



Governing Board Workshop Meeting Minutes  
Saturday, September 16, 2017  
Station 37, 5500 N. Fort Valley road, Flagstaff AZ

Call to order 10:34 a.m. by Board Chairman, Rick Parker

Roll Call of Board Members

Present: Chairman Rick Parker, Clerk Jim Timney, Members Jim Doscocil and Mike Milich

Absent: Member Jim Newkirk

Administration: Chief Mark Gaillard, Chief Jerry Bills, Chief Mark Wilson, Chief Klassen, Administrative Officer Chris Gioia

Summit Fire District Staff: Captain Carlos Luna, Firefighters Kris Yount and Ryland Dougan

Members of the public: Please see attached Sign-In Sheet

New Business

Chief Gaillard presented an overview of Administrations recommendations of selling Station 36 and building a new station on the west side of the District. The presentation consisted of the thought process that went into the recommendation and the logistical concerns for the District. Chief Gaillard also discussed mutual-aid with the City of Flagstaff Fire Department and response areas.

Chairman Parker opened the conversation up to the public. He invited the public to state their name first and ask their questions.

Steve Randall – Inquired about the entire area around Station 36, travel time, impact of location and the number of people in the area.

Terry O’Neil - Ask about the demand of calls and the response time.

Chief Gaillard responded that a good location for a station is off of the main artery which is Highway 180. It is easy on and the crews can travel faster sooner. Administration had reviewed three locations for the new station site. Fort Valley Ranch Road is in the middle of District and would be a perfect location. The draw backs are the infrastructure isn’t there, it is on Forest Service property. In the past getting land from Forest Service could take years. The second site is at Chimney Springs, the lot was dedicated as on for the fire department. The lot is also in a flood plain which is very expensive to develop on. The third site is on Highway 180 and Snowbowl Road. This site has practical possibilities. The map shows this site with mutual-aid for the response areas. It is also right on Highway 180 which helps create a good auto aid scenario.



Kim Campbell – Who owns this property and can it be bought? (An additional question was asked here and was not auditable.)

Chief Gaillard - the two current stations 36 and 37 are houses and do not meet the safety standards as being built as work places with 24/365 activity. We believe that option #3 the future Station 34; it is centrally located and meets most of the criteria we have set. The recommendation has two goals; long-term locate a fire station that provides coverage for the entire west-side area; short-term sell station 36 put proceeds into a capital fund and use the proceeds to buy property. The area around Highway 180 and Snowbowl Road are owned by private entities and by Forest Service, depending on which site becomes available.

Richard Pearson – Forest Service has become easier to work with for purchasing property.

Chairman Parker stated that when the District purchased the land for Station 31 from the Forest Service the entire process took 4 to 5 years.

Kathy Perkins – I like the proposal; however a suggestion would be to see what the value of both properties are. Station 37 is probable worth more and we would have more to work with upfront. The property next door sold for \$850,000.

Terry O’Neil - How much does it take to build a station?

Chief Bills stated it depends on the station size, it could be as much as \$3.2 million, but \$1.5 million should be plenty. We are investigating having partners help build and defer cost. We are looking at partners like, Coconino County Sheriff’s Office, and Forest Service to have office and provide public services there as well.

Kim Campbell – Do you guarantee the sell would put money into the long term plan.

Chief Gaillard – The sell would go into a capital fund not used for anything but Station 34.

Terry O’Neil – It makes more sense to leave station 36 open and using the regional plan for using Station 5.

Chief Gaillard - Station 37 is not ready to sell and the in facility cost to get it ready to sell would be significant. Auto aid is not public policy as of today.

Don Woods – What are you asking the Fire Board to do today?

Chief Gaillard – Today’s purpose is just to have a dialog with the Fire Board and to bring back to recommendations to the next Fire Board Regular meeting. We wanted to show the Fire Board today the long and short term goals and the Administrations recommendations.



Don Woods – Have you completed a financial analysis to sell this station or Station 36. What is still owed on the Stations?

Chief Gaillard – Both stations are owned by the District. The debt was satisfied by the Bond. The Bond has helped the District to be able to survive. Pension has increased and has used all the operational funds that were saved with paying the debt off. We have estimate that the District may be able to generate under a million dollars from both stations.

Steve Randall – Station 36's map does not show auto aide. We should put Station 36 back-up to help the community. To have a flag flying shows a government entity in the area and makes a difference.

Richard Pearson – The Feds have change their attitude when it comes to selling land, it may only take three years. It could be cheaper land.

Chief Gaillard – We are in the process of talking to all partners and having a dialog with them to see who is interested.

Terry O'Neil – Do you have materials that show the population and where there are more people and the frequency of responses.

Chief Gaillard – It is a slippery slope when we start look at how much property values are and the populations of an area. Administration looked at all of this, but the best solution is to go with the best location for the entire District and to be good neighbors with auto-aid. When auto-aid is in place the sequence of priorities is to act as one unit.

Mark Lamberson – What are the Fire Board next steps?

Chairman Parker stated we will direct the Administration to put items on the agenda for our discussion. We aren't doing anything today. We are not going to micro manage the Administration. We will make the final decision and take your information into consideration.

Stephanie Walsh – It is pretty clear we are missing information, like what response times and financial considerations.

Chairman Parker – The Fire Board will follow-up on the financial side and analyses everything.

Stephanie Walsh – So is this a 6 month process.

Chief Gaillard – it could be quicker if we all work together.

Cindy Doscocil – What is the time line for the plan for mutual aid?

Chief Gaillard – A year and a half ago. 😊 We want to make sure that our responders have been training together; the SOP's (Standard Operating Procedures) are the same. We had some false starts due to issues we have encountered with some internal struggles. There are a lot of moving parts and we just



need to be patient while we work through them. But we believe mutual-aid and auto-aid are the right things to do now.

Cindy Dorskocil – How much longer to you think it will be?

Chief Gaillard – It is a very high priority for our Administration.

Jeanne Pearson – What is left of the Bond if the pension took most of it.

Chief Gaillard – The pension is an employee cost, the bond was not used for this. It was used to retire debt and to make a few purchases for safety equipment as stated in the bond.

Jeanne Pearson – What was the cost of building Station 5? Do you need that kind of place?

Chief Bills – Station 5 cost \$3.5 million. Station 1 built in 2008 cost \$1.5 million. The cost is about \$200 per square foot.

Public – not auditable

Chief Gaillard – Our long term goal would be to provide a safe work place for our firefighters. Look at the ceiling and the walls here (at Station 37 Bays) those black marks you see are carbon monoxide which isn't healthy. The community gets to say what the station will look like, but the Fire Chief makes sure the place is safe for the firefighters. Part of the capital plan is to make the place safe.

Kim Campbell – It makes sense to keep the Station 36 out there. It also makes sense for the next five years to have one fire district.

Chief Gaillard – It is an emotional issue. We will give the fire board as much time as they need to develop a plan. We know that the money is an issue as well.

Terry O'Neil – Highway 180 and Snowbowl Road is the right location. Sometimes private places cost more. Where is Mr. Murray on this issue? (Mr. Murry is the owner of Snowbowl Ski Resort).

Chief Gaillard – We have had to opportunity to speak with Mr. Murray thanks to Supervisor Babbott. We are also talking to Supervisor Babbott regarding severity and placing units at the Snowbowl Lodge during those eight days of severity. Mr. Murray has been supportive.

Terry O'Neil – The right temporary station is Station 36.

Don Woods – In the big picture with the receptacle interaction with the City of Flagstaff, Station 36 should stay open.



Chief Gaillard – We will provide the Fire Board with a long term view and a strategic view recommendation.

#### Fire Board Comments

Chairman Parker opened the floor up to the Fire Board for comments.

Clerk Timney - This is a very emotional item. I believe the Fire Board should have this as an ongoing agenda item, to keep apprised of progress and for Board discussion.

Chairman Parker asked Clerk Timney if Supervisor Babbott could speak. Clerk Timney yielded the floor to Supervisor Babbott.

Supervisor Babbott – I offer support and any advocating I can do to be helpful to build relationships. I will be here in a supportive role, not to hinder the role of the Fire Board. We are discussing the options of having a pre-plan and providing pre-staging on high congestion days.

Clerk Timney – The Fire Board has two stages of consideration, the housing market and the time of sell. The large consideration is the market analysis and the length of time to sell. A less expensive property will sell faster than a more expensive property and it will give the Fire Board the capital funds to get started with. To use calls of service to determine where to put a station is not reliable data. They can change from day to day. Auto aid is not currently in place, so it is not something we can count on right now. Using Forest Service property has many laws and different reports that have to be completed before building on. Joint use of a community center is the direction we should be focused on.

Member Duskocil – Auto aid is on the table. Chief Gaillard went through a lot of good information. Good Job it is a lot of stuff to consider. It is the right direction.

Member Milich – The presentation was very informative. I would like to see a discussion point on the agenda to authorize Administration to hire a qualified appraiser. I would also like to see Chief Gaillard's recommendation on next week's agenda.

Chairman Parker – I appreciate all your work to get it done and done right.

Clerk Timney made a motion to adjourn the workshop meeting at 11:56. Member Milich second the motion. All in favor. Meeting adjourned at 11:56

Respectfully submitted  
Chris Gioia, Administrative Officer