

COUNCIL AGENDA SYNOPSIS



-----Initials-----			
Meeting Date	Prepared by	Mayor's review	Council review
09/15/14	LH	<i>LMC</i>	<i>LMC</i>

ITEM No.

6.A.

ITEM INFORMATION

	STAFF SPONSOR: LAUREL HUMPHREY	ORIGINAL AGENDA DATE: 09/15/14
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AGENDA ITEM TITLE **2014 Fire Exploratory Committee Recommendation**

CATEGORY	☒ Discussion	☒ Motion	☐ Resolution	☐ Ordinance	☐ Bid Award	☐ Public Hearing	☐ Other
	Mtg Date 09/15/14	Mtg Date	Mtg Date	Mtg Date	Mtg Date	Mtg Date	Mtg Date

SPONSOR ☐ Council ☐ Mayor ☐ HR ☐ DCD ☐ Finance ☐ Fire ☐ IT ☐ P&R ☐ Police ☐ PW

SPONSOR'S SUMMARY **The 2014 Fire Exploratory Committee has completed its work and has arrived at a recommendation that the City fully explore the feasibility of annexing to the Kent Regional Fire Authority, and that a Steering Committee be formed to address a series of recommended phases.**

REVIEWED BY ☐ COW Mtg. ☐ CA&P Cmte ☐ F&S Cmte ☐ Transportation Cmte
☐ Utilities Cmte ☐ Arts Comm. ☐ Parks Comm. ☐ Planning Comm.
 DATE: COMMITTEE CHAIR:

RECOMMENDATIONS:

SPONSOR/ADMIN. _____

COMMITTEE _____

COST IMPACT / FUND SOURCE

EXPENDITURE REQUIRED	AMOUNT BUDGETED	APPROPRIATION REQUIRED
\$	\$	\$

Fund Source:

Comments:

MTG. DATE RECORD OF COUNCIL ACTION

MTG. DATE ATTACHMENTS

09/15/14	Informational Memorandum dated October 10, 2014
	Fire Department Summary
	Comparison of Fire Service Options
	RFA Online Reference List
	Recommended Phases and Timeline
	Fire Benefit Charge 101



MEMORANDUM

TO: Tukwila City Council
Jim Haggerton, Mayor

FROM: Fire Exploratory Committee

DATE: September 10, 2014

SUBJECT: 2014 Fire Exploratory Committee Recommendation

ISSUE

The cost of providing high quality fire service to the community is high, and secure and long term financial sustainability is a challenge within a city's authorized taxing structure. To maintain or improve existing levels of service as departmental costs increase, cities must either reallocate existing revenue or identify a new revenue source. Many communities regionally and nationally have pursued regional consolidation strategies as a cost-effective way to deliver high-quality fire and life-safety services. This has been accomplished primarily through fire district annexations, interlocal agreements and through formation of or annexation to Regional Fire Authorities (RFAs). Consolidation can result in lowered costs due to economies of scale obtained by reducing duplication of facilities, leadership, equipment and other expenses within close geographical areas. Statewide, there is typically robust community support for funding dedicated to fire and life safety services. In addition, the dedicated funding source associated with a fire district or an RFA has potential to free up revenue capacity for member jurisdictions without detriment to service levels. In June 2010, the City Council formally authorized the exploration of alternative structures for the provision of fire and life safety services in Tukwila.

BACKGROUND

Fire Exploratory Committee (July – November 2010): A Fire Exploratory Committee with members from the City Council, City Administration, and the Fire Department formed to research and analyze the options of creating an RFA, joining the Kent RFA, or remaining a municipal department. The 2010 FEC reached a unanimous recommendation to the City Council to approve the creation of a joint committee with representation from Tukwila and from the Kent RFA to further explore consolidation between the two.

Joint Fire Exploratory Committee (January 2011 – June 2012): Following three meetings, this Committee was suspended to allow the City of Tukwila to respond to significant organizational changes. In June 2012 the JFEC official terminated without recommendation due to the Kent RFA's discussions with the City of SeaTac regarding a service contract. Kent RFA did not have the staffing capacity to undertake both processes at once. The JFEC acknowledged a desire to resume the exploratory process once those deliberation reached conclusion. SeaTac's contract for services with the Kent RFA took effect on January 1, 2014.

2014 Fire Exploratory Committee (April – August 2014): In response to the City's Strategic Plan and with the previous commitment to revisit the fire service consolidation discussion, in late 2013 Mayor Haggerton requested the formation of a new Fire Exploratory Committee with representation from City Council, City Administration, and the Fire Department. In February 2014, the Mayor's Office sent letters to the Chiefs of the Kent RFA, King County Fire Protection District No. 2, and the City of Renton. All three responded that they would like to further discuss opportunities for partnership. The 2014 Fire Exploratory Committee commenced its meetings in April 2014.

2014 FIRE EXPLORATORY COMMITTEE

Scope

The 2014 Fire Exploratory Committee was tasked to build on past and current regional efforts to research, evaluate, and provide recommendations regarding options for fire and life safety services in Tukwila, focusing on three scenarios:

- Remain a Municipal Fire Department
- Provide services via contract or other agreement with a neighboring jurisdiction
- Create or join a Regional Fire Authority (RFA), a special purpose district established by voter approval.

Membership

The Fire Exploratory Committee comprised the individuals listed below. The Committee opted not to have a Chair, and the Council Analyst accepted responsibility for coordination of agendas, meeting summaries, and presentations.

- **Verna Seal**, Councilmember
- **Kate Kruller**, Councilmember
- **David Cline**, City Administrator
- **Chris Flores**, Acting Fire Chief
- **Peggy McCarthy**, Finance Director
- **Vicky Carlsen**, Deputy Finance Director
- **Chuck Woolley**, Firefighter
- **Jim Evans**, Firefighter
- **Dawn Judkins**, Firefighter
- **Laurel Humphrey**, Council Analyst

Schedule

April 18, 2014	Introductions, review of timeline, goals, meeting schedule/frequency
May 2, 2014	Review: Current Fire Department budget and preliminary table of service options
May 16, 2014	Presentation: SeaTac's decision to contract with Kent RFA
May 30, 2014	Partnership discussion with Chief Jim Schneider, Kent RFA
June 6, 2014	Partnership discussion with Chief Mike Marrs, KCFD #2 and North Highline FD
June 13, 2014	Partnership discussion with City of Renton
June 27, 2014	Presentation and discussion of fire benefit charge
July 3, 2014	Review of draft charter
July 11, 2014	Discussion of service delivery models and draft outline of report
July 18, 2014	Continued discussion of service delivery models
August 1, 2014	Draft recommendation
August 7, 2014	2 nd partnership discussion with Chief Schneider and Larry Rabel, Kent RFA
August 29, 2014	Committee recommendation discussion
September 4, 2014	Committee recommendation discussion

ANALYSIS/EVALUATION

During its inaugural meeting on April 18, 2014, the 2014 Fire Exploratory Committee discussed its purpose and goals with each member having an opportunity to speak. Committee members agreed on the importance of an objective and transparent review process in order to deliver an unbiased, thorough recommendation that takes into consideration costs, quality of service, and efficient use of resources. The Committee conducted its review of available service delivery options over the course of 14 meetings consisting of presentations, partnership discussions with neighboring jurisdictions, and group dialogue, focusing on the following areas of analysis:

Review of Status Quo

Committee members familiarized themselves with the budget, staffing and services currently provided by the Fire Department (Attachment 1, Fire Department Summary).

Review of Service Delivery Options

The Committee reviewed and discussed different fire service scenarios, and considered advantages and disadvantages of each. The Committee met with representatives from the City of SeaTac to learn from their recent decision to contract for services with the Kent RFA (Attachment 2, Comparison of Fire Service Options).

Review of Fire Benefit Charge Fundamentals

The Committee received an informational presentation called "Fire Benefit Charge 101," which provided information on the statutory basis for the FBC, the factors used in the Kent RFA formula, hypothetical application of that formula to various parcels in Tukwila, and a funding and budget scenario considering the FBC as a source of revenue.

Review of Partnership Opportunities

The Committee met with representatives from the City of Renton, Fire District #2/North Highline, and the Kent RFA to discuss partnership opportunities, revealing the following information:

- The City of Renton is initiating a planning committee with representatives from the City and from Fire District 25 to explore the feasibility of establishing a new RFA. If an RFA is successfully established between those two entities, they are open to exploring future consolidation with other parties, including Tukwila. **Committee Analysis: Unknown status but bears future potential.**
- Fire District No. 2 contracts with the North Highline Fire District, and Mike Marrs acts as Fire Chief for both agencies. A fire benefit charge for the North Highline Fire District passed with 70% approval at the August 5 election. At this time neither District currently plans to annex an area or to create or join a regional fire authority. **Committee Analysis: Remove from consideration.**
- The Kent RFA is interested in further exploring feasibility of partnering with the City of Tukwila. In a follow up discussion, Kent RFA leadership expressed the possibility of revising their fire benefit charge formula to better accommodate the specific demographic makeup of Tukwila. Renewal of the fire benefit charge will be on the ballot in April 2016. The Committee admires the leadership and experience in this established RFA, and acknowledges the highly successful partnership established via Tukwila's participation in the South King County Fire Training Consortium. **Committee Analysis: Preliminary analysis indicates annexation into the Kent RFA may be financially feasible and with probable benefit to the community.**

RECOMMENDATION

With unanimous approval, the 2014 Fire Exploratory Committee believes that it is highly likely that long term sustainability of high quality fire service in the City of Tukwila would be improved by a consolidation effort, and furthermore, that the City of Tukwila should fully explore the feasibility of partnering with the Kent Regional Fire Authority to complete the work that was unfinished in 2010-2011. We acknowledge that maintaining or increasing the service levels of a municipal fire department will remain an ongoing challenge within the taxing authority of the City, and we did not find an argument against pursuing an alternative.

What has changed?

In 2010, exploration of consolidation was put on hold for the reasons noted above, and since that time a few factors have changed that the Committee believes makes consideration of annexation into Kent RFA an even more attractive option. First, the RCW was amended to streamline the annexation process by requiring a vote only from the area to be annexed. Second, the Kent RFA completed its process with the City of SeaTac and now has the expressed interest and resources available to seriously explore annexation of Tukwila. Finally, preliminary financial analysis and the potential to revise the fire benefit charge formula to suit Tukwila's demographics indicate that this could be financially advantageous for the City and the community.

Why a Regional Fire Authority?

It is clear that consolidation of fire services offers many benefits relating to the distribution of costs over a larger population, elimination of duplicated resources, and maximization of efficiencies. In addition, implementation of a fire benefit charge offers a funding mechanism that factors in square footage and other fire service needs, thereby distributing costs fairly among residences and commercial properties. Establishing a dedicated funding source exclusively for fire service also has the benefit of giving the City more budgetary flexibility, freeing capacity for other essential services. Furthermore, in contrast with a fire district, a regional fire authority has a system of governance that includes voting members from each represented jurisdiction. (Attachment 3, RFA Reference List)

Why the Kent Regional Fire Authority?

The Kent Regional Fire Authority is regionally respected for its successes, leadership, and experience. It has been in operation since 2010 and has cleared many of the early challenges associated with the creation of a new organizational and governmental entity. The City of Tukwila and its Fire Department have already established and enjoyed a highly successful relationship due to participation in the South King County Regional Training Consortium, administered by Kent RFA. Kent RFA leadership has expressed a desire to continue exploring the feasibility of annexation of Tukwila, and furthermore, has offered to the Committee the potential to revise its fire benefit charge formula in a way that would suit Tukwila's unique demographics and its high volume retail base.

Is there an alternative?

If analysis of joining the Kent RFA proves it to be unfeasible, or it becomes clear that there is no community support, the City has no contractual obligation or promise to continue down that path. The City will maintain the status quo, but considering the advantages offered by the regional fire authority structure, the Committee encourages the City to keep close watch on the developments in Renton as they explore formation of their own RFA. If formation of a new RFA is successful, there is potential for future partnership that could be revisited when the time is right.

Where do we go from here?

The Committee believes that in order to make an ultimate decision on this matter the Council will need more detailed information on key issues regarding the fire benefit charge, potential revenues, personnel integration, operations, and more. The Committee has identified a series of key phases that we recommend if further exploration is to occur. First, a detailed analysis of financial feasibility should be conducted in order to consider the fire benefit charge formula and its application in Tukwila along with projected revenues. A task force relating to messaging and engagement should be deployed to provide a steady flow of information and continually gauge community support. If Council and community support continues, representatives from Tukwila and the Kent RFA will then come together to negotiate amendments to the RFA Plan to allow annexation, while union negotiations are occurring concurrently. The amended RFA Plan must then be approved by both governmental bodies, voters must approve the annexation, the RFA Plan, and the fire benefit charge, and if successful, an interlocal agreement will be negotiated based upon the approved RFA Plan. The Committee believes a reasonable timeline for implementation has potential to culminate in a vote in early 2016. **This recommended timeline assumes that the Council receives regular briefings and each phase will only proceed if Council and community support exist.** (Attachment 4, Recommended Phases and Timeline)

Summary of Recommendation

The 2014 Fire Exploratory Committee recommends to the Mayor and the City Council that the City of Tukwila should fully explore the feasibility of annexing to the Kent Regional Fire Authority. If it is supportive, the City Council can endorse this recommendation by a motion either this evening, or at a future Regular Meeting following additional Committee of the Whole discussion. The Committee suggests a motion ***to endorse further exploration of feasibility of annexing to the Kent Regional Fire Authority and the creation of a Steering Committee to address the phases recommended by the Fire Exploratory Committee.***

Attachments:

1. *Fire Department Summary*
2. *Comparison of Fire Service Options*
3. *Regional Fire Authority Online Reference List*
4. *Recommended Phases and Timeline*
5. *Fire Benefit Charge 101*

City of Tukwila Fire Department

2013 Summary

City of Tukwila

Assessed Value	4.6 billion
Area	9.7 square miles
AV per Square Mile	474 million
2014 Regular Tax Levy	\$14,100,000
2014 Levy Rate	\$2.98
Residents	19,486
Jobs	42,000
Estimated daytime population	150,000

Fire Department

Number of Stations	4
Staff Levels	18
Minimum Staffing Level	13
Staffing Model	48 hour shifts, 3 crews
Total Calls for Service	4803
• Aid/Medical	3330
• Fire Response	313
• Other	1160

Services Provided: Fire Suppression, Emergency Medical, Fire Prevention/Marshal, Emergency Management, Hazardous Materials, Technical Rescue, Marine Operations, Explorer Post, Public Education

FTEs

Uniformed	62
• Chief	1
• Assistant Chief	1
• Battalion Chiefs	5
• Captains	16
• Firefighters	39
Civilian	5
• Administrative	2
• FMO Project Manager	1
• FMO Clerical	1
• CERT/Public Ed	1
Total	67

Budget		
Fire Department General Fund	2013 Actuals	Notes
Administration	\$ 834,054	Oversight - Chief, Asst. Chief, Admin Support
Suppression	8,119,818	Daily field operations
Prevention	721,553	Enforcing codes, public outreach
Training	364,764	Training, quality control, safety
Facilities	111,490	Operations and maintenance of stations
HazMat	64,008	Hazardous material response and mitigation
Rescue	8,237	Specialized rescue response and mitigation
Emergency Preparedness	310,404	Foundation for emergency management in City
Rescue & Emergency	45,228	Life support
Communication/Dispatch	129,354	Valley Com charges
Total General Fund	\$ 10,708,909	

*General Fund Total includes O&M =\$425,935 and ER&R = \$112,053

Facilities			
	Year Built	Square Footage	Maintenance Costs
Fire Station 51	1975	15,519	\$ 35,488
Fire Station 52	1971	3,300	9,531
Fire Station 53	1997	6,109	14,723
Fire Station 54	1961	4,000	17,361
Fund 303 Expenses (Facility Improvements)			6,964
Total Maintenance Costs			\$ 84,067

Fleet Information

2,221 tech hours, 32% of total tech hours

	Continue Municipal Fire Department	Join Existing Regional Fire Authority	Create Regional Fire Authority	Annex to Existing Fire District	Create Fire District	Contract with Neighboring Jurisdiction
Potential Partners	N/A	Kent RFA	City of Renton FD 2 North Highline	FD 2 (<i>Burien, Normandy Park</i>) North Highline (<i>Boulevard Park, Top Hat, Beverly Park, Shorewood, Mt. View, South Park, White Center</i>)	None	Kent RFA
Statutory Provisions	N/A	RCW 52.26	RCW 52.26	RCW 52.04	RCW 52.02	RCW 35A.11.040 RCW 39.34
Approval Process	N/A	1. City Council adopts a resolution requesting the annexation. 2. RFA Board adopts a resolution amending its plan to establish terms of annexation. 3. City Council adopts another resolution approving the annexation and related plan amendment. 4. Election – majority approval required in the City only. (<i>RCW 52.26.300</i>)	1. Planning committee formed (three elected officials from each partner) 2. Committee adopts a Regional Fire Protection Authority Service Plan 3. Each partner governing body certifies Plan and places issue on ballot 4. Election – majority approval of combined area required (60% approval if fire benefit charge proposed)	1. City Council initiates by ordinance. 2. Fire Commissioners concur. 3. Election – majority approval required in City and in District (<i>RCW 52.04.061, 071</i>)	1. Petition signed by not less than 10 percent of registered voters who voted in last municipal election 2. Election requiring 3/5 majority approval	1. Upon development of an ILA, each participating jurisdiction’s elected body will approve by adoption of a resolution.
Governance	7 member City Council	3 Kent City Councilmembers, 3 Fire District 37 Commissioners, 1 non-voting advisory board member from Covington, appointed by Covington Council, 1 non-voting advisory board member from SeaTac, appointed by SeaTac Council PLUS negotiated role for Tukwila	To be specified in the Plan. Elected officials of participating jurisdictions and elected commissioners of the authority (<i>RCW 52.26.080</i>)	3, 5, or 7 Commissioners directly elected at-large or by district.	3, 5, or 7 Commissioners elected at-large or by district.	Negotiated advisory (non-voting) role
Revenues/Funding	\$10,600,000 Budget; <i>\$1.50 tax levy, EMS levy, grants, inspection and permit fees, City general fund</i>	\$1.00 levy plus FBC per established formula	\$1.00 per \$1,000 with a FBC or \$1.50 operating levy	\$1.00 per \$1,000 with a FBC or \$1.50 operating levy	\$1.00 per \$1,000 with a FBC or \$1.50 operating levy	City budget
Advantages	*History, legacy, tradition *No change-risk *Retain leadership, governance *Current labor contract good *Local control of assets *Fully integrated EMS	*Economies of scale *More staff and resources to meet service demands *Dedicated funding source *Direct correlation between funding and service *FBC distributes costs relative to service requirement *Relief to City’s budget *Excellent relationship	*Economies of scale *Dedicated funding source *Direct correlation between funding and service *FBC distributes costs relative to service needs *Relief to City’s budget *More staff and resources to meet service demands	*Economies of scale *Dedicated funding source *Direct correlation between funding and service *Relief to City’s budget *FBC distributes costs relative to service needs *Relief to City’s budget	Same	*Economies of Scale *Stepping stone to future annexation *Staffing flexibility *Does not require ballot measure

	Continue Municipal Fire Department	Join Existing Regional Fire Authority	Create Regional Fire Authority	Annex to Existing Fire District	Create Fire District	Contract with Neighboring Jurisdiction
		established via training consortium *Experienced, established RFA with effective leadership *Potential for future expansion to the West *Compatible shift schedules *FBC may be tailored to Tukwila’s demographic needs				
Challenges	*Tax-limiting legislation * Volatility of general fund revenue streams *Expensive with no other funding options *Staff limitations due to budget *Overtime costs *Facility deficits *Apparatus access limitations *No aid car in service *Small-scaled staffing	*Reduced governance, control over service delivery *Requires 60% voter approval, then 50% approval every six years *Must consolidate labor contracts *Separation of certain services (EMS, fire inspectors)	*Reduced governance, control over service delivery *Requires 60% voter approval, then 50% approval every six years *Must consolidate labor contracts *Separation of certain services (EMS, fire inspectors)	* Loss of governance	* Loss of governance *No potential partners	* Loss of governance, although advisory participation is negotiated *Must be funded from existing City Budget
Perspectives on partnership	N/A	Kent RFA leadership is interested in continuing discussions on a possible annexation of Tukwila to the RFA.	The City of Renton plans to explore the feasibility of establishing an RFA with representatives from the City and from FD 25. If an RFA is established they are open to future partnership opportunities. Neither FD 2 or North Highline plans to create or join an RFA.	Neither FD 2 or North Highline is interested in annexation at this time.	N/A	

Regional Fire Authority – Online Reference List

RFA FAQ by Valley Regional and Riverside Fire Authority legal counsel:

<http://www.awcnet.org/portals/0/documents/training/materials/conference/2011/24sustainapproachfi reservicerfafaq.pdf>

Chapter 52.26 Revised Code of Washington – Regional Fire Service Authorities:

<http://app.leg.wa.gov/rcw/default.aspx?cite=52.26>

MRSC Regional Fire Protection Service Authorities Information and Resource Page:

<http://www.mrsc.org/subjects/governance/spd/rfpsa.aspx>

- [Kent Fire Department Regional Fire Authority](#) (King County) - Includes City of Kent and King County FPD No. 37 (Covington annexed) - Election held April 27, 2010 - Effective July 1, 2010
- [North County Regional Fire Authority](#) (Snohomish County) - Snohomish County FPD Nos. 14 and
- North Mason Regional Fire Service Authority (Mason County) - Includes Mason County Fire District No. 2 and Mason County Fire District No. 8 - Effective January 1, 2014
- [Riverside Fire Authority](#) (Lewis County) - City of Centralia and Lewis County Fire District No. 12 - Election in November 2007
- [South Whatcom Fire Authority](#) (Whatcom County) - Whatcom County FPD Nos. 2, 6, 9, and 10 - Election in November 2008
- [Valley Regional Fire Authority](#) (King County) - Cities of Algona, Auburn, and Pacific - Election in November 2006, formed in January 2007
- [South East Thurston Fire Authority](#) (Thurston County) - Includes Yelm, Thurston County FPD No. 2, FPD No. 4 (Rainier annexed) - Election held on February 9, 2010
- [West Thurston Regional Fire Authority](#) (Thurston County) - Includes Thurston County FPD No. 1 and Thurston County FPD No. 11 - Election in August 2009

MRSC Index to Electronic Documents: <http://www.mrsc.org/research/libraryresults.aspx?cat=2431>

Kent Regional Fire Authority: <http://www.kentfirerfa.org/>

Kent RFA Annual Reports, Budgets and Plan: <http://www.kentfirerfa.org/index.aspx?nid=94>

	2014	2015	2016
Financial Analysis - Review data, forecast FBC revenue, determine feasibility - City Council receives briefings at this stage and throughout	Q4	Q1	
Messaging and Engagement - Steady flow of information to electeds, public and press - Stakeholder input		Q1-Q4	
Plan Amendment Assets, vehicles, capital, LEOFF 1, governance, etc.		Q2-Q3	
Labor Negotiations Concurrent with other phases		Q2-Q4	
Resolutions - City Council adopts resolution requesting annexation - RFA Board adopts resolution amending Plan to allow annexation - City Council places measure on ballot		Q4	Q1
Election - Voters must approve annexation, Plan amendment, FBC - Voter outreach 2-4 months			April
ILA Development ILA is developed based upon an adopted RFA Plan			Q3-Q4



Fire Benefit Charge 101

September 15, 2014



Agenda:

- ❖ Basics of FBC
- ❖ Factors in Kent RFA model
- ❖ FBC as applied to Tukwila parcels
- ❖ Fire budget and potential capacity



Basics of FBC

- ❖ Initial imposition of FBC requires 60% voter approval (RCW 52.26.220)
- ❖ Renewing existing FBC requires 60 for RFAs%, renew every 6 years (RCW 52.26.220)
- ❖ The FBC takes the place of the 3rd 50 cent property tax levy (RCW 52.26.240)
- ❖ Cannot exceed 60% of the annual operating budget (RCW 52.26.220)



Basics of FBC, continued

- ❖ Imposed on personal property and improvements to real property (RCW 52.26.180)
- ❖ FBC is added to property tax bills
- ❖ County charges a fee to collect the funds (currently 1%)

Basics of FBC - Formula

- ❖ Formula shall be reasonably proportioned to the measurable benefits to property (RCW 52.26.180)
- ❖ Any other method that reasonably apportions the benefit charges is acceptable. (RCW 52.26.180)

Exceptions, limitations

- ❖ Property owned by religious organizations
(RCW 52.26.180)
- ❖ Property not assessed and subjected to ad valorem taxation under Title 84 (RCW 52.26.180)
- ❖ Property that is subject to a contract for services (RCW 52.26.180)

Exceptions, limitations, continued

- ❖ Low income, seniors that qualify for exemptions under RCW 84.36.381 through 84.36.389 are exempt from a portion of the FBC. 25%, 50% or 75% exemption

What is not exempt

- ❖ Non profit organizations
- ❖ School districts
- ❖ Government entities that do not have a fire department

Kent RFA Factors and Formulas

2014 Kent Fire Department Benefit Charge Formula:																
Square root of total square footage X 18 X Category Factor X Fire Flow Factor X Response Factor X Risk Factor X Applicable Discount = FBC																
Total square footage of structure(s)																
Category Factors:	400 - 1,799	1,800 - 2,699	2,700 - 3,599	3,600 - 4,999	5,000 - 7,999	8,000 - 9,999	10,000 - 14,999	15,000 - 19,999	20,000 - 29,999	30,000 - 49,999	50,000 - 99,999	100,000 - 139,999	140,000 - 199,999	200,000 - 299,999	300,000 - No-Max	
Residential	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Mobile Homes	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Apartments	1.60	1.60	1.60	1.60	1.60	1.60	1.60	3.25	3.25	3.25	6.70	6.70	8.60	11.10	14.25	
Commercial	1.00	1.00	1.00	1.00	1.20	1.20	1.20	1.40	1.40	1.40	1.50	2.05	2.05	3.05	3.05	
Fire Flow Factor:**	0.270180432*															
Response Factor:**																
Residential	1.05	1.13	1.35	1.65	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
Manufactured Homes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Apartments	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54
Commercial	1.18	1.18	1.18	1.18	1.18	1.75	1.75	1.75	2.65	4.20	4.20	4.20	4.20	4.20	4.20	4.20
Risk Factor:***																
Light Hazard	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ordinary Hazard - 1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ordinary Hazard - 2	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Extra Hazard - 1	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30
Extra Hazard - 2	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40
Discounts:																
Automatic Fire Sprinklers	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900
Manual Local Alarm	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980
Manual Central Alarm	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950
Automatic Local Alarm	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970
Automatic Central Alarm	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925
Agricultural	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250

*Fire flow factor is estimated until final tax and property data is certified by the King County Assessor

**Response factor is based upon the number of firefighters needed to deliver the required fireflow

*** Risk factors apply to commercial property, are defined by the NFPA and are assigned by inspection performed by the Fire Authority.

Potential changes to formula for Tukwila parcels

- ❖ Add factor for retail sector
- ❖ Revise square footage categories

FBC as applied to Tukwila parcels - residential

1,500 square feet, \$188,000 A.V.:

FBC = \$164.15

3rd \$0.50 fire levy = \$94.00

(parcel #0040000471)

3,350 square feet, \$253,000 A.V.:

FBC = \$315.40

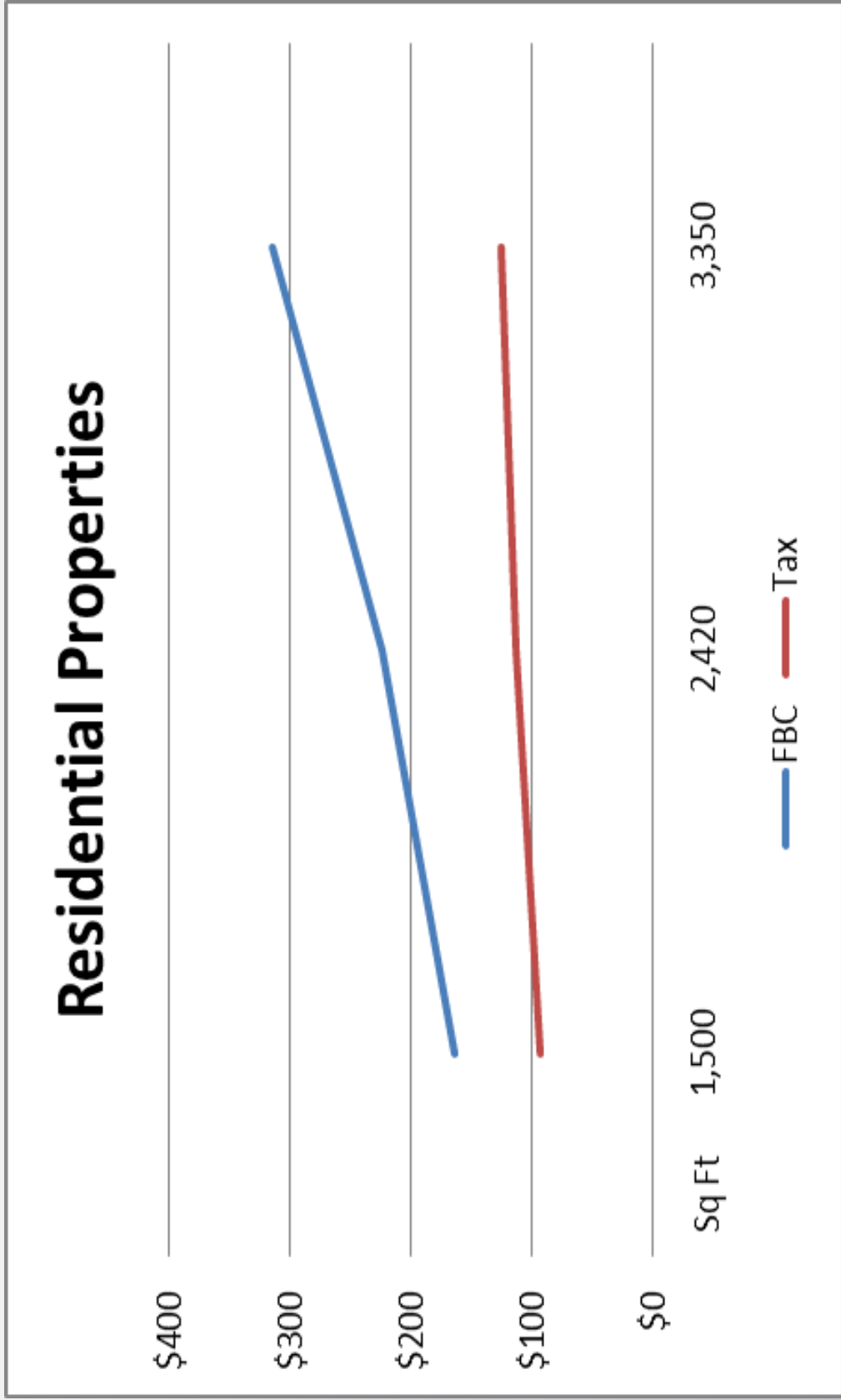
3rd \$0.50 fire levy = \$126.00

(parcel #8687800005)

Typical response for a house fire: 5 apparatus, 1 rehab vehicle, 2 BCs, 1 admin chief, 1 MSO, 1 fire investigator, 1 safety officer

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FBC to 3rd \$0.5 Tax Levy - residential



FBC as applied to Tukwila parcels – apartments

11,900 square feet, 25 units, \$1,127,000 A.V.:

FBC = \$1,307.20

3rd \$0.50 fire levy = \$563.50

Each unit's share would be \$52.29

(parcel #0040000327 – Park Ave Apts)



Typical response for an apartment fire:

8 apparatus, 2 medic units with 2 paramedics in each, 1 rehab vehicle,
2 BCs, 1 admin chief, 1 MSO, 1 fire investigator, 1 safety officer

FBC as applied to Tukwila parcels – apartments

160,700 square feet, 188 units, \$13,872,000, A.V., no discounts:

FBC = \$25,819.84

3rd \$0.50 fire levy = \$6,936.00

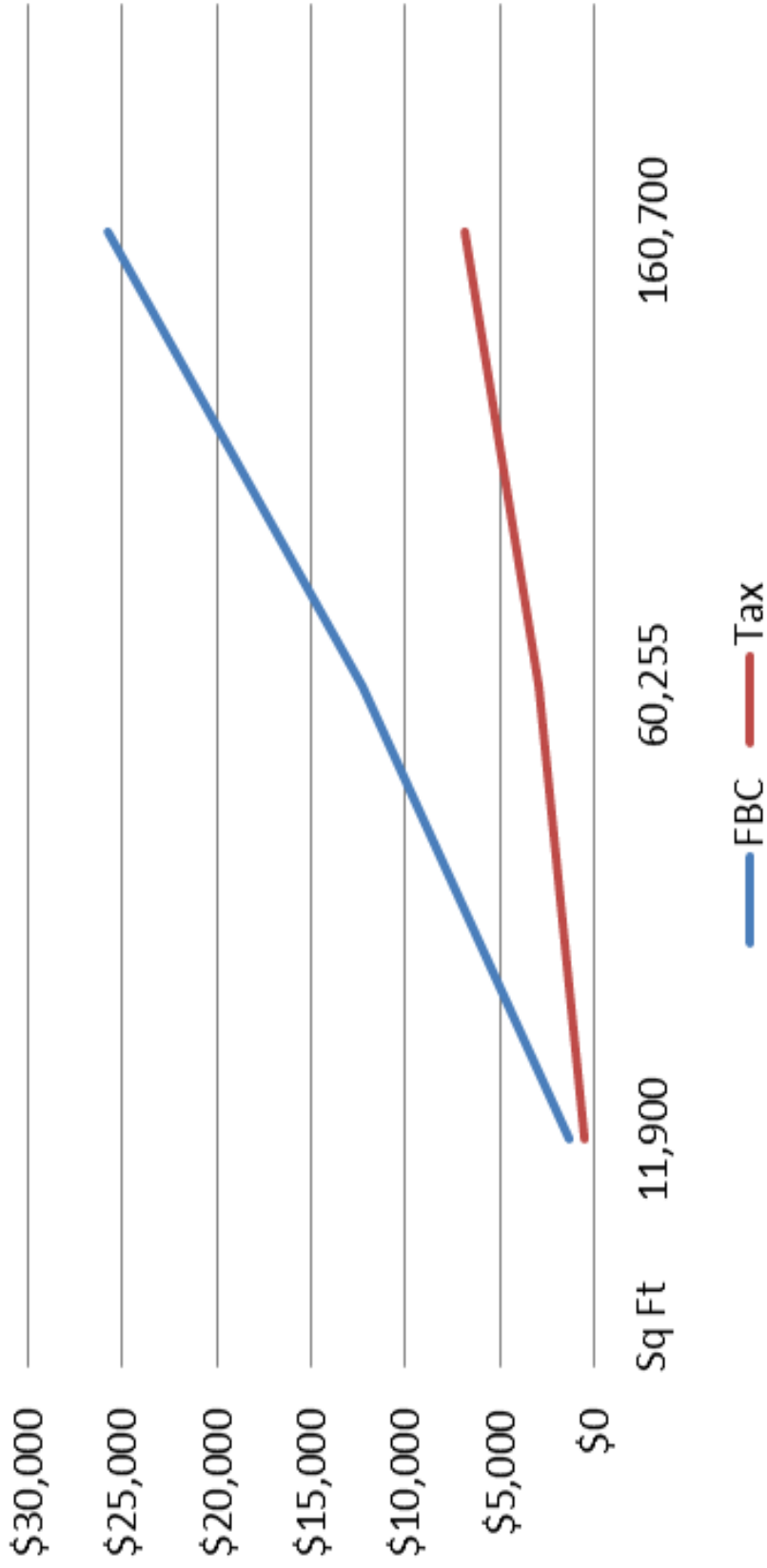
Each unit's share would be \$137.34

(parcel #0003000008 – Terrace Apts)



FBC to 3rd \$0.5 Tax Levy – apartments

Apartment Complexes



FBC as applied to Tukwila parcels – commercial

16,828 square feet, \$2,315,400, A.V., no discounts:

FBC = \$1,545.64

3rd \$0.50 fire levy = \$1,157.70

(parcel #0223400040 – SRO Properties)



Typical response for a commercial fire:

8 apparatus, 2 medic units with 2 paramedics in each, 1 rehab vehicle, 2 BCs, 1 admin chief, 1 MSO, 1 fire investigator, 1 safety officer

FBC as applied to Tukwila parcels – commercial

621,525 square feet, \$27,997,400 A.V., no discounts:

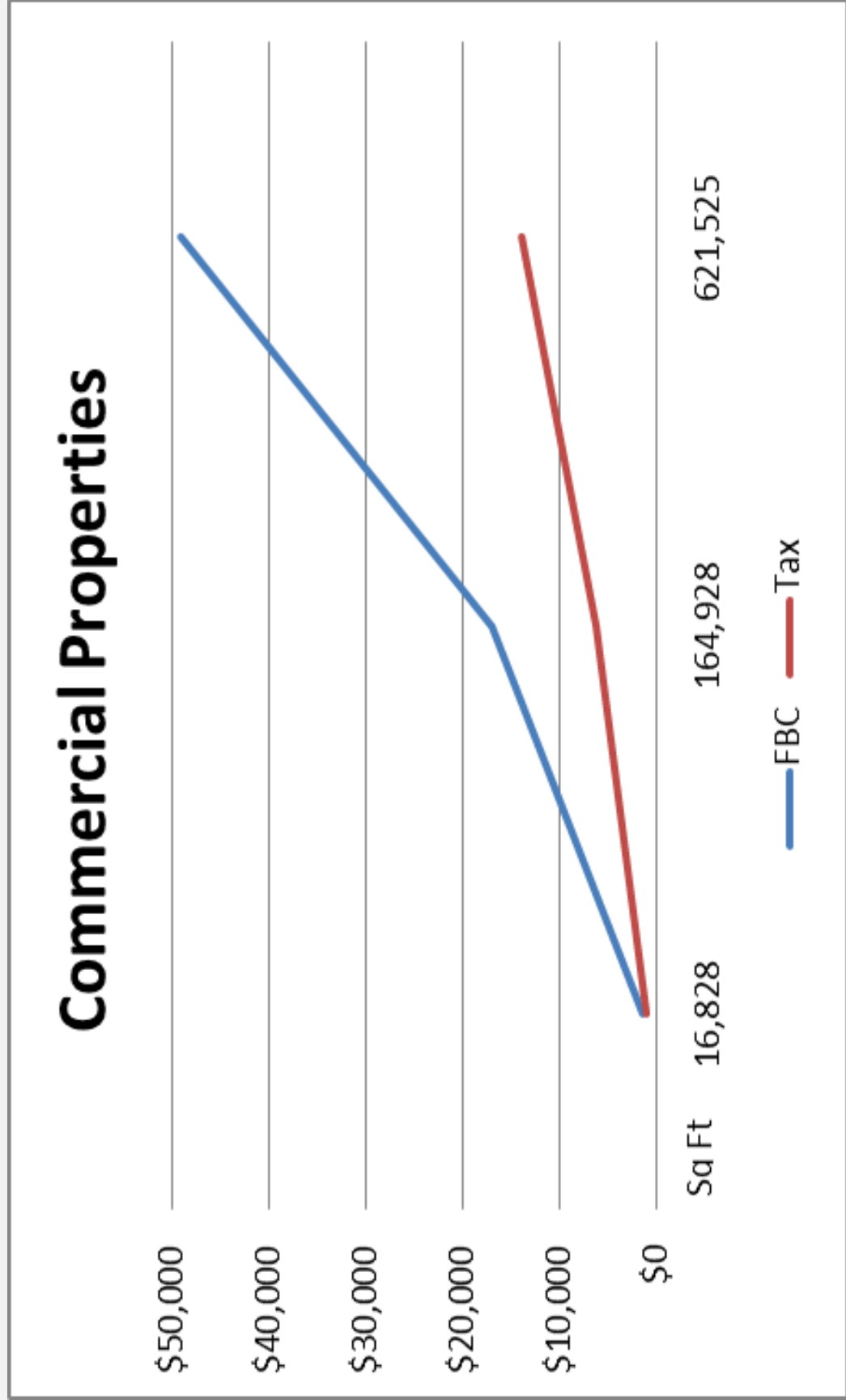
FBC = \$49,113.95

3rd \$0.50 fire levy = \$13,998.70

(parcel #3523049119)



FBC to 3rd \$0.5 Tax Levy – commercial



Potential Capacity if Kent RFA (30,000 foot level)

- Fire budget compared to levy -

<u>In Dollars (estimated)</u>		<u>Levy Rate (estimated)</u>
Current Fire budget	\$10,600,000	Current Fire budget expressed as levy rate
		\$2.23
Reduction of property tax levy (\$1.00/\$1,000 AV)	<u>- 4,700,000</u>	Loss of levy to RFA (\$1.00/\$1,000 AV)
		<u>- 1.00</u>
Potential capacity for City	\$5,900,000	Net tax capacity for City
		\$1.23

Q&A

*The City of opportunity,
the community of choice.*

