hit that highest priority and I think they threw the other one on there as another date just showing how that sequence of cycle could be. So, this is really in response to me trying to get the committee to come back with a good priority to it. Okay, what's the first one you would go after, the second one and third and then we have to take that back and build it into an actual budget cycle and find funding to go with it. That shows where these are. I mean if you want to give them the priority that these gentlemen would like, they would say let's start all of them next year and start moving, but I've got to put that back into reality of what may be practical for us to deal with. That's building in a Capital replacement schedule for buildings that we do not have really built into our cycle for debt at this time and identifying the funding to go with it and so that's where this comes from. **Commissioner Johnson** said okay, I will stop for now.

Commissioner Burroughs said in looking at your chart, I see that we built eight stations in a 10-year period through the 50's and 60's. Then, through the 70's to the 2000's, we built six—seven stations basically. Do you have a running total as to what the cost would be—do you have an aggregate number in your final righthand column on your previous slide? Do you have a total of what it would cost to replace those stations because I see \$1.4M repeated? You must have a template of a station that they're pulling those figures from. It's just different sizes for different needs for different stations? **Chief Shirley** said you're talking about the repeated number of \$1.4M all the way through there. **Commissioner Burroughs** said yes. **Chief Shirley** said yes, I

mean that's kind of the template for the station, but it may not in fact be the correct size for that station. Right now, I think FACETS looked at it and said \$1.4M.

Bob Wing, Fire Department, said to answer your question, what FACETS did—one of the issues that the firefighters agree with, with the FACETS Study, and we have some issues with that study I think as you all well know; but one of the things we do agree with is their evaluation of the stations. I think they employed someone, a professional architect, to come in here and take a look at these. What they did when they put those numbers on them, they made it uniform. Exactly what you're saying, Commissioner, that you would build that same station at the same place and get that piece of ground for that same piece of money if you had to buy it. That's not realistic. That's one thing that needs to be brought out that those figures are what they are. So, I hope that answers your question. That \$1.4M is not reasonable nor realistic at all. **Commissioner Burroughs** said I appreciate that statement. I would say there is going to be a 15-20% overrun on most of these prices that are here anyway and what I was looking at was trying to get an aggregate number at the bottom. So, if this is going to run us \$25M to replace these 20 stations hypothetically, how do we divide that out in a budget over a period of 10 years and if we put a \$3M piece in the budget for renovation and/or construction of a new fire station over 10 years, then we ought to be able to start chipping away at remedying some of the concerns here that we have and replacing them with a modern new facility. I mean, we have so much new advantage to utilize Lead Standards within the Fire Department and in our buildings within the city and I agree with the Mayor that not only should we build, but we should have money set aside for the maintenance factor of those buildings.

We have a tremendous amount of deferred maintenance in city buildings in this community. It's not just in our community, it's statewide. Budgets have been really tight, but the energy savings alone that we can get from a Lead building that is constructed in a uniform manner that is consist to what the Fire Department needs, would be something that we could use to help you reach your target prospect of replacing 20 stations.

Commissioner Murguia asked how much are we budgeting for the new fire station in Piper. **Asst. Chief Andrade** said \$4M. **Commissioner Murguia** asked is that going to be kind of a standard station? Would you say that you could put them in categories? Would that be comparable

to what with our new existing stations in size and capacity? **Asst. Chief Andrade** said I believe you—the station that’s going to be built in Piper may not fit the template that you want it to replace Station 4 depending on how big that station needs to be. We, as a committee, haven’t sit down and said we need a 10-bay station at Piper or a 2-bay station. We haven’t figured out our deployment model today; however, we do have \$4M set aside for that station and we’re going to try to work with that number. Does that make sense? I mean, for example, if I were to replace Station 7, it may not be a \$4M building to build a 2-bay station. It may be less, but it may be a similar template, maybe just a scale down template of the new station we’re building at Piper to fit the needs.

Mr. Bach said we budgeted high on this one with the intent that if we have money left in it, then we can start to use that if we approve these plans to roll into the next stages of it whether they be remodels or even next station building so, hopefully, we do come in significantly under that for that station, but we put the number in there so we could get going on it. **Commissioner Murguia** said I asked the question just because of what Mr. Wing was saying about the \$1.4M number that keeps being repeated and I also, like Commissioner Kane, do a little bit in real estate and construction and I just don’t know how that’s even remotely realistic for even a small fire station if you’re going to do new construction even if you own the land. **Chief Shirley** said I think that’s one of the problems as mentioned before by Bob Wing that those aren’t accurate probably. I think the \$4M allows us some flexibility as to the number of bays. It also gives us flexibility too if we can salvage some money from that to move into fixing something else and/or use that money for the next build. I think that’s quite accurate that this is not—yes, it’s one of the problems with the study. This is just a study and we look at it with the information and go okay, you gave us that information, but there is other information to be gotten elsewhere from your study or from the IAFF study to look at that and go okay, here we go, this is more accurate now with all of them together.

Commissioner Murguia said so the magnitude of the problem, is it fair to say, then the magnitude of the problem financially is much greater than what’s indicated? **Mayor Alvey** said it seems to me that what the study has done and what’s reported to us, we’re establishing the need, the desperate need frankly, to address the problems of the facilities that are out-of-date, not in compliance and that really offering the numbers probably was not a great help to us necessarily because until we actually get to the site and what the needs are in that particular service area, we

won't know what the cost is. What we're really trying to say, I think tonight is, we know what we have to do and this is how we're going to go about it and this is a rough timeline of how we will approach it. Is that fairly accurate?

Mr. Wing said, Mayor, if I might; we raised this point in our meeting the other day. What I'm hearing here is—and the firefighters are not in total agreement with this timeframe for replacement of stations. As a committee I make a minority report and say we need to tighten that up as much as we can, but noting that the funding mechanism that is in place today there's a lot of hogs at the trough right now, so to speak. What the firefighters have mentioned in the last meeting was—think along the lines of what Kansas City, Missouri did seven years ago when they were faced with two lawsuits for female employees whose Fire Department was in the same position we were with respect to fire stations and inadequate facilities for female employees at the time and employees living in and sleeping in toxic areas. That's what we've heard here. What I suggested to the committee, not any elaborate discussion, and the challenge to all of us I believe and the firefighters believe, is going to be to think outside the box and look at what Kansas City, Missouri did with respect to—I mean they built a bunch of fire stations after they paid out two lawsuits. You go over there and look at their stations now, they went to work. They went to the community and said we can't do it with the present funding mechanism that Commissioner Johnson said is going to place his district and his fire stations out 10 years. That's not realistic. What KCMO did in their case is, they went to the community and said—such as this elected body as done before, we've got to find another funding mechanism, a sales tax or something specifically for fire stations because we are so far behind the pail right now. We will never catch up. Before some of this is said and done, I will be dead and gone.

The discussion of what Chief Andrade said about the reality of the cancer of what's going on in these firehouses right now and how it affects the firefighters is very real. What we've found now is cancer in firefighters is not just from inhaling the smoke at fire scenes without adequate breathing apparatus. It's from contacting and coming through your skin and that's why firefighters have contracted so many different types of cancers today. That's why there is legislation in both the Congress and the State House to take this issue up. That is prevalent in our firehouses today. That's the concerns of the firefighters. I think these gentlemen spoke well to replacing the stations as it relates to what FACETS said, but when the rubber meets the road here, what I heard is we have inadequate fire stations for female employees, we have 15 out of 18 stations that do not meet

code, and we've known about that for three years now and nothing has been done. We've got firefighters sleeping in toxic rooms, in toxic situations, that can't go on much longer. That's another cost, Mayor, that if we don't tackle that one; that's going to be on top of the construction cost. That's been the real discussion and that's going to be my challenge to this committee and to the elected officials and to the community that we're going to have to find another funding mechanism to get all this accomplished in the timeframe that it needs to get accomplished.

Commissioner Philbrook said we were just kind of chatting a little bit about what came to our minds—of course, three of mine are at 15 or later so I'm grumbling about District 8 and I know there are some of the busiest because I get to hear them go past my place all the time. I wondering, do we have the stats, and I'm sure you guys do somewhere, about the number of calls from each of these stations? **Chief Shirley** said I don't have it with me, but yes. **Commissioner Philbrook** asked can you get those to us. **Chief Shirley** said yes, absolutely. **Commissioner Philbrook** said because it does matter. You know, the harder they work, the more they're in—they have to be able to rest and take care of themselves. It's just one of those things.

Chief Shirley said speaking to Bob Wings, the more contact you have in a fire if you're always the ones that run it, you need to take care of those. You need to have a place to cleanup, you need to be able to decontaminate yourself and your equipment. Interesting enough, just from 2015 we saw that the midtown area is becoming very, very active. No. 10 fire station is very active up at Rosedale by KU. There are certain areas that are really active all the time so I would certainly welcome the chance to get you those figures if that would help you. **Commissioner Philbrook** said I would appreciate that.

Commissioner Murguia said I have a question Mayor. It might be for Doug. We've raised some money up here before. I think there was a Capital campaign to raise money for the new Downtown Healthy Campus where there was supposedly like \$12M that was going to be raised. I know there were some people from foundations in the community that expressed interest. Would Public Safety being the number one concern for people in our community, has there ever been an initiative to raise private dollars to help assist us with our Public Safety facilities? **Mr. Bach** said I don't know that we've gone out from private foundations or such to get people to donate toward it, no, that's never been a major campaign. There are different grant opportunities to come about through

different federal programs. **Commissioner Murguia** asked did we apply for them. **Mr. Bach** said we will be, I can assure you of that. I don't think back—the last time we built one I don't think we received any grant dollars for that. **Commissioner Murguia** asked do we not have somebody—when whoever was talking about the need for a long-term plan to keep up with the maintenance of the buildings—it was Commissioner Johnson. Is there not somebody whose job it is to be looking at things like this and looking for opportunities that are available? Is that not someone's job? **Mr. Bach** said well we do—I mean funding for coming into the actual remodel work and such like that, that's usually not one you get a lot of opportunities to go for and we've just underfunded it as a government. I mean, it has been cut or other priorities have outweighed it over the years. Our directive has usually been more toward other areas regarding our mill rate. **Commissioner Murguia** said reducing our mill rate.

Commissioner Philbrook asked are we allowed to do fundraising as a city? Can we do that? **Mr. Bach** said we can. **Commissioner Philbrook** said alrighty then. I was just curious because sometimes we're limited to what cities can do and I didn't want to stick my foot in it, so to speak, but great idea Commissioner. Why not.

Mayor Alvey said it would seem to me, frankly, that philanthropic community would not fund the basic necessities that a city needs to provide the services to its residents. There might be some things, for instance, the Extractors maybe that would be something, but it would seem to me to be building fire stations it is going to require a commitment of the community to dedicate the funds to solve this problem. That's my sense.

Commissioner Murguia said I don't know that you could do a \$50M Capital campaign, but I personally feel pretty confident that—and would be more than happy and willing to work on the fire stations in my district because I feel pretty good about that I think people would help with that given the situation. Not to you, Mayor, but to our Administrator; I don't think we do a very good job at looking sometimes at opportunities. As you know, the philanthropic community is incredibly supportive and generous with the University of Kansas Hospital and the Medical Center. You've seen a new \$82M Medical Education Building that was just built. You're seeing a \$250M hospital tower that's being built close to State Line. I think if there is a way, and you alluded to

this already, to articulate to the philanthropic community the importance of those fire stations that are closest to that medical campus and that help with what happens at that medical campus and the businesses of those stations has increased dramatically, I think that those philanthropist that have given millions of dollars to that investment would want to ensure that investment continues to be taken care of as it grows and I think there could be an argument. I don't necessarily think we're going to be able to take all of our fire stations to foundations and say, hey, would you fund this; but I think if there are fire stations in strategic locations to something that funders value that they might be more willing to contribute to a cause like that. I would just like to see maybe staff or whoever be more strategic and creative when it comes to windows of opportunities like that. **Mr. Bach** said I would welcome any ideas and thoughts we would have to go in that direction to get other resources of funding to come in to pay for our buildings. **Commissioner Murguia** said I will be glad to help with that.

Commissioner McKiernan said I apologize for coming in a little late. It looks like you went through all of the stations that we have. Here is one thing that I think would help me as we start to plan for how we're going to fund either the renovation or the replacement of these stations. It looks like from the study there was just some sort of blanket per square foot. It's \$50 per sq. ft. if you're going to do minor and \$175 a sq. ft., I don't do commercial construction, but that seems like that's awfully low for new commercial grade construction that's going to be more than four walls and a roof. Is it possible to get maybe for the top five priorities for renovation or replacement a sharper pencil, what would it actually take and get some estimate of what it would take in real world dollars to either repair this to satisfaction or replace this station, use those first five for example, as the guide for then estimating all the rest of the way down or how much we're going to need on an annual or on a semiannual basis to fund this? I think like everybody else has said, I'm not very satisfied when I look at these numbers because I know they're not a good guide for how much money are we going to need to set aside on an annual basis to do what's necessary to do. So, can we take the top four or top five and get a sharper pencil on those? **Commissioner Johnson** said if you do the top four or five, I want you to add something in District 4 then. **Mr. Bach** said yes, there are other models that we have. I'm not sure why we put that righthand column up there for the presentation tonight because we knew that wasn't numbers we had to work with. We have other numbers that we're working with to show ranges of stations and that \$2M, \$2-\$4M,

depending on how many bays you're putting in play so those are the numbers we're working with. I'm not sure why we have this.

Mr. Wing said, Commissioner, I mean to follow-up on what you said and to follow-up on what Commissioner Murguia said where I was headed with thinking outside the box funding discussion; I know somewhat what Kansas City, Missouri did. They went to the voters for a sales tax. That may good, that may not be good, it deserves a discussion. The other piece of the puzzle that I was—and several commissioners and I have had this discussion over a period of years. Commissioner Murguia, Commissioner Burroughs, there are federal dollars out there for different types of structures in parks, in public grounds that are available that I don't think this community has capitalized on for quite a few years. For example, the one I've always used is if there is a need for a public building in a park and there are federal funds available for that building on somewhat of a match or total funding, the grants that I've seen over the years would allow a fire station to be attached to that and the federal government would pay for that. I've seen those. I've seen them in other cities build their fire station in parks or existing public grounds where there is other federal monies, not so much out of the fire fund or the fire grant act or specifically for fire stations per se, but for other public buildings where you can attach a fire station to it and you get the federal government to pay for all that. Those are the things I'm thinking of to be explored by this community because I think we have a lot of options here in the community and I think there are still those availabilities at the federal level with those monies. If we don't go get it as a community, somebody else is going to go it. That's kind of where I was headed to kind of train our thoughts, if you will.

Commissioner Burroughs said I would just state to my fellow commissioners, to the community, price of construction is going up. It's going to get nothing but more expensive as we move forward and these are issues that are going to cost the city and our community some investment dollars and the quicker we act on this, the better for us, not only financially but it sends a message to the community how much we value our Public Safety. We need to move forward quickly. The interest rates will be going up. As we well know, borrowing money will not be any cheaper. The construction continues to climb, the price of labor will go up and so we need to take some pretty prudent measures in enacting these policies fairly quickly.

Mayor Alvey asked any other questions or comments. Thank you very much. Do we have a motion for executive session to discuss preliminary matters related to the acquisition of real property?

Executive Session: 6:26 p.m.

Commissioner Markley made a motion, seconded by Commissioner McKiernan, to go into Executive Session until 7:00 p.m. to discuss confidential matters regarding purchase considerations and property locations related to the acquisition of real property, as permitted under the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion, and to reconvene in open session at 7:00 p.m. in the Commission Chambers located on the 1st floor. Roll call was taken and there were nine “Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

Present for the Executive Session: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eight District; and Alvey, Mayor/CEO presiding. **Staff present:** Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Melissa Sieben, Assistant County Administrator; Jeff Fisher, Executive Director of Public Works; Sarah White, Project Engineer for Public Works; Brent Thompson, Director of Engineering/County Surveyor; Rob Richardson, Director of Planning; Grant Williams, Assistant Counsel (leaving the meeting at 6:52 p.m.); and Maureen Mahoney, Chief of Staff in Mayor’s Office.

**MAYOR ALVEY ADJOURNED
THE MEETING AT 6:54 p.m.**

dt

Bridgette D. Cobbins
Unified Government Clerk

April 5, 2018