

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 25, 2022
5:30 PM

1. Welcome
 - [a.](#) Agenda
- [2.](#) FBC Follow up
3. Key Messages
- [4.](#) Governance
- [5.](#) Outline of August 9th Council Presentation
- [6.](#) Action 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 25, 2022

5:30 - 7:30 pm

AGENDA

1. **Welcome** - Chair Dahlhoff

2. **Discussion:** FBC Follow-up from July 11 meeting (30 min) - Karen R. and Bill C.

- Staff team Q & A; Recommendations
- Data on range of FBC charges for range of residential structure sizes

3. **Discussion:** Key Messages (30 min.) - John D. and Jay B.

- Review of proposed messages

4. **Decision:** Governance - (15 min.) - Karen R.

- Confirming Committee's Option Recommendation

5. **Review/Discussion:** Outline of August 9 Council Presentation on RFA Finance, Governance (30 min.) - Karen R.

6. **Decision:** Go/ No-go Recommendation (15 min.) - Karen R.

7. **Adjourn**

Upcoming Meeting and Event Schedule

- RFA Committee meetings
 - Aug. 8
 - Aug. 22
 - Sept. 12
 - Sept. 26
- City Council presentations on Finance (3rd of 4)
 - Tues, Aug. 9
- Town Hall (2nd of 2)
 - Mon., Aug. 15

Talking points - Councils

A Regional Fire Authority Planning Committee started meeting in 2021. The Committee has met 11 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 – Continued Discussion

July 25, 2022

Re-cap on the RFA Finances

- The RFA Plan needs to identify funding sources and needs.
- The main funding sources available under statute are:
 - A **fire levy** (property tax)
 - A **fire benefit charge** (FBC) – an annual fee, sized based on anticipated use of fire response resources; key factors in the fee are the physical size and type of structures. Land is not part of the FBC calculation.
- A **7-year finance plan** accompanies the Plan so that we know what resources will be needed over the first 7-year period of the RFA.
- The summary on the 7-year finance plan is presented again **below**.
- Tonight's discussion is about finalizing the Fire Benefit Charge structure.

RFA Draft Financial Model

Projected Expenditures & Revenues

	2023 ⁽¹⁾	2024	2025	2026	2027	2028	2029	2030
Budget		39,545,057	41,258,726	44,763,463	46,902,576	49,186,773	50,830,778	52,610,821
% change, year to year			4.3%	8.5%	4.8%	4.9%	3.3%	3.5%
Budget as property tax rate equiv.(2)		1.86	1.83	1.81	1.78	1.86	1.79	1.73
Transfers to reserves		1,385,000	1,455,250	2,462,843	2,560,114	2,513,122	2,620,586	2,733,265
Beginning Cash Balance		10,000,000	9,024,883	10,746,390	10,923,433	9,881,498	10,741,712	11,423,826
Fire Levy collections	\$0	15,472,141	15,857,912	16,253,314	16,658,588	19,904,389	20,400,735	20,909,474
Property Tax Levy Rate		1.00	0.96	0.93	0.89	1.00	0.96	0.93
Other revenues		9,797,799	13,758,322	14,174,072	14,603,016	15,045,588	15,502,238	15,973,431
FBC collections	\$0	13,300,000	14,364,000	15,513,120	16,599,038	17,097,010	17,609,920	18,138,217

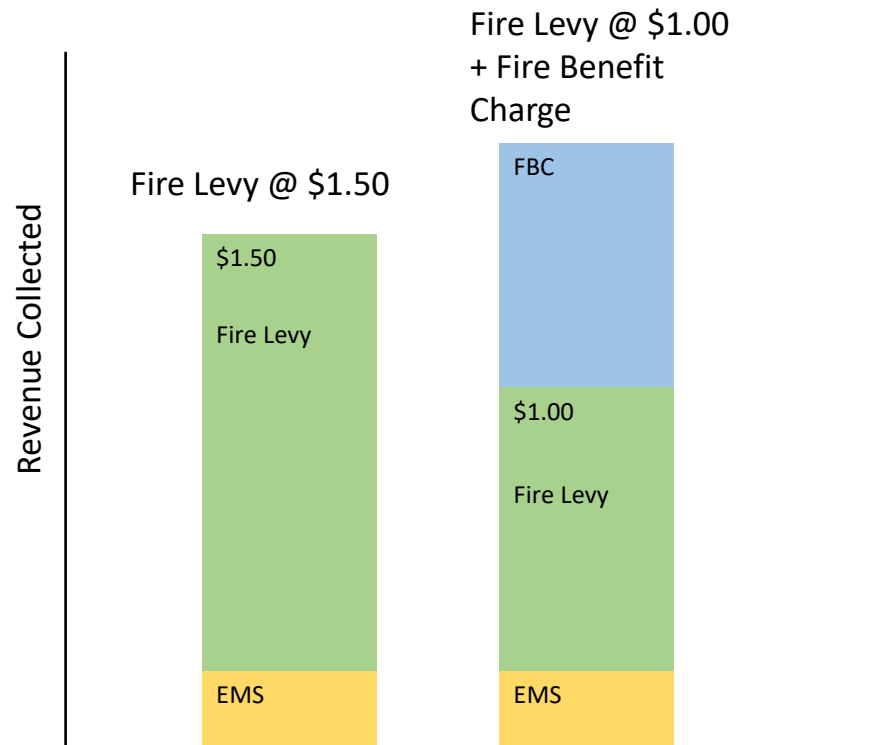
(1) August-December 2023 will be funded by City budgets.

(2) Assuming total AV increases every year by 6.5%

The model assumes a voter approved fire levy lid lift in 2027 to take effect in 2028, and a “councilmanic” bond for apparatus in 2025

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 structure (residential or commercial or...) and size of improvements (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**.

The consulting team would be glad to set up a separate briefing on the details of the FBC formula and data. Just let us know.

<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>

The FBC Proposal: Goals/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)
- Weighted average of the square footage of each category to apportion the percentage of revenue in each category.

Summary of proposal: Classifications & Weights

- **Classifications**

- Mobile homes (1 class)
- Residential (1)
- 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 5 units or more	1	1.45	354
Commercial	6	Increasing from 1 to 5 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 & 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.

Some notes:

- 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.
 - Olympia has required sprinklers in commercial buildings over 5,000 sq. ft built since 2014. There are around 500 such buildings in the 2 cities that could potentially qualify for the proposed 10% discount.
- *Both these facts mean that the data shown slightly over-estimates likely FBC collections.*
- It is also possible that some parcels are misclassified.
- This proposal can be modified.

Summary of the FBC proposed structure & cost shares by sector—if the RFA were created in 2022

Fire Benefit Charge Factors and Totals for 2022

Fire District	OT	Factor	Max Sq Ft	Factor	Max Sq Ft	Commercial Subtotals			
Residential 1		0.58	1,500	Commercial - 1	1	1,300	Commercial 1	\$922,168.95	3,197,380
Residential 2		0.58	3,000	Commercial - 2	1.5	611	Commercial 2	\$1,250,577.69	5,691,774
Residential 3		0.58	No Max	Commercial - 3	2	145	Commercial 3	\$705,502.73	4,607,705
Apartments		1.45		Commercial - 4	3	53	Commercial 4	\$557,287.28	3,595,337
Mobile Homes		0.45		Commercial - 5	4	29	Commercial 5	\$565,352.85	3,743,373
Balancing Factor		0.01		Commercial - 6	5	4	Commercial 6	\$138,793.85	998,374
Cost Per Gallon		83.38							
Sprinkler		0.9							

# Parcels		FBC \$	Square Feet	# Parcels		FBC \$	Square Feet
20,246	Residential	\$8,548,133.84	51,887,243	2,020	Residential 1	\$577,772.60	2,453,571
2,142	Commercial	\$4,139,683.35	21,833,943	12,980	Residential 2	\$5,212,643.71	29,512,895
454	Mobile Home	\$87,842.02	527,061	5,246	Residential 3	\$2,757,717.53	19,920,777
354	Multi Unit	\$725,826.06	4,318,633				
23,196	Total District	\$13,501,485.27	78,566,880				

Residential Subtotals

Commercial Subtotals

Olympia Tumwater Both

Both

Sprinkler discount

Total collected from each classification

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

Questions from Committee & Staff Team response

Q: Should we add a classification for residential hotels? We don't want to create a disincentive to convert those to apartments.

A: The team recommends against this.

- The apartment weight proposed is 1.48.
- The smallest commercial category weight proposed is 1 (for structures under 5,000 sq. foot). Larger commercial structures are weighted 1.5, 2, 3, 4 and 5.
- There is only one hotel in smallest category (that would be less than an apartment). All other hotels would be weighted more heavily than apartments.
- Overall, the team is very reluctant to add new categories that are not found in other FBC structures, given the statutory limitations and the scrutiny that changes would draw.

Questions, continued

Q: What about adding classifications for theatres and nightclubs?

A: The team recommends against this. We don't have a lot of data to support that these are different from other similarly sized commercial structures. No other jurisdictions we know of have created classifications like this.

Questions, continued

Q: Instead of showing the average home size and related FBC, what is the median home size and the FBC that would result from the proposed formula?

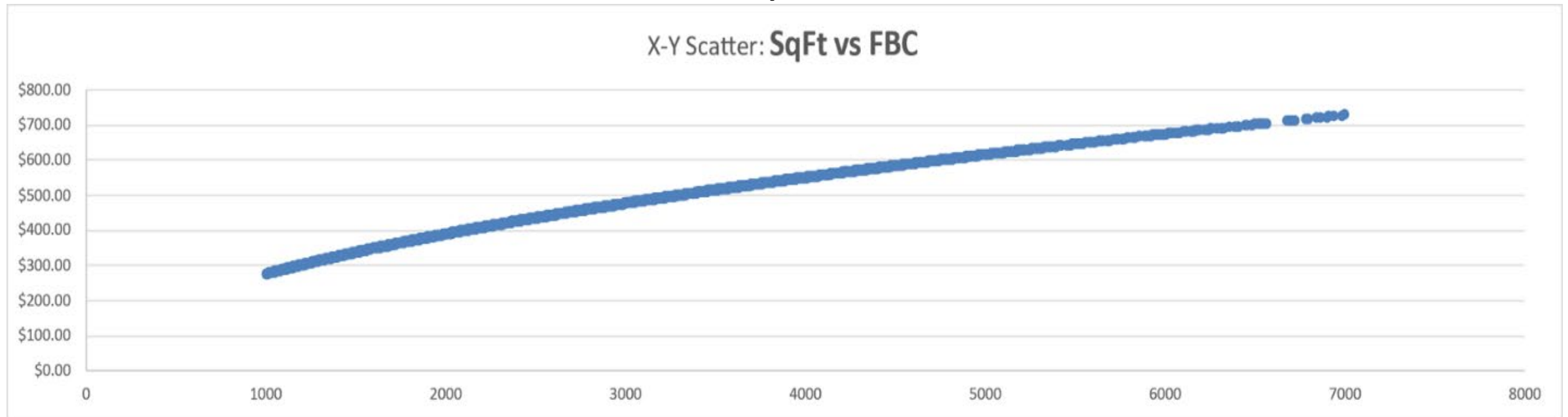
A: The team is recommending we use a home size example of 2,000 sq. ft. We will provide an online calculator where people can confirm their exact FBC based on their exact square footage.

Reminder: square footage for the FBC includes garages and outbuildings larger than 400 sq. ft.

Questions, continued

Q: How does the FBC grow for single family residences?

A: The chart below shows how the FBC grows for single family residential structures. It is basically linear.



Questions, continued

Q: Are the exemptions from FBC like the exemptions from property tax?

A: Yes. Based on data for property tax exemptions in the two cities, there are a total of 20,246 Residential Parcels with FBC (Excludes mobile homes)

- 880 received Senior Citizen Discount
- There are 3 levels of discount:
 - 569 receive 75% discount
 - 179 receive 50% discount
 - 132 receive 25% discount

Other Questions

Q: Are the mobile crisis units integrated into the proposed RFA organization?

A: No. This has never been part of the discussion. Those are fully funded through separate means today. This could be added to the RFA in the future.

Q: Should a communications staff position be added to the RFA structure?

A: The team recommends against this. Adequate staffing is in place to cover these duties through other means.

Shifting Gears: Explaining FBC costs

The schedule for RFA funding

- If approved by voters, the RFA will be established in August 2023.
- 2023 RFA costs come from the balance remaining in City fire department budgets.
- In 2024, the new RFA funding begins.
- The 2023-2024 City budgets need to plan for the possibilities that the RFA will be approved---and that it won't.

Explaining the cost of the RFA for residents and businesses

- RFA funding comes primarily from 2 components:
 - A **fire levy** --- **property tax** that cannot exceed \$1.00/\$1,000 AV without voter approval
 - A **fire benefit charge** -- a fee, imposed annually, based on structure size/type.
- The **net cost** to residents and businesses depends on what each City does with its **city property tax levy** when the fire department cost is removed from the City budgets.
- The current City fire department costs, translated to a property tax equivalent, are not the same, and both exceed \$1.00/\$1,000 AV.

The net cost impact is the result of property tax and the FBC

- The assumption is that **each City will reduce its general property tax levy by an amount equal to the new RFA property tax.**
 - Minus \$1.00/\$1,000 AV from the City, Plus \$1.00/\$1,000 from the RFA
- Based on this assumption, there would be no change in property tax collections in 2024 as a result of the RFA.
- To the extent current fire department costs exceed \$1.00/\$1,000, each City will redirect those revenues to other priority programs.
 - In Tumwater, public safety programs will be the focus
 - In Olympia, the focus is largely public safety and homeless response
 - These choices will be confirmed in the 2023-2024 budgets

What about the Fire Benefit Charge?

- The FBC will be a new charge, separate from the RFA property tax.
- The FBC is calculated separately for each parcel based on its square footage, and the type of property (commercial, single family, etc.)
- The **total amount to be collected with an FBC changes each year** based on the RFA total budget needs that cannot be met through property tax. Unlike property taxes, the FBC is not capped by an annual growth rate of 1% plus the value of new construction.
- The Board of Commissioners can also adjust the weights and structure classifications, as well as discounts and surcharges, each year.
- There is an **annual appeals process** if property owners feel their FBC is incorrect.

What is a good example for the FBC for an average city resident?

- Most residents live in a single-family house.
- The **average** house size (**including garages**) is around 2575 sq. ft. This was the basis for examples shared last meeting.
- The Committee asked for examples based on the **median** house size.
- The median house size is just under 2500 (again, **including garages**).
- People may consider their house size only thinking of living space; a typical garage will add 375-625 sq. ft.
- The next slide shows a range of residential FBCs.

FBC for mid-range size homes

Single Family Residential Square Footage	2022 Estimate of FBC
1500 square feet	\$337
2000 square feet	\$389
2500 square feet	\$435

Square footage includes not just living space, but also garages and any structures over 400 sq. ft. in size.

Assuming the Cities both reduce their property taxes by \$1.00/\$1,000 AV (equal to the RFA fire levy), then **regardless of the assessed value of a home, this is the net estimated increase in cost to a homeowner from the RFA in year 1.**

The FBC numbers (2022 example) summarized

- Residential properties in total are 66% of the total square footage in the RFA and pay 63.3% of the total FBC.
- Commercial properties are 27.7% of the square footage and pay 30.6% of the total FBC.
- The largest commercial properties pay about 2.6 X the FBC cost on a square footage basis as compared to a small commercial property.
- Apartments are 5.4% of the square footage and pay 5.3% of the total FBC.

Back up slides from previous presentation

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 / Discussion

Olympia Tumwater RFA Planning Committee Governance Recommendation

July 25, 2022

Goal: Bring forward the Committee's governance recommendation to Councils on August 9 , so that this can be shared with the community at the Aug. 5 Town Hall.

--> We will take up staggering of terms (the last governance item) at our next meeting.

Governance Re-cap

- Initial Board must be comprised of city elected officials
 - City Councils expressed support for Committee recommendation of an initial board with 3 councilmembers from each agency
 - The initial board will serve from August 2023-December 2025
- The first election cycle for directly-elected board members will be in 2024
- City Councils expressed support for moving to a 7-member structure

Governance Options; Initial Council Input

Olympia Council Feedback	Tumwater Council Feedback
<i>Option 4: 5</i> <i>Option 5: 3</i>	<i>Option 4: 5</i> <i>Option 5: 2</i>
<i>Option 3: 3</i> <i>Option 6: 0</i>	<i>Option 3: 2</i> <i>Option 6: 0</i>
Option counts above include all options that Councilmembers mentioned or described as something they could support.	

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
# Of seats	5	6	7	7	7	7
Appointed by Olympia	1	3	2	1	1	2
Appointed by Tumwater	1	3	2	1	1	2
Directly elected – At- large			3	5		
Directly elected – by District	3				5	3

Confirming Committee Consensus: Option 4

- Committee rationale in support of this option:
 - *Based on Council input in June*
 - Councils support a 7-member RFA board
 - Districting could be confusing for voters, particularly since the Port and School District are also moving to districting, and all local elections are on a 2-year cycle (and the district maps will be different)
 - At-Large seats promote governance oversight for the whole agency, not just one part of it
 - Keep the structure simpler
 - Retain a connection to the Cities
 - The governance structure can be changed in the future
 - Allow for some directly-elected representation that can be solely dedicated to the RFA – rather than serving on both a City Council and the RFA Board.
 - Option 4 also enables all RFA voters to vote for 6 of the 7 RFA Board members.

Option 4

1 Olympia Councilmember

1 Tumwater Councilmember

5 At-Large Members

Are these the
rationales you would
like to bring forward?
Additional? Different?
Rewording?

Draft outline Aug. 9 Council Presentations

July 25, 2022

Proposed Outline: Aug. 9 Council Presentations

I. Recap

- What's an RFA?
- Why are the cities exploring this? What are anticipated benefits?
- Work to date/ schedule ahead.

II. Standing up a new unit of local government

- Administration, Cash Flow, Reserves

III. Governance Recommendation

- Option 4 / Rationale

IV. Organization Chart

V. RFA Finances

- Main funding sources for the RFA
- 7-year finance plan.
- Purpose.

VI. Legal & Policy Implications for city property tax capacity

- Legal tax capacity reduction of \$1.00 / compared to current rates
- City council policy decision Fall 2022.
- Assumption: each city will reduce its general levy by \$1.00 – the equivalent of the RFA fire levy

Proposed Outline, cont'd

VI. Finance Plan key assumptions

- No annexations. No new fire stations.
- Loan of working capital (\$8M from Olympia).
- Transfer of Tumwater Levy funds for future apparatus purchase.
- “Councilmanic bond” (\$3.2M), debt service beginning in year 2025, to purchase two fire trucks.
- Voted Levy lid lift (restore fire levy to \$1.00) in year 2027 (imposed beginning 2028 if approved).
- No new contracts with other governments in model.

VII. Finance Plan key findings

- Total budget, growth rate over time
- Levy & FBC revenue shares contributing to total budget.
- Tax rate assumptions & levy lid lift.
- FBC classifications, weights.
- Net cost to taxpayers. Examples.

VIII. Discussion/Direction

- Proceed?
- Modifications needed?

IX. Next steps

- Public outreach (Aug. 15)
- Finalize draft plan (Oct. 2022)
- Council deliberation (Oct. 2022)

Olympia Tumwater RFA Planning Committee

RFA Committee Action, Decision and Question Log

July 11, 2022**Councilmembers:** Yen Huynh, Leatta Dahlhoff, Michael Althausen, Eileen Swarthout, Lisa Parshley, Jim Cooper**Absent:** Chief Brian Hurley, Olympia City Manager Jay Burney, Karen Meyer**Staff:** Erika Stone, James Osberg, Tumwater City Administrator John Doan, Todd Carson, Steve Busz, City of Olympia Attorney Mark Barber**Consultant Team:** Karen Reed, Bill Cushman

Actions taken/actions needed	Assigned to	Update
Consensus ("thumbs up") on Asset Transfers	N/A	

QUESTIONS LOG		
Question/Comments	Answer	Follow-up/assigned to
Fire Benefit Charge		
Duplexes and Triplexes are they considered residential?	Yes, 5 units or more are considered apartments.	
Grow operations - do those have hazard surcharges?	No, we do not have any surcharges. Todd: Above average risk for occupants of grow operations.	
Break out hotels/motels from general commercial - was there follow up conversation on that?	We did discuss, we would have to be able to assign a rational basis for increasing the allocation the struggle is how much that should be. We can create two categories of hotels - 1 not residential hotels and 2 are like apartments. Or expand the definition of apartment to include residential hotels. Depending on size they may pay less being in the commercial zone.	Karen R. will look at the categories and see what she can do with the spreadsheet. Need recommendation from staff team if we should parse these out or include them.
Do nightclubs and theaters face more challenges if there is an emergency?	We would want some data to show how we made rational reason as to why we made this classification.	

Total RFA increase, for 1320sq they would only pay \$79 more but 2500sq would pay 400, seems like a large jump between rows. Could we use a median like 1600 sq ft that is a more average size?	Troy ran all these numbers	Can look back at this and see the reason for the jump in costs. Look at median square footages.
Do commercial properties on port properties that have a private lease are they exempt?	If the title is owned by the Port, it is exempt.	
Do commercial properties sanctioned as RV camps have an FBC?	If they are nonprofit, they are exempt. Churches are exempt. Tiny home villages do not meet the criteria so the FBC would not apply.	
Are structures under 400 sq feet exempt due to the size?	Yes, tiny homes would not have an FBC.	
What enhancements to level of service do we get with these FBC to sell this to the citizens?	Response times with BLS units, sustainability and financial stability is part of it. There will be more talking points prior to the public meetings.	
Is there new stations in this calculations?	There is no station addition in the model- would need to do a bond for it. It would be too much of a hit to use the FBC for this.	Parking lot comments how to message the improvements with the increase of FBC, what do you get for an extra \$500 a year.
Assessment and difference, certain property has more hot plates or more flammable items, Churches that have improvised tiny homes, times people may be assessed hire. Is there an opportunity to get an assessment and to get that leveled down?	FBC is based on square footage and fire flow, only thing to reduce is to sprinkler it or lower the square footage.	
Category types mobile homes shows only 400 and seems like Tumwater/ Olympia has more	Senior low income would not be subject to this and were taken out.	
Can RFA charge Fire impact fees for buildings under construction?		Will investigate this, not sure.
Messaging regarding our website are we getting emails?	We have not received any messages from the website so far.	Would like clear simple language regarding messaging.
New construction commercial buildings are coming to both cities and can look at changing the FBC once those are on as well.		
Organizational Chart		

Peer Support in conjunction with OPD - where will that fit in?	Peer support is embedded with the operations side.	
Is the training Admin who is managing the Mark Noble facility?	Yes, they take care of record management and contracts.	
Mental Health Response - Is that an EMS provision and not PD? Crisis response team for OFD and TFD>	Was not part of the conversation, CARES program there will be integration between the crisis response and cares.	Circle back and get clarification from the Chiefs.
Asset Transfers		
Debt service on facilities or equipment does that go to the RFA?	Both jurisdictions have ongoing debt we continue to make payments until they are paid off.	
Some of the uses for our station like meeting rooms, is there going to be anything about public uses of the spaces?	If that is a use that is ongoing I would have other RFA folks transfer agreement to use those rooms.	
Is there a dedicated communications FTE?	That task will be assigned to the assistant/deputy chief as needed It is possible to convert an Admin Asst to a comms person.	Karen to work with Bill to run numbers to add a Comms staff. Bill can add this into it. Staff team to revisit this topic it could be broader than being a PIO.
RFA Name		
Can the Chiefs get input from staff and bring it back to the team?	Sounds good to Committee.	Chiefs get input from staff on name and bring it back to August 8 th meeting.
Can we broaden the question for some characteristics or logos we could use that are important to them?		

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	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.	

public outreach date needs to be figured out either Early August/September.		
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	

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
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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?	<p>Startup process, lot of negotiations and contracting, management of finances.</p> <p>At what level is the admin structure set up and when do they start and fill.</p> <p>Dedicated to understanding the fire service at more of a micro level than the city council members.</p> <p>Overall strategic planning, being a visionary and commissioners being good neighbors to our other RFA and working well with them.</p>	
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?	<p>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.</p> <p>FD oversight over building plan reviews, emergency management, inspections, fire plan review.</p> <p>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.</p> <p>Community connection, RFA is part of the community and shows up at events that engage the community. It is important to keep that connection.</p> <p>Representation of the RFA with other entities TCOMM911 representation.</p> <p>Competition going to the voters for funding.</p> <p>Street design and fire agency, building codes.</p>	

	Transfer facilities, capital and loans make sure those go smoothly.	
Initial startup board-first 2.5 years city council Members only available to be on the board. What do you see as the largest initial board size?	Even numbers, 6 makes sense. We are even numbers currently with same representation from both cities. Continue currently planning committee structure into the new agency.	
Boundary Changes and Recommendations		
	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. 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.	
Explanation re: annexation	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.	
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 Althausen, 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	<p>Jay-Meeting with Tumwater/Olympia communication this week and work with communication strategies for outreach.</p> <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>

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 Althaus, 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)