City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes
City Council

Tuesday, October 24, 2023 | **5:00 PM** | **Council Chambers, 200 West Walker Street**

Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 p.m.

Mayor:	**Nick Long**
City Council Members:	**Andy Mann** **Tommy Cones** **Tom Crews** **John Bowen** **Justin Hicks** **Chad Tressler** **Sean Saunders**
City Manager:	**John Baumgartner**
Assistant City Manager	**Rick Davis**
Assistant City Manger-CFO	**Angie Steelman**
City Attorney:	**Nghiem Doan**
City Secretary:	**Diana M. Stapp**
Chief of Police:	**Cliff Woitena**
Executive Director of Capital Projects	**Ron Bavarian**
Director of Engineering:	**Christopher Sims**
Director of Finance:	**Kimberly Corell**
Director of Human Resources/Civil Service:	**James Brumm**
Director of Parks & Cultural Services:	**Chien Wei**
Director of Public Works:	**Jody Hooks**

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Council Member Tressler called the meeting to order at 5:01 p.m. and called the roll. All members of Council were present except Mayor Long. Mayor Pro Tem Mann arrived at 5:03 p.m.

Absent 1 - Mayor Nick Long

Present 7 - **Mr. Andy Mann, Mr. Tommy Cones, Mr. Tom Crews, Mr. John Bowen, Mr. Justin Hicks, Mr. Chad Tressler and Mr. Sean Saunders**

2. PUBLIC COMMENTS

3. PRESENTATION REGARDING THE FIRE STATION LOCATION STUDY

Satellite Fire Station Locations and Design - Fire Chief Lugo gave an introduction to the presenters, BRW Architects Team.

Focused On What Matters: Needs – Knowledge – Results

NEEDS
Project Scope One - Goals
Understand and increase the response coverage area of League City's Fire Department. Maintain League City's Class 1 ISO status as the city grows. Work with the Fire Department to determine the best Satellite Station placements for the future growth in the Southwest portion of the city. Revisit the currently developed city and provide locations for improving existing coverage.

Project Scope Two - Goals
Design a Satellite Station program that embraces and benefits each surrounding community. Design a Central Fire Station to meet the current and future needs of a growing Fire Department and Fire Administration.
Satellite Station Required Characteristics: provide living spaces for firefighters and EMS crew members, Healthy Station, promote interaction between crew members, Watch Office, Visiting Police Officer office, Fitness Room, Easily adaptable aesthetic design that can match surrounding neighborhoods, Scalable floor plan for different satellite station needs.

KNOWLEDGE: Maintaining ISO Class One
What is ISO? Verisk, through the Insurance Services Office (ISO), actively works with fire departments and municipalities through their Public Protection Classification (PPC). The goal is create safer communities and benefits for those who live in your community. With community investment in fire mitigation, ISO provides PPC information to local insurance companies to help establish fair premiums for fire insurance.

Often offering lower premiums in communities with better protection. The final evaluation from ISO helps communities improve fire mitigation efforts through a scoring system of existing infrastructure and training. With some attributes contributing more than others. ISO scores Fire Departments on a scale from 1-10, with 1 being the most committed to community safety.

What does ISO evaluate – in order to obtain rating better than the minimum Iso Class Ten, the following must be reviewed: Emergency Communications which accounts for 10%, Water Supply accounts for 40%, a review of the Fire Department accounts for 50% of the classification. ISO focuses on a Fire Department's first alarm response and initial attack to minimize potential loss.

Fire Department section is divided into 50 points: Engine Companies 6 points, Reserve Pumpers 0.5 points, Pump Capacity 3 points, Ladder/Service Companies 4 points, Reserve Ladder/Service Trucks 0.5 points, Deployment Analysis 10 points, Company Personnel 15 points, Training 9 points, Operational Considerations 2 points, Community Risk Reduction 5.5 points, Texas Addendum CAFS Credit 1 point. BRW first task was creating a comprehensive deployment analysis for current and future stations.

Mapping Response Coverage: How was the analysis done?
Initial mapping was done with as-the-crow-flies, 1.5 mile diameter circles, however this method does not represent the typical path of travel along a street grid. Mapping was then refined using the Larson Method, a process of trimming the coverage circles into a more realistic coverage area based on traveling on a street grid. The Larson Square is oriented along the main arterial roadway/path of travel. Driving distance from the station in the center of the Larson Square to the outer boundary will always be 1.5 miles. Further explanation of the Larson Method (link). Mapping was then further refined into an actual coverage polygon, which traces the street grid with driving speeds to give the most accurate representation of response coverage.

The Larson Method - How was the analysis refined? By utilizing the Larson Method, coverage was gauged using a square with a center-to-point distance of 1.5 miles. The Larson Method is a more realistic coverage area intended to follow street grids, with the points rotated to the main paths of travel from a station. These were placed on a map of League City to gauge total response coverage. While there is no set percentage that must be met, the higher percentage of coverage, the higher the PPC points will be.

Actual Coverage Polygon – Once the preliminary placement of Satellite Stations was complete, the Response Coverage Area was further reined with ARCGIS. An ESRI analysis tools that allows you to connect city data such as traffic, roadways, spatial distance, and key locations to map out the general flow of a city. In communication with the Fire Department and GIS Department, BRW combined existing city streets and the

future development roads with this software to map ISO's distance constraints for both Fire Engines and Ladders. These Actual Coverage Polygons give the best insight into how many stations are needed to achieve the most efficient and robust Fire Response Coverage.

RESULT
Map One – All new station layout. An interpretation of the most optimal Fire Station placement for response coverage. While ultimately unrealistic, this shows that almost 100% coverage of the city is possible with 14 newly placed stations.

Map Two - Larson Model. Understanding the possible coverage with existing Station placement.
The roads for the Future Development have already been determined, so new stations will need to embrace the existing conditions.
If Stations 1, 3, and 4 are not relocated, then the effort becomes concentrated on infilling gaps between existing and new stations. This option would not achieve 100% coverage with 14 Stations (Map Two – Actual Coverage).

Map Three A – Larson Model. Improving Response Coverage by relocating Stations 3 and 4, and embracing Station 1.
By relocating Station 3 and 4, which were suggested by LCFD, we can get closer to 100% coverage with only 13 Stations. Gaps in coverage will continue to decrease as the road network continues to get defined (Map Three A – Actual Coverage).
Map Three B – Larson Model. Improving Response Coverage by relocating Stations 1, 3 and 4.
By relocating Stations 1, 4 and 3 further, the center of League City benefits from overlapped coverage. The new Central Fire Station can house both Fire and Admin. Utilizing Mutual Aide from the nearby communities, we can accomplish more complete coverage than Map 3A with 12 Stations. (Map Three B – Actual Coverage).

Satellite Station – Designing to embrace the surrounding community and its needs.
Site Plan Design – utilizes an ideal square/rectangular shaped site of approx.. 3.2 acres. Is easily visible and separate public parking and entry. Secure employee parking with enough spaces for shift change. 35' inside turning radius for tandem axle apparatus (ladder trucks). Clear sight lines to the roadway when exiting the apparatus bays. Dumpster and generator enclosures. Large enough site to expand the station if/when necessary.
Floor Plan Design: 13,996 sf. – hazard zone separation – intuitive decontamination process – 10 private sleeping rooms (2 officer suites) – police report office – 3 pull-through, double stacked apparatus bays – gym with outdoor access – covered patio for decompression.
Bay Floor Plan Design: 12,406 sf. – hazard zone separation – intuitive decontamination process – 8 private sleeping rooms (2 officer suites) – police report office – 2 pull-through, double stacked apparatus bays – gym with outdoor access – covered patio for

decompression.

Preliminary Exterior Design (slide)

Estimated Construction Cost Range for 2024: $586 - $671 per square foot.
3-Bay Station Costs (13, 966 sf) - $11,995,117
2-Bay Station Costs (12,406 sf) - $10,655,263

Summary – Immediate Decisions Needed.
Which station layout map is preferred? Which satellite fire station should be built first? Fire Station No. 9 is our recommendation. Land negotiation/acquisition with the developer is the next step. Approval of Approximate Costs – 2 Bay Fire Station Approximate Cost: $10,655,263; 3-Bay Fire Station Approximate Cost: $11,995,117.

4. ADJOURNMENT

At 5:59 p.m. Mayor Pro Tem Mann said, there being no further business this meeting is adjourned.

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NICK LONG
MAYOR

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DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: