

Regional Fire Authority Planning Committee



OLYMPIA TUMWATER REGIONAL FIRE AUTHORITY PLANNING COMMITTEE MEETING AGENDA

Online via Zoom and In Person at
Tumwater Fire Department
Headquarters, Training Room, 311 Israel
Rd. SW, Tumwater, WA 98501

Monday, July 11, 2022
5:30 PM

1. Welcome
 - [a.](#) Agenda and Schedule Recap
- [2.](#) Fire Benefit Charge
- [3.](#) Organizational Charts
- [4.](#) Asset Transfers
- [5.](#) RFA Name Outreach
- [6.](#) Action & Question Log
7. Adjourn

Meeting Information

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

<https://us02web.zoom.us/j/83567586987?pwd=TDg5MnIjYU94Zlc0bjZDYWhPb0dHZz09>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 835 6758 6987 and Passcode 177489.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us

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REGIONAL FIRE AUTHORITY PLANNING COMMITTEE

July 11, 2022

5:30 - 7:30 pm

AGENDA

1. Welcome - Chair Dahlhoff
2. Upcoming Schedule Recap (2 min.) Karen R.
3. **Fire Benefit Charge:** Recommended Formula & Examples (40 min.) Neil B., Bill C., Karen R.
4. **Proposed RFA Organizational Chart** (15 min.) Chiefs Hurley and Carson
5. **Asset Transfers** (10 min.) John D., Jay B.
6. **RFA Naming:** Invite Fire Depts. staff to suggest RFA name ideas. (5 min.) John D., Chiefs Hurley and Carson
7. Adjourn

Upcoming Schedule Recap

- RFA Committee meetings:
 - **July 25**
 - **Aug. 8**
 - **Aug. 22**
- City Councils presentations on Finance - (3rd of 4):
 - **Tues, Aug. 9**
- Public Outreach event (2nd of 2):
 - **Mon., Aug. 15**

Talking points - Councils

A Regional Fire Authority Planning Committee started meeting in 2021. The Committee has met 10 times. We doubled our meeting cadence to be sure we can submit a draft RFA plan to Councils this fall. To date, the Committee has:

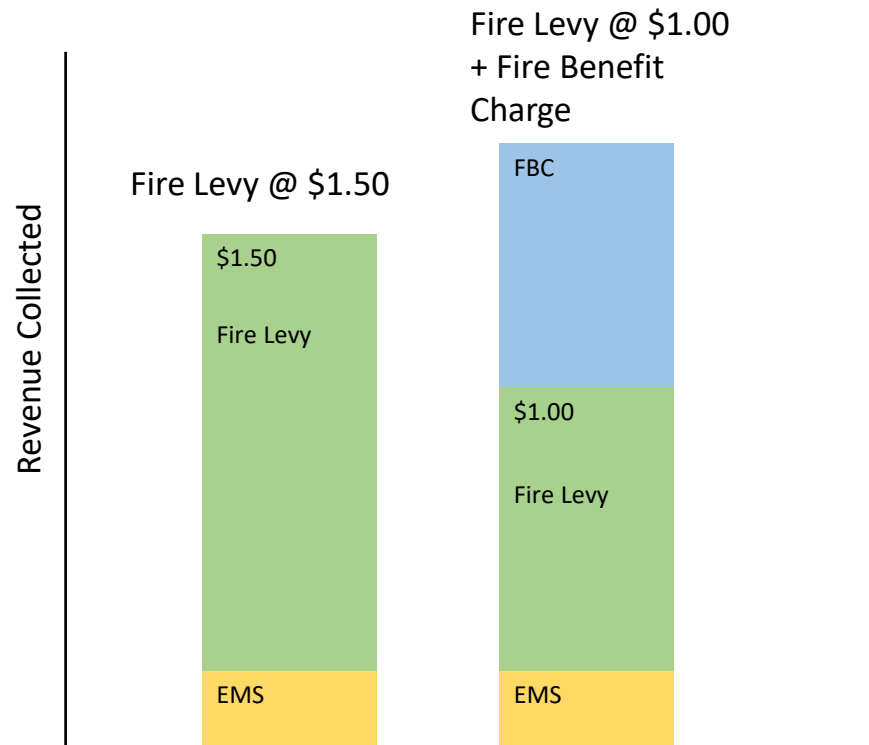
- **Adopted a charter, work plan and proposed project timeline, set up a website hosted by Tumwater (directly linked from Olympia's website) that has all committee agendas and materials.**
- The work plan includes **four check-ins with both city councils** and **two rounds of public engagement** (Council check-ins to date: April 19, June 21; Public Outreach session held May 19. The next Council check-in is August 9; the next public outreach session is August 15.)
- **Approved a statement of values & principles to guide our work.**
- Developed **initial RFA governance recommendations**, shared with City Councils on June 21.
- In collaboration with Olympia and Tumwater staff teams, a **financial model** for the RFA is being developed – outlining expenditure and revenue options for the first 7 years of the RFA. The Committee is now considering the details of how the RFA will generate revenue to support operations.

Olympia-Tumwater RFA Proposed Fire Benefit Charge Structure

July 11, 2022

RFA Major Revenue Sources:

Fire Levy
Fire Benefit Charge
EMS Levy allocation



Graph shows 2 approaches to RFA funding

- If EMS allocation and Fire Levy of \$1.50/\$1,000 AV are not sufficient, a Fire Benefit Charge can increase revenue collections
- In exchange for a FBC, the maximum fire levy drops one-third to \$1.00/\$1,000 AV
- FBC collections in any year cannot exceed 60% of operating budget
- Unlike property taxes, FBC is not subject to the 1% collections cap: it is a revenue stabilization tool
- If an FBC is requested when the RFA is formed, the vote threshold to establish the RFA and authorize the FBC (one ballot) is 60% approval

What is a Fire Benefit Charge (FBC)?

- ▶ A Fire Benefit Charge (FBC) is not a tax.
- ▶ A FBC is not based on the value of property.
- ▶ An FBC is fee based on the fire-response needs of a structure.
 - ▶ Key factors: type of property (residential or commercial or...) and size of property (square footage).
- ▶ Land is not subject to a benefit charge.
- ▶ **Exemptions: Generally**, properties exempt from property tax will also be exempt from an FBC.
- ▶ Discounts typically added for sprinklers, and alarms, if data available.
- ▶ **The benefit charge formula and collection amount is set annually by the board of commissioners.** There is an annual appeals process.
- ▶ The FBC bill is sent as part of property tax bill by the assessor/treasurer and paid like property tax.

How does the FBC work?

Everyone uses the **same basic formula**; what changes are the **structure categories** and the **weights for each category**, and **any discounts/surcharges**.

<p>1. Identify categories of structures you will use in your FBC formula.</p> <p>Typical set below.</p>	<p>2. Identify square footage and type of each structure in your jurisdiction and place it in the appropriate category</p>	<p>3. Determine the weighting for each category (Board policy action)</p>	<p>4. Identify any discounts/exemptions applicable to the property, e.g. --sprinklers, senior citizen/disabled</p>	<p>5. Do the math!</p>
<p>Mobile Home Single Family Residential Multifamily Small commercial Medium Commercial Large Commercial</p>	<p>County assessor records provide this information.</p>	<p>Weights increase with the size and complexity of the structure and its use. It's not a straight line—some small commercial establishments may have an FBC like a single-family residence. The weighting reflects the additional resources needed to put out a fire at these different types of structures.</p>	<p>County assessor records provide this information</p> <p>This is another policy decision—if <i>data is available to implement it</i>.</p>	<p>Determine the bill for each parcel / structure</p>

FBC Proposal: Goals and guidelines.

- Use an approach that is substantially similar as that used by other RFAs.
- Recognize the limitations on FBCs per statute:
A benefit charge imposed must be reasonably proportioned to the measurable benefits to property resulting from the services afforded by the authority, RCW 52.26.180(5)

Summary of proposal: Classifications & Weights

- **Classifications**

- Mobile homes (1 class)
- Residential (3 classes)
- Apartments (1)
- Commercial (6)

- **Weight of “1”** given to Small Commercial (up to 5,000 sq. ft) – everything else is weighted above or below that.
- Proposed formula has a single fixed weight for each classification except Commercial; weights for Commercial structures increase as size of structures increase.

Proposed Weight Ranges by Classification

Structure Classification	# of tiers in this classification	Proposed Weights	# of parcels in this category
Residential	3	.58 for each of the 3 categories <i>(essentially, there's just one residential category)</i>	20,246
Mobile Home	1	.45 <i>(So, a 1,000 sq. foot mobile home pays less than a 1,000 sq. foot residence)</i>	454
Apartments <i>4 units or more</i>	1	1.45	354
Commercial	6	Increasing from 1 to 6 as square footage grows <i>(See next slide)</i>	2,142

A structure with a lower weight will pay a smaller FBC as compared to a structure of the same square footage and a higher weight.

Commercial Tiers and Weights.

Tier	Max Sq. Ft in this Tier	Weight	# of parcels in this category
Commercial 1	5,000	1	1300
Commercial 2	20,000	1.5	611
Commercial 3	50,000	2	145
Commercial 4	100,000	3	53
Commercial 5	200,000	4	29
Commercial 6	Over 200,000	5	4

Discounts and Hazard Surcharges

- No Hazard surcharges proposed.
- Discounts: given limited data, proposing a 10% discount for properties that are sprinklered.

Other notes of importance.

- The parcel data base has been reviewed to eliminate properties that are known to be exempt from an FBC (state owned, nonprofit low-income housing, etc.) There are likely still parcels in the data base that are exempt.
- Sprinkler data is not yet in the data base: this is separate data that the Fire Departments have.
- *Both these facts mean that the data shown slightly over-estimates likely FBC collections.*
- It is also possible that some parcels may be misclassified.

The results—as if the RFA were created in 2022

Fire Benefit Charge Factors and Totals for 2022

Fire District	OT	Factor	Max Sq Ft
Residential 1		0.58	1,500
Residential 2		0.58	3,000
Residential 3		0.58	No Max
Apartments		1.45	
Mobile Homes		0.45	
Balancing Factor		0.01	
Cost Per Gallon		83.38	
Sprinkler		0.9	

Sprinkler discount

Olympia Tumwater Both

Both

Commercial - 1	Factor	Max Sq Ft
Commercial - 1	1	5,000
Commercial - 2	1.5	20,000
Commercial - 3	2	50,000
Commercial - 4	3	100,000
Commercial - 5	4	200,000
Commercial - 6	5	No Max

Commercial Subtotals			
1,300	Commercial 1	\$922,168.95	3,197,380
611	Commercial 2	\$1,250,577.69	5,691,774
145	Commercial 3	\$705,502.73	4,607,705
53	Commercial 4	\$557,287.28	3,595,337
29	Commercial 5	\$565,352.85	3,743,373
4	Commercial 6	\$138,793.85	998,374

# Parcels		FBC \$	Square Feet
20,246	Residential	\$8,548,133.84	51,887,243
2,142	Commercial	\$4,139,683.35	21,833,943
454	Mobile Home	\$87,842.02	527,061
354	Multi Unit	\$725,826.06	4,318,633
23,196	Total District	\$13,501,485.27	78,566,880

Residential Subtotals			
2,020	Residential 1	\$577,772.60	2,453,571
12,980	Residential 2	\$5,212,643.71	29,512,895
5,246	Residential 3	\$2,757,717.53	19,920,777

Total collected from each Classification

Total to be collected in 2024—
estimate based on 2022 data

What will property owners pay?

- Assume:
 - Both Cities roll back their general property tax levy by \$1.00/\$1,000 AV in 2024 to account for the new \$1.00 property tax the RFA will impose.
 - Both Cities will retain amounts currently spent on fire department costs in excess of \$1.00/\$1,000 AV and redirect that to other city purposes.
- Next slides:
 - One residential example: *before and after RFA—*
Total taxes to City today versus total taxes + FBC to City and RFA combined
 - Context: all property taxes payable
 - Multiple examples
 - Residential, apartments, commercial

Estimated 2022 Average Assessed Home Value and Size

Based on the data file from the County for 2022:

	Olympia	Tumwater
Average Residential Structure Assessed Value	\$393,242	\$378,993
Average Residential Structure Size	2,520 sq. ft.	2,644 sq. ft.

For purposes of creating a blended average, we propose to use:

Avg. Residential structure AV: **\$385,000**

Avg. Residential Structure Size: **2,575 sq. ft.**

Average Single Family Residential Cost

The example shows the cost for **our assumed average single family residential home value and size** (blended across both cities), located **in Olympia**.

Before the RFA, the homeowners pay \$1973 in property tax in 2022 to the City.

If the RFA were in place this year, assuming the City levy is decreased by \$1.00, the proposed difference between **current City property tax payment** and the **City + RFA property taxes + FBC payment** is an increase of **\$442. (= the FBC amount)**

Actual amounts will change each year.

The **net increase is the same** for an average home of the same value/sq. ft. **in Tumwater**.

<div>Land Value</div> <div>Structures Value</div>	Assessed Value	Square Feet
	\$ 300,000	-
	\$ 385,000	-
	\$ 685,000	2,575
	Current	RFA
	\$ 685,000	\$ 685,000
Residence Assessed Value		
City Levy Rate	2.21410	1.21410
City Bond Levy Rate	0.11820	0.11820
City Park Levy Rate	0.54791	0.54791
City Total Prop Tax Rate	2.88021	1.88021
TOTAL PROP TAX PAID TO CITY	\$ 1,973	\$ 1,288
		\$ 685
RFA Levy Rate		1.00
TOTAL PROP TAX PAID TO RFA	\$ -	\$ 685
Fire Benefit Charge Paid		442
TOTAL PROP TAX/BEBEFIT CHARGE TO RFA		1,127
Summary	Current	RFA
	Assessed Value \$ 685,000	\$ 685,000
Olympia Property Taxes	\$ 1,973	\$ 1,288
RFA Property Taxes		\$ 685
RFA Benefit Charges		\$ 442
Total Taxes and Charges	\$ 1,973	\$ 2,415
Total Increase	\$	442

Context: City property taxes are a small portion of total property taxes

For the average single family residence in Olympia, the RFA would add about 5.5% to the total combined property tax/FBC bill, if it were in place in 2022.

Estimated Olympia Property Tax - Residential

Assessed Value	Square Feet
\$ 680,000	2,575

	Current	Tax Paid	W/ RFA	Total Paid	
Olympia Schools	4.55786	\$ 3,099	\$ 4.56	\$ 3,099	
State Schools	2.68037	\$ 1,823	\$ 2.68	\$ 1,823	
City of Olympia	2.21410	\$ 1,506	\$ 1.21	\$ 826	Reduce \$ 680
Thurston County	0.98003	\$ 666	\$ 0.98	\$ 666	
Olympia Met Park Dist	0.54791	\$ 373	\$ 0.55	\$ 373	
Medic One	0.35000	\$ 238	\$ 0.35	\$ 238	
Timberland Library	0.28799	\$ 196	\$ 0.29	\$ 196	
Port of Olympia	0.15069	\$ 102	\$ 0.15	\$ 102	
Conservation Futures	0.03231	\$ 22	\$ 0.03	\$ 22	
Olympia Excess Levy	0.11820	\$ 80	\$ 0.12	\$ 80	
Regional Fire Authority	0	\$ -	\$ 1.00	\$ 680	Shift from Olympia to RFA
Total Property Tax Payment	11.92	\$ 8,105	\$ 11.92	\$ 8,105	
Fire Benefit Charge	0	\$ -	Calc	\$ 442	
Grand Total Payment		\$ 8,105		\$ 8,547	
FBC Percent Change				5.45%	

Because we are assuming both cities will reduce their property tax by the amount of the RFA fire levy, the **net difference in each example is the amount of the FBC**, regardless of the underlying City property tax rate or assessed property value.

Sample Residential	Bldg Value	Land Value	Total AV	Total Prop. Tax Rate	Total Prop. Taxes	Reduced Total Tax Rate	Reduced Prop. Tax	RFA Tax Rate	RFA Taxes	Structure SqFt	FBC	RFA Total Taxes+FBC	Total RFA Increase*
R1	170,100	99,500	269,600	11.92	\$ 3,213	10.919	\$ 2,944	\$ 1.00	\$ 270	890	\$ 65	\$ 3,278	\$ 65
R2	129,800	106,100	235,900	11.92	\$ 2,812	10.919	\$ 2,576	\$ 1.00	\$ 236	1320	\$ 79	\$ 2,891	\$ 79
R3	438,600	111,800	550,400	11.92	\$ 6,560	10.919	\$ 6,010	\$ 1.00	\$ 550	3255	\$ 497	\$ 7,057	\$ 497
R4	540,900	158,400	699,300	11.92	\$ 8,335	10.919	\$ 7,636	\$ 1.00	\$ 699	3267	\$ 498	\$ 8,833	\$ 498
R5	854,900	200,000	1,054,900	11.92	\$ 12,573	10.919	\$ 11,518	\$ 1.00	\$ 1,055	4466	\$ 582	\$ 13,155	\$ 582

*As compared to current Olympia property tax payment in 2022.

Mobile Home and Apartment Examples

Sample Mobile Homes

Sample Mobile Homes	Bldg Value	Land Value	Total AV	Total Prop. Tax Rate	Total Prop. Taxes
M2	66,500	147,900	214,400	11.92	\$ 2,555
M5	3,300	159,800	163,100	11.92	\$ 1,944
M6	237,900	193,500	431,400	11.92	\$ 5,142

Reduced Total Tax Rate	Reduced Prop. Tax	RFA Tax Rate	RFA Taxes	Structure SqFt	FBC	RFA Total Taxes+FBC	Total RFA Increase
10.919	\$ 2,341	\$ 1.00	\$ 214	600	82.7166	\$ 2,638	\$ 83
10.919	\$ 1,781	\$ 1.00	\$ 163	952	208.3845	\$ 2,152	\$ 208
10.919	\$ 4,710	\$ 1.00	\$ 431	1572	267.7769	\$ 5,410	\$ 268

Sample Apartments

Sample Apartments	Bldg Value	Land Value	Total AV	Total Prop. Tax Rate	Total Prop. Taxes
A4	4,063,200	966,000	5,029,200	11.92	\$ 59,943
A5	11,308,000	834,800	12,142,800	11.92	\$ 144,730
A6	221,800	53,300	275,100	11.92	\$ 3,279
A7	14,581,100	1,054,400	15,635,500	11.92	\$ 186,360

Reduced Total Tax Rate	Reduced Prop. Tax	RFA Tax Rate	RFA Taxes	Structure SqFt	FBC	RFA Total Taxes+FBC	Total RFA Increase
10.919	\$ 54,914	\$ 1.00	\$ 5,029	5,100	\$ 1,554	\$ 61,497	\$ 1,554
10.919	\$ 132,587	\$ 1.00	\$ 12,143	10,250	\$ 1,983	\$ 146,713	\$ 1,983
10.919	\$ 3,004	\$ 1.00	\$ 275	21,120	\$ 3,163	\$ 6,442	\$ 3,163
10.919	\$ 170,724	\$ 1.00	\$ 15,636	103,401	\$ 6,298	\$ 192,658	\$ 6,298

Commercial Examples

Sample Commercial 1- (400-4,999SqFt)

Sample Commercial	Bldg Value	Land Value	Total AV	Total Prop. Tax Rate	Total Prop. Taxes
C1.2	191,000	182,600	373,600	11.92	\$ 4,453
C1.3	188,600	135,600	324,200	11.92	\$ 3,864
C1.4	108,500	161,000	269,500	11.92	\$ 3,212

Reduced Total Tax Rate	Reduced Prop. Tax	RFA Tax Rate	RFA Taxes	Structure SqFt	FBC	RFA Total Taxes+FBC	Total RFA Increase
10.919	\$ 4,079	1.00	\$ 374	1500	\$ 581	\$ 5,034	\$ 581
10.919	\$ 3,540	1.00	\$ 324	2140	\$ 694	\$ 4,558	\$ 694
10.919	\$ 2,943	1.00	\$ 270	3000	\$ 822	\$ 4,034	\$ 822

Sample Commercial 2 (5,000-19,999SqFt)

Sample Commercial	Bldg Value	Land Value	Total AV	Total Prop. Tax Rate	Total Prop. Taxes
C2.1	474,700	288,400	763,100	11.92	\$ 9,095
C2.3	1,122,600	473,500	1,596,100	11.92	\$ 19,024
C2.4	1,208,800	2,037,700	3,246,500	11.92	\$ 38,695

Reduced Total Tax Rate	Reduced Prop. Tax	RFA Tax Rate	RFA Taxes	Structure SqFt	FBC	RFA Total Taxes+FBC	Total RFA Increase
10.919	\$ 8,332	1.00	\$ 763	5000	\$ 1,061	\$ 10,157	\$ 1,061
10.919	\$ 17,428	1.00	\$ 1,596	15000	\$ 2,481	\$ 21,505	\$ 2,481
10.919	\$ 35,449	1.00	\$ 3,247	19540	\$ 2,832	\$ 41,527	\$ 2,832

Larger Commercial Examples

Sample Commercial 3 (20,000-49,999SqFt)

Sample Commercial	Bldg Value	Land Value	Total AV	Total Prop. Tax Rate	Total Prop. Taxes
C3.1	1,237,800	667,200	1,905,000	11.92	\$ 22,706
C3.3	5,892,700	593,500	6,486,200	11.92	\$ 77,309

Sample Commercial 4 (50,000-99,999SqFt)

C4.1	4,756,600	312,300	5,068,900	11.92	\$ 60,416
C4.2	8,096,200	681,500	8,777,700	11.92	\$ 104,621
C4.4	5,367,800	1,010,500	6,378,300	11.92	\$ 76,023

Sample Commercial 5 (100,000-199,999SqFt)

C5.1	4,985,100	647,000	5,632,100	11.92	\$ 67,129
C5.4	36,648,400	6,882,400	43,530,800	11.92	\$ 518,844

Sample Commercial 6 (200,000+SqFt)

C6.1	>\$30M			11.92	\$ 418,983
C6.2	<\$4M			11.92	\$ 66,994

Reduced Total Tax Rate	Reduced Prop. Tax	RFA Tax Rate	RFA Taxes	Structure SqFt	FBC	RFA Total Taxes+FBC	Total RFA Increase
10.919	\$ 20,801	\$ 1.00	\$ 1,905	20035	\$ 3,824	\$ 26,530	\$ 3,824
10.919	\$ 70,823	\$ 1.00	\$ 6,486	44200	\$ 5,680	\$ 82,989	\$ 5,680

10.919	\$ 55,347	\$ 1.00	\$ 5,069	50333	\$ 9,091	\$ 69,507	\$ 9,091
10.919	\$ 95,844	\$ 1.00	\$ 8,778	65834	\$ 10,397	\$ 115,019	\$ 10,397
10.919	\$ 69,645	\$ 1.00	\$ 6,378	90804	\$ 12,211	\$ 88,234	\$ 12,211

10.919	\$ 61,497	\$ 1.00	\$ 5,632	100778	\$ 17,152	\$ 84,281	\$ 17,152
10.919	\$ 475,313	\$ 1.00	\$ 43,531	147156	\$ 20,726	\$ 539,570	\$ 20,726

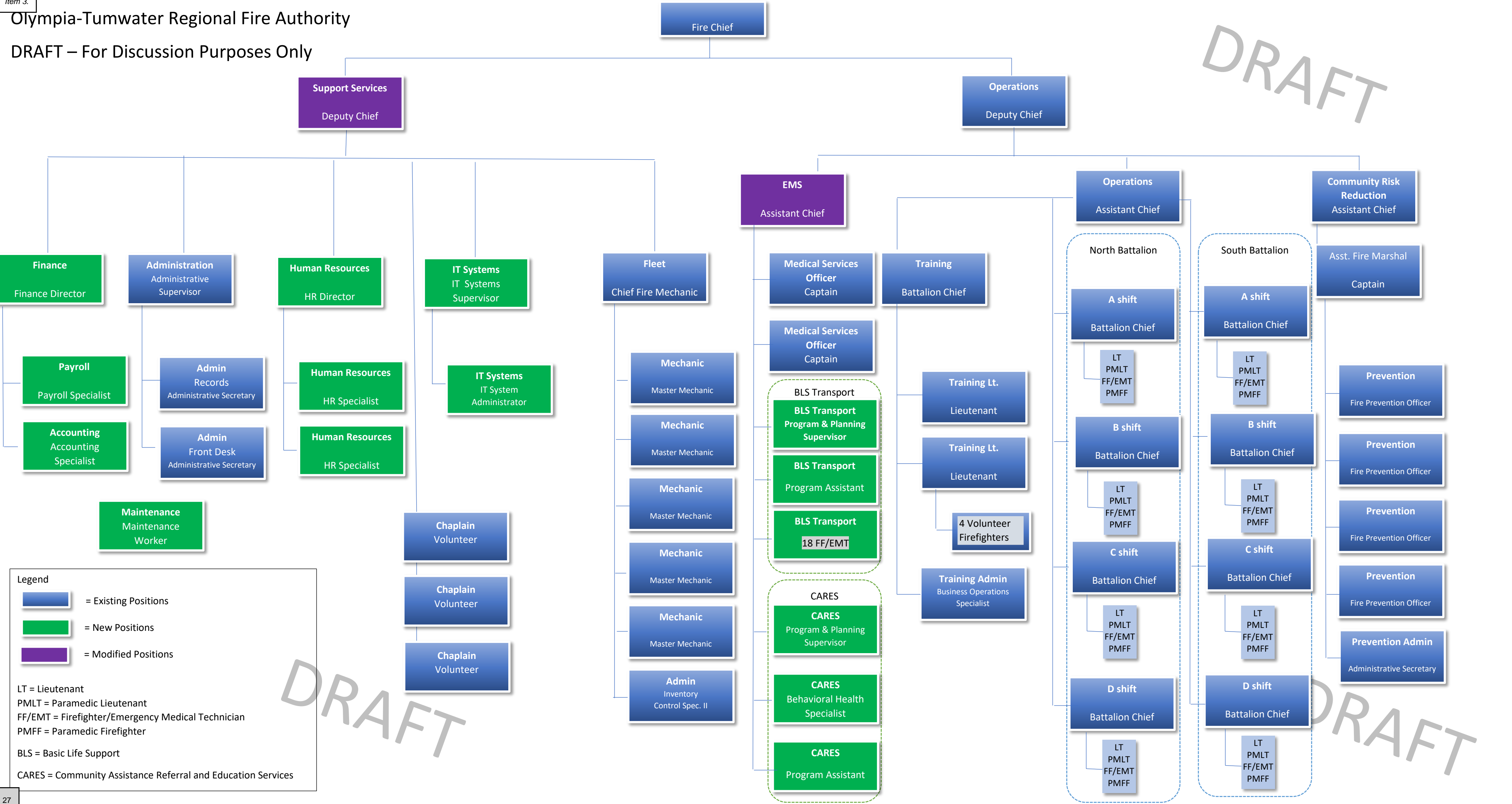
10.919	\$ 383,830	\$ 1.00	\$ 35,153	210,000+	\$ 31,278	\$ 450,260	\$ 31,278
10.919	\$ 61,374	\$ 1.00	\$ 5,621	240,000+	\$ 33,610	\$ 100,605	\$ 33,610

Q & A and Discussion

Olympia-Tumwater Regional Fire Authority

DRAFT – For Discussion Purposes Only

DRAFT



Legend

- = Existing Positions
- = New Positions
- = Modified Positions

LT = Lieutenant
PMLT = Paramedic Lieutenant
FF/EMT = Firefighter/Emergency Medical Technician
PMFF = Paramedic Firefighter

BLS = Basic Life Support
CARES = Community Assistance Referral and Education Services

Olympia Tumwater RFA Planning Committee

July 2022

RFA Asset Transfers**Issue**

There are three types of assets that the Olympia and Tumwater fire departments have that the RFA will need in order to operate:

- Equipment used by the Firefighters/EMTS
- Apparatus -- fire engines, aid cars, chief vehicles, etc.
- Fire Stations (see Attachment A)

The RFA will need access to all these assets on its first day of operation. The RFA Plan needs to address at a high level how this will occur.

Principles to guide the Transfer

Principles that typically guide the transfer of assets include:

- The RFA must be able to operate effectively from Day 1
- The taxpayers should only pay once.

Recommendation

The staff team recommendation is as follows:

- All equipment should be transferred as is, where-is, to the RFA at no cost.
- All apparatus should similarly be transferred as is, where-is, to the RFA at no cost.
- All fire stations should be transferred as is, where-is, to the RFA at no cost—but with the transferring city retaining the right to re-acquire any station at no cost should the RFA ever determine a station is no longer needed for RFA use as a fire station.
 - The Tumwater station on the City Hall property will need to be segregated into a separate parcel with additional access easements granted to the RFA.

This recommendation is consistent with the principles identified above. It shifts to the RFA the cost of any future property acquisitions for new or replacement stations.

Implementation

While the RFA Plan will need to identify the intended disposition of the assets, actual transfer of property will be accomplished by a separate agreement(s) between each City and the RFA executed when the RFA is established.

Fire Stations

Current Ownership	Name/Address	Notes
City of Tumwater	Tumwater Headquarters (T-1) 311 Israel Rd SW Tumwater, WA 98501	Parcel subdivision and easement required.
City of Tumwater	Tumwater Station 2 (T-2) 405 Linwood Ave SW Tumwater, WA 98512	
City of Olympia	Station 1 (Headquarters) 100 Eastside Street NE, Olympia, WA 98506	
City of Olympia	Olympia Station 2 330 Kenyon Street NW Olympia, WA 98502	
City of Olympia	Olympia Station 3 2525 22nd Avenue SE Olympia, WA 98501	
City of Olympia	Olympia Station 4 3525 Stoll Rd SE Olympia, WA 98501	
City of Olympia	Fire Training Center 1305 Fones Rd. SE Olympia 98501	

**Note: A detailed list of apparatus to be transferred will be
included in the RFA Plan as well.**

Olympia Tumwater RFA Planning Committee

July 2022

RFA Name Process

Issue:

The name of the RFA must be included in the RFA Plan.

Recommendation:

The staff team recommends that we ask the Fire Chiefs and Union Representatives to engage staff to offer suggestions on the name of the RFA. The deadline for input would be in time for the Committee's August 8 meeting, with the understanding that the Committee will make a recommendation to Councils here when the RFA plan is submitted this fall, with consideration of staff input.

Process:

The Chief's and Union representatives would take on this issue and make the decision about the best ways to engage staff and would present the results at the August 8 committee meeting.

Olympia Tumwater RFA Planning Committee

RFA Committee Action, Decision, Question Log

June 27, 2022**Councilmembers:** Yen Huynh, Leatta Dahlhoff, Michael Althaus, Eileen Swarthout, Lisa Parshley.**Absent:** Jim Cooper**Staff:** Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, James Osberg, Tumwater City Administrator John Doan, Todd Carson, Chief Mark John, Steve Busz**Consultant Team:** Karen Meyer, Karen Reed, Neil Blindheim, Bill Cushman

Actions taken/actions needed	Assigned to	Update
FBC Database	Neil B. will have an update by Wednesday June 29, 2022.	

QUESTIONS LOG		
Question/Comments	Answer	Follow-up/assigned to
Recap and Discuss June 21 Meeting: Governance		
Financial Plan		
Is this number digestible compared to all the others you've seen?	Going from 1.43- to 1.86 is sizeable – the voters are getting transport units + and the net impact will be based on policy decisions made after the vote. We are proposing a modest administrative structure with 8 staff.	
Fire Benefit Charge		
Is hazard factors standard in RFAs?	No, there is only a few that have hazard factors.	
Are discounts elective? We have a number of marijuana growers in the city - does that count?	Yes. Renton excluded marijuana as agriculture.	
Center hallway apartment has more hazard than a 3-story garden style apartment. Have you seen anywhere they break those apart?	No, one think Central Pierce does is make a delineation between duplexes. We are using just a one	

	rate for apartments. Apartments start at 5 units and above.	
Residential in Tumwater we try to incentives under 1500 square feet can that be a break down if they are smaller than 1500?	Yes you can do a break down and change the square footage limits.	
If ADU is on the same parcel would it be all one bill?	Yes it would, you couldn't create a separate for the house and ADU they are added together.	
Are hotels considered a commercial use? Are they lower risk since they don't have kitchens?	Yes, they are commercial. We can create a whole new category to include those hotels with kitchens.	
Number of state buildings - do they pay differently?	If the state continues to pay by contract and can ask them to pay a FBC. Same for the port, can't charge them but can ask them. If the state office in a leased privately owned building they will be charged a FBC.	

June 13, 2022

Councilmembers: Yen Huynh, Leatta Dahlhoff, Michael Althausen, Eileen Swarthout

Staff: Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, James Osberg, Tumwater City Administrator John Doan, Todd Carson, Chief Mark John, Steve Busz

Consultant Team: Karen Meyer, Karen Reed, Bill Cushman,

Actions taken/actions needed	Assigned to	Update
Karen Reed to update a few slides based on feedback from meeting and bring back to the staff team and send to the entire group.	Karen Reed	
Send Bill Cushman's spreadsheet to group to gather questions/comments.		
Neil invite for meetings June 27 and July 11 th .		
Refreshed talking points	Karen Meyer	

QUESTIONS LOG		
Question/Comments	Answer	Follow-up/assigned to
Draft Governance		

Startup board recommendation not much of an explanation, Olympia would have more members than Tumwater due to size?	Back on slide 11 at bottom, mirrors current structure, maximizing equity and input from each city without involving quorum.	Copy and paste rationale to other slides as well.
Comment: Supports recommendation of 3/3 split, second bullet point speaks to why it makes sense. One concern in the community is that it's not the public perception and that it's equal partnership and representation.		
When this is presented to our councils, what is the best benefit for my city? Don't want to include that in slide but be prepared for that question. Would like more clarification on the presentation.	May also want to be prepared to answer why Olympia has the same amount of seats when they are larger. This is preliminary and the startup board is 3/3 and will change over time but haven't honed in on over time except its 7 members.	
Adding what Jay said to streamline some slides, and knowing our councilmembers and do some clarify this slide (recommendation initial board Structure 2023-2025) to show this is our recommendation at the top.		If we had the prompts and questions in with the slide to better prepare councilmembers. Add some questions on startup board, more specific questions on what we are looking for.
Can we add the question on the slide with the information to show the rationale?	We can, just want to show them all the options we reviewed and will put together in one slide.	Update, staff team take a look at and email to group before we drop it in packets.
Finance Plan Overview- John Doan & Jay Burney		
Cash contribution is from what? The cost of what fire engine costs? What happens if that's today's dollars and in a few years its 3 million? For us as a city we don't have 2Mill in general fund so what would we do how do we finance that as a city? Levy lid lift in 2028, is that when the cities expires or a new revenue source in the future?	The RFA would be buying them, it around 2.1 today for two fire engines. By the time you make this payment there is close to 2mil in the levy lid lift fund. Has nothing to do with our levy lid lift, this would be one the RFA would make to recoup some of the tax rate.	
Any discussion with the LEOFF1(retired FF that are under earlier retirement system which the city has responsibilities for medical etc.)members attached to our dept.?	They will stay with Olympia and not go with the RFA. Same with Tumwater. They will stay with the city and not transfer to the RFA	

4 Mil loan from Olympia how will we pay for that or get that loan?	We have 2 reserves at 10% which is 8+Million and will loan from the budget stabilization loan and have it paid back as quick as possible.	
Comment: Emergency reserve, if there is 15Mil to fund things in the beginning they have the funds to do that, and push out things to the later years that didn't need to be done right away so the planning committee didn't have to make those decisions right away.		
Financial Model-Bill Cushman		
\$1.87, it's hard to understand that number outside of context. For an individual homeowner if that 1.87 is there a way to look at a difference to what exists now?	There is not a way to do this, the 13.5Mil will be distributed throughout several different types of properties, commercial is broken down between different levels has nothing to do with the value. City councils have to weigh the properties for the FBC.	
Comment: Next piece of analysis is how we allocate that 13.5 over all the property types and will need to review that model as well. Once those decisions are made we can equate it back to a current residential now vs with a RFA.		
Comment: also depends on what the cities decide to do with that 1.00 property tax. If the citizen isn't paying twice on that dollar and it may play a decrease and increase for a homeowner.	The cities will have to give up 1.00 of their current property tax order. They concede that to the RFA.	
Does this model not include the cost of a cares or transport unit for Tumwater?	Correct it does not, only used Olympia for a model for Cares. Don't have the data from the FCS from Tumwater, what we had was guesstimates and didn't give the right picture.	
Comment: As we work through the financials on this and RFA sustainability the ability to grow the program into something bigger than 1-2 aid units but more robust and does become a better service in the long run. Longer we are in the RFA and address problems		

financially all programs will grow and become robust.		
Team would love to see a frozen copy of the spreadsheet to get feedback and questions from the group		Send spreadsheet from Bill out.
June 21 st Olympia governance and continue forward with finance conversation with Neil and both councils late July/early August. Second public outreach date needs to be figured out either Early August/September.	Jay Prefers Early August, work on a date. Group is good with the plan. June 21 st could be something jointly and need to circle back with.	
Talking Points-slides are not updated		Karen Meyer will update slides.

May 23, 2022

Councilmembers: Yen Huynh, Leatta Dahlhoff, Jim Cooper, Eileen Swarthout

Staff: Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, James Osberg, Tumwater City Administrator John Doan, Todd Carson, Chief Mark John, For Steve Busz

Consultant Team: Karen Meyer, Karen Reed, Bill Cushman,

Actions taken/actions needed	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	
Internal/External website, social media, news release discussion	John Doan, Jay Burney	
Send updated Work Plan to Committee.	Karen R.	
Administration development-2/4 weeks and bring in Labor for discussion.	Jay/John/Chiefs	

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QUESTIONS LOG		
Question/Comments	Answer	Follow-up/assigned to
Where are we with the financial modeling?	They are in progress.	
Next Council Presentation?	Towards the end of June.	Jay/John will look tomorrow and find a date and coordinate.
Governance Review Options		
Do we have to add the districting in the plan?	We would just need to define in the plan how many districts we are proposing.	
Governance Template Options		Karen R. will write up what was discussed and options to review at the next meeting.
Can we have some sense of scale of what level this work will be? If its 40 hours a week we should know that so if we keep two councilmembers we will need to retool the councils to meet that need.	It will differ, Karen can reach out to South Snohomish County.	Karen will make a call about ongoing time.
Cooper-appointees would be the city council members, if your council wants to change mid-course then what do we do?	Can put language in the RFA that either the council can choose to replace the members or they won't change until elections.	
		Karen will write up what we have discussed and leave the staggering out for right now and bring it to the next meeting.
		Create a special meeting on a Tuesday night 530PM study session type meeting. (For meeting John/Jay is setting up) 1.5 Hrs, 45 mins for finance model and 45 mins for governance.

May 9, 2022

Councilmembers: Yen Huynh, Michael Althaus, Lisa Parshley, Leatta Dahlhoff, Jim Cooper, Eileen Swarthout

Staff: Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, James Osberg, Tumwater City Administrator John Doan, Chief Todd Carson (for Chief Mark John), Erin Johnson (For Steve Busz),

Consultant Team: Karen Meyer, Karen Reed, Bill Cushman, Neil Blindheim

Actions taken/actions needed	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	
Internal/External website, social media, news release discussion	John Doan, Jay Burney	
Send updated Work Plan to Committee.	Karen R.	
Administration development-2/4 weeks and bring in Labor for discussion.	Jay/John/Chiefs	John- nothing from website.

QUESTIONS LOG		
Question/Comments	Answer	Follow-up/assigned to
Governance Issues and Options		

April 25, 2022

Councilmembers: Yen Huynh, Michael Althaus, Lisa Parshley, Leatta Dahlhoff, Jim Cooper

Staff: Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, James Osberg, Tumwater City Administrator John Doan, Chief Todd Carson (for Chief Mark John), Erin Johnson (For Steve Busz)

Consultant Team: Karen Meyer, Karen Reed, Bill Cushman

Actions taken/actions needed	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	Done
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	Done
Internal/External website, social media, news release discussion	John Doan, Jay Burney	Ongoing
Send updated Work Plan to Committee.	Karen R.	Done
Administration development-2/4 weeks and bring in Labor for discussion.	Jay/John/Chiefs	Done/Ongoing

QUESTIONS LOG		
Question	Answer	Follow-up/assigned to

Initial Public Outreach Sessions		
Can the Planning Committee Chair/Vice Chair provide a welcome on at the May 19 th event? Can a union representative attend?	CM Huynh can attend.	James Osberg will attend from the union side and Erin Johnson will ask Steve Busz to attend.
Governance Issues and Options		
Election - is this a regional position?	It's considered local jurisdiction.	
What is important for the RFA Board?	Startup process, lot of negotiations and contracting, management of finances. At what level is the admin structure set up and when do they start and fill. Dedicated to understanding the fire service at more of a micro level than the city council members. Overall strategic planning, being a visionary and commissioners being good neighbors to our other RFA and working well with them.	
Initial startup board first two years of agency.	Be a role model to other RFA, with FF and transparency with the community. Educating the community and carrying those voices of creativity from the community.	
What are some of the mutually beneficial RFA-cities efforts you can imagine taking place over time? Potential conflicts?	Few conflicts interactions with police and public works, make sure it's seamless. How we do crisis response and mental health in the community is it fire or police and that may not be resolved. FD oversight over building plan reviews, emergency management, inspections, fire plan review. How will this RFA interact with communities' ongoing conversation with public safety? RFA will be critical in the conversation and how do we ensure it will be part of that conversation. Community connection, RFA is part of the community and shows up at	

	<p>events that engage the community. It is important to keep that connection. Representation of the RFA with other entities TCOMM911 representation. Competition going to the voters for funding.</p> <p>Street design and fire agency, building codes.</p> <p>Transfer facilities, capital and loans make sure those go smoothly.</p>	
<p>Initial startup board-first 2.5 years city council Members only available to be on the board.</p> <p>What do you see as the largest initial board size?</p>	<p>Even numbers, 6 makes sense. We are even numbers currently with same representation from both cities.</p> <p>Continue currently planning committee structure into the new agency.</p>	
Boundary Changes and Recommendations		
	<p>In Olympia, the south side has an annexation plan going. If they annex, they bring their FBC and taxes with them. If the city annexed its UGA it would automatically happen most places have 10 years.</p> <p>Financial calculation impacts to the city if the RFA takes over fire service and what it looks like but it's doable. The city of Olympia would want to collaborate on annexations for impacts.</p>	
Explanation re: annexation	<p>If you annex another area of the city, it would be subject to any bonds, levy and FBC. Same charges everyone else pays no special exemptions because they were late.</p>	
Service Level Presentation Olympia & Tumwater		
Tumwater- Does CPR Save Rates include Rochester Medic calls?	No, only engine responses.	
Good trend data for postulation if we can see that around cardiac save rates and BLS transport 10 years in a graph if we need to grow resources and go to the voters.		

Put those graphs together as if we annex SE Olympia	Financial analysis is happening now in this annexation and determine if they want to move forward. May need to discuss after RFA conversation before annexation.	Jay- will talk with the chiefs re: what data is available.
Tumwater annexation?	Will be on the book by Aug 2022 and we now respond to calls in those areas.	
Work Plan Outline-updated in the packet.		
Fire Commissioners Salaries and Expenses-in the packet.		
RFA Action & Question Log		
We are including this in each packet and are changing format from the last version. Were they helpful? Another way to switch them up to make more helpful any feedback??	Likes color coding, improvement.	
Talking Points-updated in the packet.		

April 11, 2022

Councilmembers: Yen Huynh, Michael Althaus, Lisa Parshley, Eileen Swarthout, Leatta Dahlhoff, Jim Cooper

Staff: Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, Rian Winter for James Osberg, Tumwater City Administrator John Doan, Chief Mark John, Steve Busz

Consultant Team: Karen Meyer, Karen Reed, Bill Cushman

Actions taken/actions needed	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	None
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	None
Internal/External website, social media, news release discussion	John Doan, Jay Burney	John D. Doan- no emailed qx. Website, is up. Olympia links to that. Public workshop scheduled - May 19.
APPROVED Timeline as proposed, 6 Yes 0 No.		
APPROVED work plan with revisions Version 4.4.22, 6 Yes 0 No.		
APPROVED Shared Values and Principals with edits 6 Yes 0 No.		

Send updated Work Plan to Committee.	Karen R.	
Administration development-2/4 weeks and bring in Labor for discussion.	Jay/John/Chiefs	
Send salary statute - paying commissioners.	Karen R.	
Update Public Engagement PowerPoint with feedback from tonight.	Karen M./Karen R.	
Develop 'Why' slide to add to Public Engagement PP.	Jay/John/Chiefs	
Review Apr. 19 Councils PP for wording and voice.	Kellie B./Ann C	

QUESTIONS LOG		
Question	Answer	Follow-up/assigned to
Work Plan		
When is the "go, no go" in the schedule?	June 27 th (date has not changed) .	
Is there a second "go, no go" date?	No, we can stop at any point if there is impasse or not a good idea and can bring it back to council and they would formally take action to withdrawal from the process.	
In Timeline where is it that we talk about the needs and programs and how we are selling it and what we are offering such as admin services and how to identify? Brainstorming or needs assessment on what we can offer or build?	First opportunity comes at the next meeting and talks about service levels. Something we need to be thinking about what are the synergies coming together such as transports and cares unit.	
Crisis response unit as part of EMS program - is this a part of this RFA program as well?	That is intertwined in the conversation when finding the final structure and checking all the programs that may be better served through an RFA.	
When do we get the separate campaign team put together as we can't do that as elected?	We are getting too ahead of ourselves for this. We would bring this on and interview campaign consultants when the final plan goes to city councils. Have fall and early winter to get together and get messages out.	

Will there be a committee to discuss service levels, programs and labor?	Yes, this staff team will include union contacts and engage people when needed and prioritize to make it financially realistic. We had a meeting today looking at Lacey's admin model, additional staffing, capacity in org chart and find out how much it costs and how to factor that in moving forward. Involved the chiefs and needs to bring the union into that to discuss and talk about priorities.	
Asset Transfers (Conversation with John/Jay move assets as is, exceptions with bonds/Levy may have leases with a reversion that the city would get the asset back.)		
Keep capital facilities obligation to massage the numbers if it's too big of a sticker for the public?	It would have to tell the public about the cities' costs they are retaining.	
What will both cities do with the tax dollars we cost when we exit the city? (\$12.5 million on the citizens of Olympia, that was one of the points that was a cause for failure for Aberdeen/Hoq and the reduction of city budget and increase of taxes for public.)	Ultimately what the cities decide to do here but this is an important part of the discussion with voters—the net cost impact of the RFA. You may not be able to make this revenue neutral, and you may want to reserve some of the savings for other public projects. We will need to be transparent with the community about what the Cities will do when the FD comes off the books – will you reduce taxes or not, and if so by how much? If you are keeping some money, what will you use it for?	
Levy lid lift, Oly passed public safety when talking about people paying twice why wouldn't our levy go away?	It could still remain and that becomes part of this. The city must make a decision to keep, or reduce it. Levy Lift is not an EMS charge, its blended with property tax that is where the two additional fire engines planned to be funded by the Tumwater levy. This has to be worked out.	
Administration		
How do we know how many people we need? Is there a formula for it or how is it determined?	Given the workload, responsibilities, assistance they will need to determine what will be the most reasonable best guess. Rely on Lacey FD guide as a	

	model and work through that, which is similar in size to what we are trying to achieve.	
Public Engagement		
Details of first public engagement?	May 19, 6pm virtual workshop, opportunity for questions and answers. Committee Members are welcome to attend and it will be a public meeting but spectators and not join conversations.	
Will we have briefing material on the website for dialogue outside of the meeting?	Suggest website link for questions/comments, we can spruce up in a public engagement process here is the link to submit Qs. We can advertise the email address after the meeting. Olympia should share the engagement tool as well. Communications teams can link up for that.	
Is there a way to get feedback from those that would not want to do a zoom meeting? Can we do a poll before voting as well?	Polling is not built into the work plan but we can add it and get it funded. We have to come back and chat about that.	

March 28, 2022

Councilmembers: Yen Huynh, Michael Althaus, Lisa Parshley, Eileen Swarthout, Leatta Dahlhoff, Jim Cooper

Staff: Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, James Osberg, Tumwater City Administrator John Doan, Chief Mark John, Steve Busz

Consultant Team: Karen Meyer, Karen Reed,

Action taken/action needed	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	
Internal/External website, social media, news release discussion	John Doan, Jay Burney	Jay-Meeting with Tumwater/Olympia communication this week and work with communication strategies for outreach.

		<p>John-City of Tumwater webpage updates with meetings and packets. Tumwater committed to maintain on behalf and Olympia will just link to ours. Email address for questions on the website also.</p>
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Questions:

Communications Plan

- Fire Chief Meetings in Thurston County can this be added to as a topic on one of these meetings?
 - There has been conversation amongst leadership and area departments and can bring this up on next meeting.
- When will we be going out to the public and is that on the work plan and when does that happen?
 - Four touches with the council and two outreach and has dates and periods for each touches in the work plan that we will review in next meeting.
 - Another outreach to inform the community about the RFA.
- Briefing before decision around campaign rules and planning committee, good as a reminder for the rules.

Financial Discussion

- Is there a way to get the voter approval numbers for the Fire Districts that started with an FBC charge and how much they won by (Generally 60% Minimum).
- Boundary of the RFA can we ask the voters to keep the boundaries or do we need to do annexations when cities grow?
 - Can only create RFA with your own jurisdictions.
 - As you annex the areas you annex are pulled into the RFA no need to get their vote can write this into the plan.
- Cities and other jurisdictions are putting in resiliency reserves is that something that needs to go into this?
 - Bill Cushman can speak to this, we can add in emergency reserve and size it with that in mind.
- Include in talking points moving along equipment replacements and the growth. Both cities do not have a good equipment replacement plan and that is one of the most expensive things besides personnel.

Chiefs Statement

- More on number 2, more context what does that mean one or two more sentences.
- More on number 1, what is the response time, examples, cultures and examples.
- If we can add a human element, response time, or staff and use that messaging and how we build upon that.
- Great one page, building on it some more for communication without losing our audience.
- Maximizing administrative and operational efficiency, using plain talking with some of the words.

Agency Comparison (intended audience is Committee, but may be used for communications plan)

- Big discussion point for Olympia to stay at a FSRB rate 2, is there a way to get reviewed as we go in to avoid a delay and rate increases? Important to tell this story and what it means for the public.
 - Brian has a meeting this week for this and was going to ask that question and get more information.
- Medic One BLS \$ is incorporated already in Tumwater \$2.7, remove \$50K
- Contract with the port for the airport?
 - Tumwater doesn't have a contract since 2007. Likely have an agreement in place soon.
- Would the revenue scenario for RFA include billing for transport?
 - It could, Olympia is working on a BLS transport proposal. Presenting the next 30 days to council BLS transport. Private ambulance transport has been unavailable and units are then held back to transport.
 - Adding a BLS transport would it help the response times? Would adding a 7th station help with this problem?
 - Reduce call volume or add resources to the system. Will take time to determine how many resources would be needed. CARES program to help with some of these BLS calls and referrals from the system to reduce call volumes.
 - Is the CARES program funded and reflected in the Olympia numbers above?
 - No it would be an additional program but there are state and federal tax dollars available for these programs. CMS ground transport through medicare funding available.
 - Campaign plan and marketing for Tumwater as well BLS transporting need.
 - Mark John has shared information with Chief Hurley and if Tumwater started with Olympia's program it would be moved with the RFA.
 - Finance meeting in April will go over this some more, details and can send Lisa Parshley an email and get the email packet.
 - FD CARES and BLS transport would be a priority for the FD and for both agencies.
 - Can add these especially with offsetting grant revenues and Karen Reed can model this to show it.
- Debt payments for Olympia is that in FD budget or a separate debt payment the city makes?
 - Its separate not part of the FD Budget.
- Discrepancies in vehicles are there different policy difference that is driving the disparity?
 - Per capita, and a good number of vehicles in Olympia are inspectors. Some are policy decisions made over the years with the inspection program in general. ASST Chief, Fire Marshall, and 3 inspectors.
 - Both do annual inspections, but Olympia does new construction review that Tumwater Community development does. That would be a nuance we would need to figure out.
 - Was that revenue accounted for in this document? Or would that need to be considered?
 - Sprinkler inspection in fire budget, part of building review fee is not separated out.
- Do we need to make all policy changes in advance before we give it to voters or do they come after the fact?
 - You could keep different policies in place, but would need to sort how the Fire Marshall services are handled and how financials work for the community. Does not have to be identical can remain local decision.
- Olympia- Staff Vehicles are 12, Battalion vehicles are 2.

Governance

- At large, can you set up a district or does it have to be at large?
 - If you have districts they have to be equal in population and encompass the RFA.
- Tumwater is not use to districting, we have to calibrate that as it goes which has costs included.
 - Roughly every decade, consultants are not terribly expensive and have to keep them up to date.
- If we set this RFA up and Lacey FD decides to join can you flip to districting at that point?
 - Yes you can.

Draft Statement of Shared Values and Principals

- #2 be #1 and #8 be #2, they are not numerically ranked.
- Public safety piece is not clear here, a lot of government jargon. Flesh out #2 that this is reason we are here is public safety.
- Governance board when it is all set, they are committed to the operations of the RFA. Benefit of RFA is become sole entity focused on public safety (FIRE & EMS), and educated and understands the work being done. Likes the document, it's important to help formulate the needs of everyone here.
 - Successful vote may include a few city council members at first, they are trusted faces
 - When we start it must be elected city officials.
- Builds on the chief's statement and these are covered in this document also.
- Agrees with moving values around, fire commissioners vs another committee and have a single focus and having people who do the work.
- Agree with reordering the principals so they flow differently. Mission and how it will be handled and end strong engagement with communities.

Talking Points for Council

- In communication plan, can we add an RFA corner in Tumwater newsletter?
 - Perhaps at a council work session.
 - Talking points to have the website added to it and discuss.
- Olympia end of council reports- tag teamed and some competing reports going on and some people are checked out and Jay does give an email update on it. Would love to see another avenue for updates, some prefer email and can read at their leisure.
- Olympia- Under announcements once a month RFA update real quick and what is coming up.

Actions: Work Plan and Project Timeline discussion held for April 11th meeting.

Follow Ups:

- Karen Meyer will try another format (Table preferred) for the Action Item lists for feedback at the next meeting.
- Karen Reed- Find out % of RFA that started with FBC and how the votes went.
- Brian & Mark- minor adjustments to the Chief statement with comments from above and send out in between meetings to get approved and on the website. '
- Draft Statement of Shared Values & Principals- Karen Reed to bring back updated with comments.
- Brian to share information from FSRB meeting from above questions.
- Talking points- add the website for the RFA.

March 14, 2022

Councilmembers: Yen Huynh, Michael Althaus, Lisa Parshley, Eileen Swarthout, Leatta Dahlhoff, Jim Cooper

Staff: Erika Stone, Chief Brian Hurley, Olympia City Manager Jay Burney, Rian Winter (fill in for James Osberg), Tumwater City Administrator John Doan, Chief Mark John, Steve Busz (fill in for Erin Johnson),

Consultant Team: Karen Meyer, Karen Reed, Bill Cushman

Action taken/action needed	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	Karen R sent out spreadsheet for staff and teams have been working on that.
Internal/External website, social media, news release discussion	John Doan, Jay Burney	Jay -waiting on charter before announcing to public. Oly RFA site will link to Tumwater's page. John -updating our website with meetings and agendas. Looking at permitting and equipment with RFA.

Questions:

- Will we be doing a lot of communications to get the word out on this RFA?
 - Once finalized website is a good launch point for communications.
- Communications plan- we will be using certain platforms? Tumwater doesn't use Instagram and how do we reach each demographics?
 - PIOs within each city and how they want to handle that, coordinate sharing posts so we are not creating multiple messages.
 - Tumwater union has different protocols for postings vs. city pages.
 - We can re-share posts from other organizations to get the messages out to other people.
 - Steve- we have media branches within our state WSCFF, and have been very active from union side for portion of this. This is an option as well, Olympia and 2409 have twitter, Instagram, FB to reach a larger audience.
 - Jay—Locals should rebroadcast messages developed by the team rather than create their own messages, to avoid conflicts.
 - How do we reach out and engage people from both Olympia and Tumwater?

- John- spoke with communications manager, suggested email account with questions. We need to do public meeting and afford the opportunity for the public to speak but we don't have enough answers right now.
 - Who is in the lead in communications so it's all co-branded and with one person?
 - This is not decided yet, will sort out in the coming days after this meeting.
- FAQs
 - Last question-will my fire station be closed?
 - Did not sit well, didn't answer the question.
 - Re-order put health, wellness and community FAQ first and then other items after.
 - Heart attach save rate and how we like to maintain that, continued partnership with TC Medic one.
 - Add question: how would I pay my benefit charge? Explaining paid similar to taxes via escrow.
 - Add note about the Cardiac Save program being preserved.
 - Committee agrees to revisions for Karen M.
- Work Plan
 - After discussion, the group agreed a Go-no-go decision should be added to the work plan at 2nd June meeting.
 - Did we talk about going to a lower turnout in April vs August?
 - Talked about the work plan and to go in April is to levy taxes for the following year.
 - Town meeting communications- windows for these are proposed in work plan dates are not set and include hybrid models.
- Charter revisions review & Approval
 - Charter approved as revised, with correction on quorum (4, not 5)
- RFA Financing Presentation
 - Benefit charges exemptions, state buildings in Tumwater are owned by private owners would not be exempt.
 - Estimate that 1/3 of state occupied buildings in Tumwater are privately owned.
 - State occupied building charges could be negotiated.
 - How do you pay the FBC bill, can it be worked into escrow how do you actually pay it?
 - Most have it worked out as part of their property tax bill (although the FBC is not a property tax).
 - How many other RFA came in with FBC?
 - Have seen some start with, some without.
 - Karen will provide data on what others have done.
 - Initial estimate is that we will need an FBC to fully fund current levels of service.
 - Please quantify how much we would need to cut to not use FBC.
 - Can we fund service improvements as well with this model?

ACTIONS:

- Communications plan - "Thumbs up"
- Jay - Mark Barber, City of Olympia has agreed to be legal counsel for this work. If outside legal counsel is needed, we will discuss and figure out cost-share.

- John Doan - Agrees to pay for the database consultant if needed. "Thumbs up" for hiring a database consultant. Rough cost \$10,000.
- Preliminary "thumbs up" on draft work plan - (correcting annexation date)
- Draft Charter: CM Lisa motion to approve draft charter, CM Michael seconds motion. 4 Aye, motion passes unanimously.

Follow ups:

- Karen M. will email Chief's draft purpose statement.
- Karen M. to revise FAQs and send to city administrators to review/post. If questions, changes then, let Karen M know.
- Karen R. - will add "go-no-go" on the work plan by end of June 27. Will bring revision for next meeting.
- Erika to add meetings in Sept, and Oct. 2nd and 4th Mondays per Karen R.
- Jay- work on Olympia's website for Agenda and Meeting materials (legistar)
- Karen M. - email talking points to council.
- Karen R. will go back and look at other RFAs to see how many started or added FBCs.

February 28, 2022

Attendees: Erika Stone, Karen Meyer, Karen Reed, Brian Hurley, Jay Burney, James Osberg, John Doan, Bill Cushman, Mark John, Faith Trimble, Steve Busz.

Councilmembers: Yen Huynh, Michael Althausen, Lisa Parshley, Eileen Swarthout, Leatta Dahlhoff

Action taken/action needed	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	Created preliminary spreadsheet.
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	Financial spreadsheet updates, additional requests may be made by Bill.
Internal/External website, social media, news release discussion	John Doan, Jay Burney	

Questions:

- Tumwater and Olympia attorneys should have a discussion and discuss bandwidth and expertise. If not available, may need to look at hiring legal counsel
- Fire Benefit Charge requires 60% approval to create RFA. (Can County Assessor accommodate with timeline?)
- Can we consider a why/purpose statement for the RFA, for when public and staff ask questions? Who will be on point at each city to prepare talking points, FAQs, etc?
- Agenda- Suggest we add main talking points to the agenda (to prepare our report out to councils)

Follow ups:

- Jay/John
 - Finalize staff team
 - Meet with Chiefs and Bill C.
- Karen M.
 - Examples of RFA plans
 - Survey who would like a binder for RFA committee documents (Erika/Susan can assist with creating binders)
 - Send out revised draft communications plan; revised draft charter
- 2nd and 4th Monday for RFA meeting proposal
 - Karen M. to plan with John and Jay. (Erika to schedule extra meeting)
- Karen Reed- next mtg - come back with new draft charter
- Steve Busz- send spreadsheet to Bill, John and Jay from comparable sub-committee.

January 24, 2022

Action taken	Assigned to	Update
Form Comparables ad hoc sub-committee	Steven Busz, James Osberg, Jay Burney	
Form Capital Assets ad hoc sub-committee	Brian Hurley, Mark John, John Doan	

Questions/Follow up Requests:

- Work plan - facilitator (Karen M)
- Communication plan – facilitator (Karen M)