

RECORD OF PROCEEDINGS

Held May 9, 2019 20

Mayor Albrecht called to order the May 9, 2019 City Council Work Session

Pledge of Allegiance

Moment of Silence

Roll Call –Present: Mayor Albrecht, Vice-Mayor Brewer, Ms. Russell, Ms. Chamberland, Mr. Haskins, Ms. Evans. Mr. Brady absent (running late) Ms. Brewer made a motion to excuse Mr. Brady. Ms. Evans seconded the motion. All yes (Mr. Brady arrived at 6:12pm)

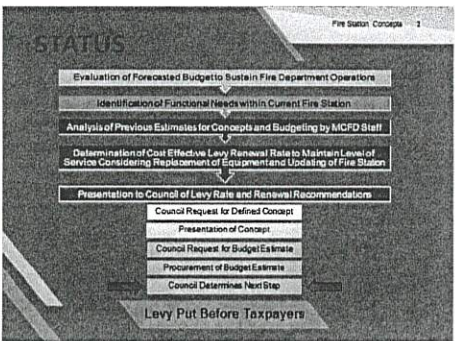
A Work Session to discuss Fire/EMS Levy for Milford Community Fire Department

Council Presentation for Work Session

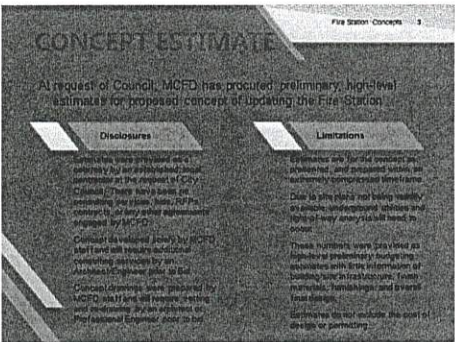
May 9, 2019

Fire Chief Mark Baird

Since the March work session, the fire department has secured additional estimates of the cost of necessary fire station improvements that are a part of the fire and EMS tax levy consideration. Original cost estimates provided were internally-derived numbers based on the fire department’s general knowledge of the cost to build fire stations in other Cincinnati-area communities, estimates of cost collected by the fire department over a number of years as part of the planning of capital improvements, and the fire department’s basic understanding of industry construction costs. At the request of city council, we engaged a local, commercial contractor to provide, free-of-charge, a very rough estimate of the cost to make the proposed improvements as a check of the fire department’s internal numbers.



Back-tracking a bit...In early-2019 the fire department board of trustees approved ten-year budget and capital improvement plans prepared by staff in preparation for action on the tax levy which expires on December 31, 2019. In addition to estimating the cost of staffing, and replacement equipment and vehicles through 2029, MCFD staff also analyzed the current fire station with an eye toward its needs for the next 25-40 years of continuous use and then identified improvements needed to accomplish them. This information was included as an internal cost estimate in the ten-year capital improvement plan and ultimately, the March 2019 presentation to city.



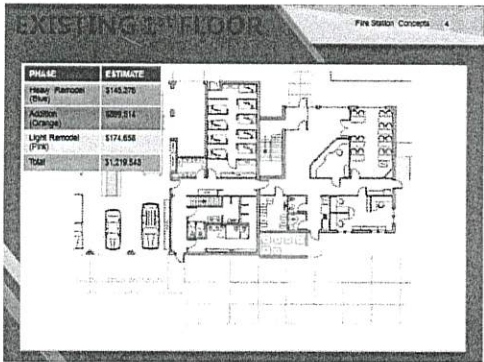
Before I go through the cost estimate provided, I want to “set the table” if you will, and disclose several caveats related to the information being provided.

First, these estimates were provided to MCFD as a courtesy by an established, local contractor at the request of City Council. There have been no formal consulting services, bids, RFPs, contracts, or agreements engaged by MCFD related to the proposed improvements, with this or any other contractor.

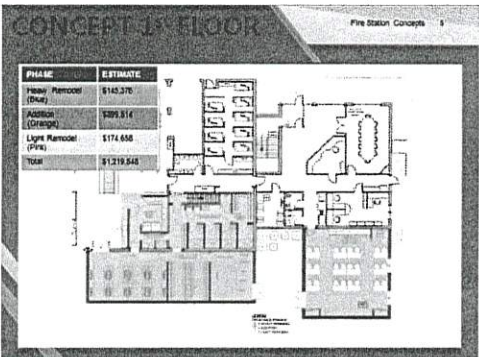
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Second, these numbers were provided by the contractor as high-level, preliminary budgeting estimates with little information available about the building and site infrastructure, finish materials, furnishings, and overall final design. Estimates do not include the cost of design or permitting.

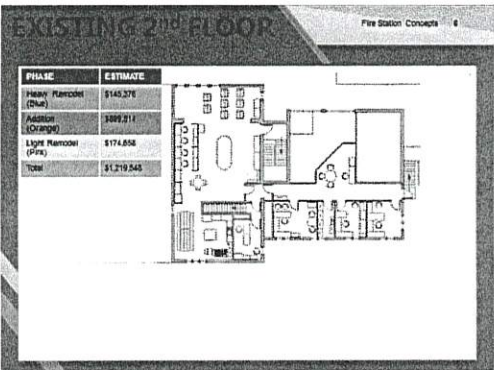
Finally, development of the concept was solely by MCFD staff and will require additional consulting services by an architect/engineer prior to moving forward. Concept drawings were prepared by MCFD staff and are not of architectural or professional engineer quality nor are they suitable as a formal construction document.



For clarification, a color-coding system is being used to differentiate between the remodeling of existing fire station space versus addition of new space. Blue represents heavy remodeling where significant demolition of existing features would have to occur to re-purpose space; pink represents lighter remodeling where insignificant or no heavy demolition would occur to make improvements; and orange represents new construction that increases the fire station footprint.



Concept 1st Floor



Existing 2nd Floor

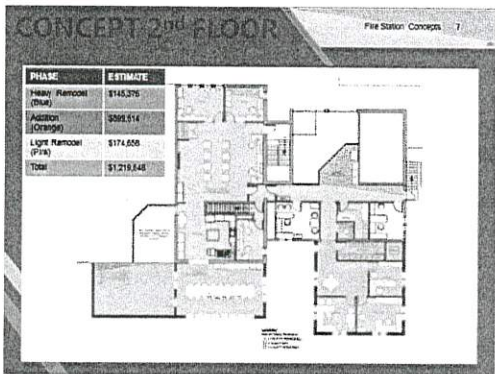
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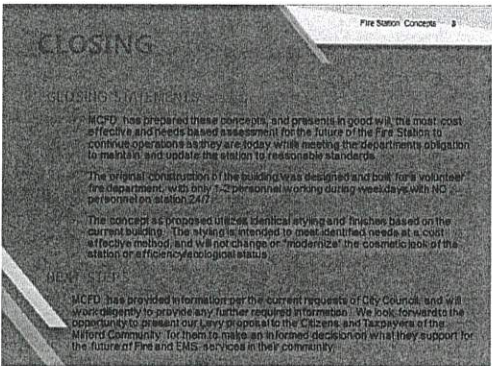
Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

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Concept 2nd Floor



Closing

MCFD has prepared these concepts, and presents in good faith the most cost-effective, needs based assessment for the future of the fire station for it to continue operations as they are today while also meeting the department's obligation to maintain and update the station to reasonable standards.

The original 1984 fire station was designed and built for an almost-exclusively volunteer fire department, having 1-2 people working during weekdays and NOBODY on station 24/7. The 1998 addition added business space and parking for the two ambulances but did not address living space nor significantly remodel the original 1984 portion. Since 1998 daily staffing has grown proportionally with the demand for service and today MCFD is combination full-time/part-time/volunteer agency having no less than 6 people working in the fire station at any given time.

The concept as proposed utilizes identical styling and finishes based on the current building. The styling is intended to meet identified needs in a cost-effective manner and will not change or "modernize" the cosmetic look of the station.

Discussions followed with Chief Baird. Mr. Doss also explained the time line of the levy proposal for the November ballot, starting with a Safety Services Committee meeting on May 14th at 9am. Regarding the time frame for the levy to go on the ballot, the amount and the concern for Mr. Albrecht and Council members thanked Chief Baird for the information and his presentation. Concerned about the future, a discussion regarding how many more people will this building house after finished? Preparing for the future, approximately with the proposed information, 9 and possibly several more. To address the comfort of 9 and build to expand with growing population and size of the department. Five more comfortably. Chief Baird said that is a fair assessment. Ms. Evans feels that this is necessary. Mr. Brady expressed concern that the Chief and the City should connect with the school district, to share plans, as it might be detrimental if both the fire department and the school district were putting levies on at the same election. After much discussion the consensus appeared to consider moving forward with the November ballot. Absent of any further discussion with Milford School district. Has the Board and Fire Department gone everywhere else to get funding for this? Chief said that yes they have. There was a question regarding the time frame of this levy based on a five years out. Mr. Robert Kisro, Treasurer approached the podium to discuss the time frame of the levy. It would be elected in 2019, collected in 2020, and distributed for the first time in tax year 2021, 22, 23. And if five years, 2024, 2025. The sense or urgency is November, regularly scheduled election, which is the first available opportunity other than a Special Election to have this on the ballot. It was mentioned that we have extended this as far as we can, and to extend it any further would be dangerous. It is becoming an operational, providing the basic level of service, issue. Mr. Doss said that the next step is Safety Services Committee meeting may

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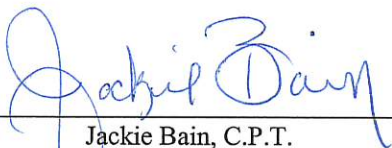
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held 20

15th 9am. ~~Recommending an Ordinance of Necessity. May 21st council meeting and if approved followed by~~ going to Clermont County Auditor's office. The Fire Department and Fire Board is asking for based on a ten year forecast and if all falls into place which is very conservative, then one instead or running a three year renewal, we would run a five year renewal cycle on this levy. If we put the entire 17 mils on an entire 12.5 plus the addition, on the ballot and it was favored by the voters, it would be for a period of five years and in 2024, when it was due for a renewal, we would go to the voters and renew what had been elected in 2019. At that point in time it would not cost the taxpayer any additional than what they were paying, if they were to vote favorably in 2019 for the entire package. The renewal is 4.5 mils and 10 years. The renewal is 775,000 additional revenue and that was designed so that in the early 2020's our reserve would go back up but also knowing as we go through the middle of the 2020's we will need to purchase and replace equipment. The checking account will go up.

Ballot language: Voting to renew 12.5 mils and ad 4.5 mils Mr. Albrecht/Council thanked Chief Baird for all the information brought to several of the public meetings.

Mr. Albrecht made a motion to Adjourn at 6:55pm with a motion from Ms. Evans. Seconded by Mr. Brady. All voted yes


Jackie Bain, C.P.T.


Fred Albrecht, Mayor