



SCOTTS VALLEY FIRE PROTECTION DISTRICT

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MINUTES OF THE SCOTTS VALLEY FIRE PROTECTION DISTRICT BOARD OF DIRECTORS SPECIAL MEETING OF October 26, 2019

1. Call to Order

A Special Meeting of the Board of Directors of the Scotts Valley Fire Protection District (SVFPD) was held on Saturday, October 26, 2019, at the SVFPD Main Fire Station, 7 Erba Lane, Scotts Valley. President Patterson called the meeting to order at 9:00 a.m.

1.1 Pledge of Allegiance

President Patterson called for Pledge of Allegiance and moment of silence to follow.

1.2 Roll Call

Directors Present:

Directors Campbell, Harmon, Parker, Patterson and Pisciotta

Directors Absent:

None

Staff:

Chief Kovacs, Battalion Chiefs McNeil and Whittle, Administrative Secretary Walton, Captains LoFranco and Petteys, Engineers Cortes, Crivello, Duncan and Pedemonte, Firefighters Bridges, Nehf, Post and Smith and Paid Call Firefighter Roumimper

2. Oral Communications (GC §54954.3)

None

3. Agenda Amendments (Government Code §54954.2) – Discussion/Action

None

4. Action Items

4.1 Overview Presentation of the Facility Study and Master Plan. The Board may direct staff to move forward with one or more of the options discussed during the Presentation. Discussion/Action

Chief Kovacs presented a Facilities PowerPoint and discussed the following:

- Review of Facilities
- Recommended Upgrades
- Review of Projected Costs
- Review of Funding Options
- What is Next

Review of Facilities

The Erba Station was originally built in 1963, Administration addition in 1982 and Training Room addition in 1986. The Erba Station has six apparatus bays and crew quarters for eight personnel.

The La Madrona Lot was purchased in 2002 for \$585K. It is located at La Madrona and Mount Hermon and is 1.6 acres. The underground utilities have been completed and \$470K in developments costs to date.

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The Glenwood Station was built in 2000/2001. The Glenwood Station was opened in 2001, has four apparatus bays and crew quarters for four personnel.

The Marywood Lot is approximately 1 acre and purchased in 1978 with an agreement for Fire Station use.

Recommended Upgrades

The Facilities Master Plan study was completed in May 2019 and assessed conditions, space needs, modernization opportunities and development of a capital maintenance plan. The approximately nine-month process engaged District leadership and staff through surveys, data collection and workshops. The following upgrades/repairs have been identified:

Glenwood Station

- Security upgrades, installation of security fencing/gates, exterior lighting and garage doors
- Remove carpets, install new floors and water softener
- Remodel front office/entry
- Exterior repairs, paint and repairs to all exposed timber
- Install a wall to separate the Personal Protective Equipment (PPE) from the living quarters
- Upgrade the ADA path from the parking lot to the meeting room

Erba Station

- Seismic retrofits including anchoring of roof trusses, reinforcing masonry block wall and foundation footings and upgrade of some structural components
- Replace roof and all furnaces
- Upgrade power distribution panels, replace generator and upgrade transfer switch
- Retaining wall repairs and exterior paint and repairs
- Remodel interior bedrooms, bathrooms and kitchen
- ADA upgrades

Even with the recommended upgrades, the Erba Station still faces challenges including: lack of space and storage, bedroom egress, structural utility upgrades for plumbing, sewer and electrical, lack of adequate bathrooms and undersized administration and living spaces.

Review of Projected Costs

The cost for the Glenwood Station repairs/upgrades is estimated at \$100K-\$200K.

At this time, the cost for the Erba Station retrofit/upgrades is unable to be determined until plans can be drawn to obtain estimates.

La Madrona Site

- Current estimate to build based on previous 9,000 square foot design is approximately \$9.8M-9.9M today with a 6% per year escalation (additional \$590K per year)
- The estimated cost for dirt work prior to construction is approximately \$1M for a total project cost of \$10.8M-\$10.9M

Review of Funding Options

Glenwood Station

- Finance upgrades/repairs all at the same time
- Prioritize upgrades/repairs and self-fund over the next few years as the budget allows

Erba Station and La Madrona

- General Fund – Does not have the capacity to absorb a payment
- Zone A – Currently has \$1M available but does not generate enough revenue to sustain an annual payment
- Municipal (Public Agency) Financing
- Special Tax

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- Developer Funded
- Grant Availability
- Impact Fees and other potential revenue

What is Next

- Continue to pursue development of La Madrona Station or cease plans and sell the property
- Locate another piece of property in the general area
- Upgrade the Erba Station
- Wait for possible Developer opportunity

The Board discussed building the La Madrona Station and that it would likely far exceed the estimated \$10.9M cost. The Board discussed that the majority of calls were Scotts Valley Drive and Mount Hermon Road, so moving the Station from Erba Lane to La Madrona would have little impact to overall response time. The Board discussed the Erba and Glenwood Station repairs/upgrades, cost and funding options.

Based on previous bond measures that did not pass, staff in attendance did not think that the public would support another bond measure to build a costly new station with very little impact to response time. Staff discussed the importance for a training area.

President Patterson stated that the lot across from the Erba Station might be for sale in the future. Staff agreed that the lot across from the Erba Station would be good to have for a training and that at one point before it was sold, the City had offered to trade it for the La Madrona Lot.

The Board directed the Chief to obtain the following information:

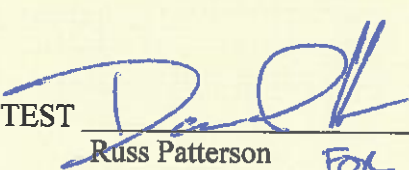
- Inquire if the property across from the Erba Station is for sale or the possibility of an exchange for the La Madrona Lot (President Patterson to assist)
- Grant Opportunities for Erba Station retrofit or new construction (Director Pisciotta to assist)
- Market Value for the La Madrona Property
- Plans for Erba Station including retrofit
- Plans for Bedroom and other items that can be done now
- Glenwood items that can be done now including: security upgrades, fencing, carpets and wall to separate PPE from living quarters for health and safety
- Potential Impact Fees for new construction and First Responder Fees for medical calls and vehicle accidents to be billed to the insurance companies

Chief Kovacs stated that after the information was collected, we will need a few additional workshops to determine direction. Director Harmon inquired if we could post future workshops on various social media platforms for more public attendance.

5. Adjournment

The meeting was adjourned at 10:32 a.m.

ATTEST



Russ Patterson
Board President

FOR



Steve M. Kovacs
Board Secretary