

Granville Township
Minutes of Special Meeting – Fires Station Feasibility Study Report
January 12, 2016

Present: Granville Township and Granville Roads District Trustees* Melanie Schott, Dan VanNess, Kevin Bennett, Fiscal Officer Jerry Miller and Recording Secretary Maggie Barno
Department Heads: Superintendent Travis Binckley, Chief Jeff Hussey
Guests: Ben Rader and Nadine Rader, W. Broadway
Fred Abraham, W. Broadway
Ben Barton, Granville
Norm Kennedy, Hankinson Rd
Casey Curtis, GTFD Captain
Melissa Hartfield – Village Mayor
Steve Stillwell – Village Manager
Deb Walker – Village Acting Planner
Bill Wilken – Village Planning Commission
Steve Matheny - Chamber of Commerce
Alicia De Vito - Newark Advocate reporter
Bob Houser and Rex Hagerly – Moody Nolan

Trustee Kevin Bennett called the special meeting to order at 10:25 AM followed by the Pledge of Allegiance.

Trustee Bennett welcomed everyone, made introductory remarks, and explained the purpose of the January 12, 2016, special meeting was for the Moody Nolan architectural firm to present their prepared feasibility study regarding constructing a new fire station where the current fire station is located in the Village of Granville.

Trustee Bennett noted the general public would have an opportunity to ask questions after the Moody Nolan presentation.

Trustee Bennett introduced Fire Chief Jeff Hussey, noting the Chief would give a background of the study and introduce the Moody Nolan presenters.

Chief Hussey presented a 16-step overview of constructing a new fire station, including the history behind the new fire station project. The 16 steps include:

1. Identify current facility limitations and deficiencies. (Completed by MSA in 2010.)
2. Assess response times and compliance with deployment standards. (MSA)
3. Develop space programming for a future facility. (MSA)
4. Identify generally acceptable locations for a facility to maintain or improve service delivery. (MSA)
5. Assess historical incident activity and project future service demands based on community growth factors. (Prepared by Chief Hussey with the help of Urban Planner Bill Habig.)
6. Assess opportunities for partnership buildings with other governmental agencies.

7. Trustees, FO, and Chief Hussey visited facilities in similar communities to visualize and validate feasibility and preliminary design work.
8. Conduct site feasibility study for potential locations including current site and acceptable new sites including cost estimates. (Moody Nolan)
9. Develop budget for proposed facility and establish financing mechanisms.
10. Final approval of sight and building conceptual design.
11. Acquisition of final site with proper zoning approvals.
12. RFP for architectural services.
13. Architectural design, construction drawings and bidding.
14. Secure final financing package.
15. Award construction contract to general contractor and subcontractors.
16. Construction project management and oversight.

Chief Hussey introduced the representatives of Moody Nolan, Bob Houser and Rex Hagerly, who presented the feasibility study. (See attached Moody Nolan Feasibility Study)

At the conclusion of the Moody Nolan presentation the following questions or comments were offered.

Trustee Dan Van Ness:

Will the two historical houses on the property have a function in the Fire Department?

(Answer: No, not at this time.)

Does this plan address fire equipment/vehicles 20-30 years in the future?

(Answer: it does. The future trend of fire vehicles is becoming more compact.)

Is this station large enough for training/classes?

(Answer: 45 to 50 is typically the training room size I normally put into a plan and a training room usually is for ten.)

Trustee Schott:

What did you count as the existing number of parking spaces and what were you able to gain?

(Answer: Speaking with our civil engineers, depending on the arrangement in the back, I got a net gain of 4 to 6.)

When looking at the height of the training tower, did you try to stay within the code specifications?

(Answer: I measured two of the steeples in town and some of the buildings and stayed below those.)

Is there a training facility in the stairwell?

(Answer: Technically, training cannot be in the stairwell tower.)

Is there space for an elevator?

(Answer: Nodded, yes)

Is there a third floor?

(Answer: Right now, the third floor is the space in the tower.)

Is the only driveway the one off of College to access the back?

(Answer: There is another at the back that would require a conversation with the civil engineers.)

Did anyone look at the possibility of building on top of the existing building?

(Answer: The Ohio Building Code changed from wind to seismic which disqualifies the building. There is not enough foundational support to accommodate building on top of the existing building.)

Could you give me more detail on the turn radius improvement of the ladder truck?

(Answer: The goal is to not swing into the next lane. We were able to improve it so going south, the truck can make the turn going in the southbound lane. I don't think there was never any trouble going north.)

FO Miller:

Based on the projected run numbers, do you think the number of vehicles/vehicle space we have is sufficient?

(Answer: Chief Hussey commented we do not anticipate increasing the fleet. We did factor in deeper bays and additional bay space. Houser commented that for the Granville community, the size of the fleet matches the number of runs and number of firefighters. When /if you meet the need for more staff and vehicles, you would be looking at a satellite building to shorten response time.) Chief Hussey noted we are not proposing building a second fire station. If in 20- 30 years the community grows to need additional resources, we would not put a third ambulance in the existing station, it would require an outlying facility.

Could you give more clarity on parking?

(Answer: This is a conceptual design. If it moves to a real design, I would turn that over to civil engineers, as that is another level of design.)

Trustee Bennett:

Will all dormitory space be in the new main firehouse?

(Answer: Yes, if building new, everything will be moved out of the other two (historical) houses to become energy efficient and get everything in one facility under one roof.

Will the estimated cost be 4.5 million?

(Answer: I ended up with an estimate- and all estimates are "spongy"- between 3.8 to 4.2 million)

What do you estimate the time line for demolition and new construction to be?

(Answer: About a year.)

Trustee Van Ness:

If the two historic houses are not needed, would we lose access to the driveway off of College and how would that effect parking?

(Answer: There could be an agreement for the existing drive to be a public alley, not a personal driveway.)

Ben Rader: comment

The location of the fire station is not correct. Another location is needed.

Steve Stillwell:

Part of the building has a sloped roof. Is there an architectural reason for the south side of the building not having a sloped roof?

(Answer: There is no architectural reason. It could be changed. Trustee Schott commented the Trustees did not want the firm to spend a lot of time on architectural detail on the feasibility study.)

Bill Wilken (representing the Village Planning Commission):

There are questions that need to be addressed. When I look at this structure, I see a building of larger scale than any other and it casts shadows on surrounding properties. Is there anyway the mass could be reduced and still accomplish what you want? Can the height be reduced?

(Answer: The height could perhaps be reduced. As it is right now, the building is one story and is not compatible with other downtown buildings. I am not sure the mass could be reduced much more.)

Ben Barton:

Is the tower open-air?

(Answer: It is not occupied space, but is training space and there would be ladders, etc.)

You mentioned the current fire station has all of the ills of an old firehouse. What are some of those issues that would still exist with the new structure?

(Answer: Stairs, no pole. All would be taken care of except for the acreage and size of property.)

Trustee Bennett:

How significant is the absence of drive-through bays?

(Answer: Almost every fire station I have built with drive-throughs, they are typically not used as drive-throughs. Chief Hussey commented that the firehouses where he has worked that have drive-through bays, the back area is used for additional resources and the drive-through capability is lost.

Next Steps

Trustee Schott stated she needs time to digest what she heard today. Trustee VanNess commented the question of “can it be done now” had been answered in the affirmative. Trustee VanNess noted if it was decided to build at another location, the next step would be to get a list of properties that are available and put dollar amounts on the cost for each property, including infrastructure improvements. Then make a list of options and decide on the best one. Trustee Van Ness added before we spend 4 million dollars, the Trustees would need to negotiate a 50-year lease with the Village, if that was the chosen location. Trustee Bennett commented he would also like to look at all options; however, first the Trustees need to have the discussion to determine the necessity to build a new fire station.

It was decided to continue the discussion at a later date.

Trustee Schott made a motion to adjourn the meeting. Trustee Van Ness seconded the motion and the motion passed by unanimous vote. Trustee Bennett adjourned the meeting at 12:05 PM.

Calendar Reminder

Regular Board meeting 1/13/2016 at 7 PM.

*The Board of Township Trustees of Granville Township, Licking County, Ohio, meets in their dual capacity as the Board of Township Trustees of Granville Township and the Board of Granville Township Road District Trustees.