

**MINUTES OF THE MAY 3, 2016 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF KING COUNTY FIRE DISTRICT
NO. 2**

A regular meeting of the Board of Commissioners of King County Fire District No. 2 was held at Headquarters Station 28 on May 3, 2016, commencing at 5:00 p.m., pursuant to proper notice. District officials in attendance were: Commissioners Elwell, Hobbick, and Sitterley, Chief Marris and Acting District Secretary Eric Quinn. Others in attendance are as shown on the Attendance Roster, attached.

Call to Order. The meeting was called to order at 5:00 p.m. by Chairman Elwell, who led the Pledge of Allegiance to our flag.

Presentations/Announcements. The following presentations and announcements were made:

- (1) Announcements: (a) The Firefighter Recognition Banquet will be held at the Normandy Park Cove on May 14, 2016 from 7:00 p.m. to 10:00 p.m.
- (b) On June 4, 2016 the WFCFA Saturday Seminar will be held in Chelan.
- (c) On May 5, 2015, the Burien Farmers' Market begins and will be held every Thursday from 11:00 a.m. to 6:00 p.m. Commissioner Elwell asked if King 2 participates and Chief Marris said the city reviews the placement of tents.

(2) Presentations: None.

Correspondence. None.

Public Comment. None.

Local 1461 Comments. None.

Administration Reports. Chief Marris delivered his Chief's Report as follows:

Facilities. Chief Marris updated the board on Station 28, stating that the door subcontractor came out and adjusted all doors that needed adjustment. The Chief has been communicating with counsel Todd Henry about parapet issues. The parapets do not meet the specifications. Bayley Construction believes the parapets are warrantable. Commissioner Sitterley said Bayley had "agreed in principle" with us on a fix to correct the installation deficiencies.

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Commissioner Sitterley and Chief Marrs agreed it is time for a letter from counsel on the issue.

Equipment. Chief Marrs mentioned that there are two suggested motions under New Business later for surplus vehicles.

Personnel. Chief Marrs said three resumes and applications for the Fire Marshal position have been received.

Events. Under New Business, there will be a motion to approve the lid lift resolution. The Chief said legal counsel, Joe Quinn, had reviewed the explanatory statement, and we are ready to proceed. By the end of the week, the advertisement for openings on the "pro" and "con" committees will be done. The resolution is fairly standard. The purpose of the election is to restore the \$1.50 rate, and the resolution is almost exactly the same as what has been done in the past. We believe a 6% yearly increase is reasonable and should generate the moneys needed. There may be rate fluctuations but we should be able to capture the full \$1.50 or close to that every year. A 6% increase cap has worked well for King 2 in the past, while some districts have been criticized for eight to ten percent annual increases. The Chief said Joe Quinn has prepared many other fire district lid lift resolutions.

On the bond refinancing, the Chief said we should be able to obtain at least the \$850,000 savings. The bond sale is expected to be on May 16, 2016. Commissioner Elwell asked if the numbers have been "locked in" yet, and the Chief said no, not until the actual date of sale. However, Andrew Face informed him that the \$850,000 savings should easily be achieved.

The Chief said the newsletter is about ready and we intend to post it shortly to the internet. The newsletter discusses the opening of Station 28. Commissioner Sitterley suggested recasting the plaque on the front of the building. The web site is a work in progress. The web site will have station pictures, minutes and other information.

The Chief attended a BIAS software demonstration; he said we have been looking for a good financial software package for 5-6 years. Chief Marrs said he is very impressed with their software. The Chief recommended purchasing the BIAS software and suggested it could be purchased out of the bond fund. Board members asked Diane Brooks whether she liked the BIAS software and she indicated that she did. The Chief added that the BIAS software is used up at North Highline Fire and it is very cost effective.

The Chief discussed emissions and exhaust control systems and in particular, particulate testing. King County Medic One (KCMO) will do particulate

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testing with King 2 apparatus. KCMO will be bringing a washer and dryer to the station. KCMO has capital they can bring to this lease transaction; Commissioner Elwell said sometimes with Comcast Business there can be various Wi-Fi hotspots.

The Chief said Kidder Matthews has proposed a listing agreement. But first, Chief Marrs discussed the appraisal of the old station 28. The Chief discussed various value scenarios and estimates. The Chief also said some "squatters" had broken into the old station alarm shack and is a concern. Commissioner Elwell suggested that station should be monitored regularly for signs of illegal entries. The police have been contacted. Chief Marrs said security measures should certainly be increased.

The Chief distributed a listing agreement proposed by Dan Mathews of Kidder Mathews. Commissioner Sitterley asked if there were any termination provisions during the term of the agreement in the event we are not satisfied with the agent's performance. A shorter duration may help in that regard. The term could always be extended. The Chief said Dan Mathews is very thorough. The motion under Unfinished Business is to authorize the listing agreement "pending legal review". The Chief mentioned some of counsel Joe Quinn's concerns, which have been addressed in this new draft agreement. Dan Mathews wanted to leave in the language about a commission owed in the event of a lease. He said there might be a potential buyer who wants to lease-to-own for ten years and he did not want to limit the transactions that might be possible. Commissioner Elwell said he struggles with the concept of the dual agent, i.e. being an agent for the Buyer and the Seller simultaneously. He believes that, at its core, then the dual agent is truly acting in his or her own self-interest.

Chief Marrs read two letters of commendation for two separate cardiac resuscitations. He reviewed the names of the employees involved.

Chief Marrs discussed the proposed annexation by Seattle of North Highline Fire District. The jurisdiction of the Boundary Review Board for King County was invoked in 2014, and now a hearing will at last be held. Seattle proposes to annex all that remains of King 11, North Highline Fire District. The Chief and board discussed the MOU from 2008, including item 7 of the transition framework. It was suggested that our district needs to work with North Highline to oppose the annexation at the BRB to have any leverage at all. Briefs are due there by May 27th. Although termination of the contract between the districts is an option, if that forced North Highline to lay off personnel, the contract provides that our district would be able to hire needed personnel who had been laid off.

Obtaining property from King County for a north Burien station was also discussed as that option was also included in the five-party negotiations a few

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years ago in 2008. Commissioner Elwell stated that he felt land from King County should be pursued. The spirit of the transition agreement should be observed. The Board needs to decide whether to submit something to the BRB in order to protect King 2's rights.

Consent Agenda. The Consent Agenda, all of which was approved unanimously, upon a motion by Commissioner Sitterley and seconded by Commissioner Elwell, consisted of the Chief's Report, the minutes of the regular meeting of April 19, 2016 and the Declaration of Surplus for obsolete and/or damaged equipment (see list attached).

Unfinished Business. Motion: Real Estate Listing Agreement.

Contingent upon legal review, Commissioner Hobbick moved, and Commissioner Sitterley seconded, a motion to authorize Chief Marrs to execute the Real Estate Listing Agreement presented by Kidder Mathews, to sell the property at 15100 8th Ave. SW in Burien, with a listed price of \$1.5M. The agreement would commence upon May 1, 2016 and expire after four months, i.e. at the end of August 2016 if not extended. Motion carried, 3-0.

New Business. 1. Motion: BIAS Software for Administration.

Commissioner Sitterley moved, and Commissioner seconded, a motion to purchase BIAS software for the Administrative office, including payroll, financial, and cash receipting components, for a purchase price not to exceed \$20,000, and an annual service fee not to exceed \$3,000 to be paid out of the Construction Fund, if appropriate. Motion carried, 3-0.

2. Motion: Lid Lift Resolution.

Commissioner Sitterley moved, and Commissioner Hobbick seconded, a motion to approve the lid lift resolution, Resolution 2016-03, calling for a six-year lid lift election at the August 2, 2016 primary election. Motion carried, 3-0.

3. Motion: Vehicle Surplus.

Commissioner Sitterley moved, and Commissioner seconded, a motion to approve Resolution 2016-04, declaring the 2000 Ford F-450 Braun Aid Unit surplus, to be disposed of as the Chief deems appropriate. Motion carried, 3-0.

4. Motion: Vehicle Surplus.

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Commissioner Hobbick moved, and Commissioner Sitterley seconded, a motion to approve Resolution 2016-05, declaring the 2003 Chevrolet Suburban surplus, to be disposed of as the Chief deems appropriate. Motion carried, 3-0.

Good of the Order. Commissioner Elwell thanked everyone for agreeing to have the May association meeting here. He will get a guest speaker. That will be held May 18, 2016, the day after the next regular board meeting.

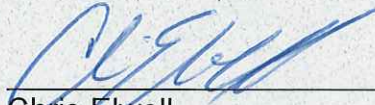
Executive Session: The Board convened an executive or closed session pursuant to RCW 42.30.140(4) to discuss some collective bargaining issues. The session lasted from 6:27 p.m. to 7:03 p.m. when they re-convened in open session.

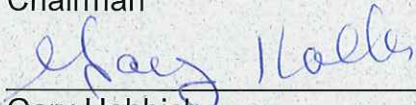
Adjournment. It was moved and seconded to adjourn the meeting. Motion carried, 3-0. At 7:05 p.m., after the Board reviewed and approved vouchers and papers, the meeting was adjourned.

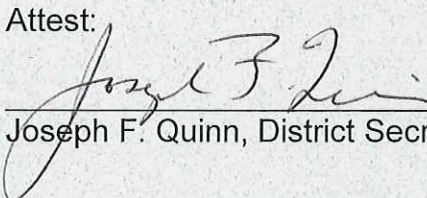
Attachments. Attached to these Minutes are copies of:

1. the Meeting Notice
2. the Meeting Agenda
3. the Attendance Roster
4. Interlocal Settlement Agreement with MOU and Transition Framework
5. City of Seattle's Information Package on Annexation
6. Kidder Mathews Listing Agreement
7. Letter from King County Public Health showing appreciation
8. BIAS software.

Minutes Approved: May 17, 2016.


Chris Elwell
Chairman


Gary Hobbick
Commissioner

Attest:

Joseph F. Quinn, District Secretary


Ted Sitterley
Commissioner

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