



# Gaston County

Gaston County  
Board of Commissioners  
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## Fire Marshal

## Board Action

File #: 17-296

Commissioner Grant - Fire Marshal - To Approve a Certificate of Need for Spencer Mountain Road VFD to Obtain Financing (\$82,500) to Purchase Land to Construct a New Fire Station as Unanimously Approved by the Fire Advisory Board on August 23, 2017

### STAFF CONTACT

Eric Hendrix - Fire Marshal - 704-866-3231

### BUDGET IMPACT

This purchase is in keeping with current policy

### BUDGET ORDINANCE IMPACT

This purchase is in keeping with current policy

### BACKGROUND

Chief David Flanary presented a Certificate of Need (attached) for Spencer Mountain Road VFD. They are planning to purchase approximately 4.5 acres of land adjacent to their current location, in Sept., 2017 and then to begin construction of a new fire station, on this land, in late 2018, with construction to completed and the station to be occupied in early 2020. Cost of the land is \$165,000 and estimated cost of the building is \$2,000,000. This certificate of need is to purchase land only. SMRVFD will make a down payment of \$82,500. They are planning to finance through Park Sterling Bank \$82,500 at a rate of 3.5%. Payments would be \$805 per month for 10 years (they anticipate paying this off sooner). They will not be asking for a tax increase. Chief Flanary shared that their existing station is more than 30 years old and is in need of significant repair and it would be very expensive to make these repairs and to bring the building up to current codes. Also the building has low ceilings and short lengths in the bay areas and will not accommodate standard truck sizes. Discussion followed regarding the layout of the new building. Upon completion of this project, SMRVFD plans to have the current station and land for sale. It was noted again that the Certificate of Need presented today is for the purchase of land only and Scott Moore made a motion to recommend to the Commissioners that they extend the Certificate of Need to Spencer Mountain Road VFD. Barry Wilson seconded the motion. There was no further discussion or opposition. The vote was unanimous. The motion carried.

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DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	Brown	Fraleigh	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2017-231	09/26/2017	DG	AF	A	A	A	A	AB	A	A	U

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

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**POLICY IMPACT**

N/A

**ATTACHMENTS**

Spencer Mtn. Road Certificate of Need

## CERTIFICATE OF NEED APPLICATION

### Fire Department \_\_\_\_\_

Name: Spencer Mountain Road VFD

Address: 1011 Dallas Stanley Hwy Dallas Nc 28034  
*Street City State Zip*

Chief: David Flanary Contact Phone #: (704) 689-1349

Board President: Jeff Beasley Contact Phone #: (704) 884-6040

Fire Department Board Approval / Notification: ☒ Yes ☐ No

### General Description of Purchase:

We will purchase approx. 4.5 acres of land adjacent to our current location. After the land has been secured we will engage an architect and contractor for the construction of a new fire station.

### Time Line of Purchase:

Land purchase will occur in September 2017, with building construction to start in late 2018. We plan for construction to be complete and occupancy to be in early 2020.

### List Specifics of Purchase:

4.5 acres of land (approximately)  
Construct new station to meet all current building and NFPA codes.

Estimated Cost: Land \$165,000 (firm) Building \$2,000,000 (estimate)

### Financing Information \_\_\_\_\_

Lender: Park Sterling Bank (projected)

Amount Financed : TBD Rate: TBD

Estimated Amount : TBD # of Payments: 360

Down Payment Amount: \_\_\_\_\_

Debt Ratio-Current / Post Purchase: \_\_\_\_\_

Any Re-Financing or Bundling ☒ Yes ☐ No (If Yes, Then Describe):

Land and building will be bundled together following completion of the building.

## CERTIFICATE OF NEED APPLICATION

How Will Purchase Benefit the Department (Safety/ISO/Cost Savings, etc.):

Current building is in excess of 30 years in age and is in need of significant repair. Cost to make repairs and bring the building to up to current codes will be very expensive. Also current building has low ceilings and short lengths in the truck bays requiring us to special order trucks that can meet building measurements.

How Will Purchase be Funded (Long Term - **NOT Just Current Year**):

This will be funded by retirement of current debt allowing for the use of those funds along with funds in future purchase line item in our current budget. Monies (\$28,000) have been approved and in our budget for the last 3 budget cycles

If Purchase is NOT Approved for Funding, Describe Department Alternatives:

Continue to operate out of existing structure and increase building maintenance budget to make needed repairs and upgrades

Is this a Replacement? ☒ Yes ☐ No

If Yes, List Details (make, model, years of service, remaining balance, etc.).

Current building was constructed in the early to mid 1980's (not sure of actual year).

What Will Become of Old Apparatus / Equipment?

Current building and land will be sold

Has 5 Year Plan Been Submitted? ☒ Yes ☐ No

Received By FMO Staff Date: \_\_\_\_\_

Fire Advisory Board Meeting Date: \_\_\_\_\_ Approved / Not Approved

Gaston County BOC Meeting Date: \_\_\_\_\_ Approved / Not Approved