

Proposed Greenville Fire & Safety Building

Frequently Asked Questions (FAQs)

Why now and why does the need to replace the existing station exist?

- The current fire station has a number of deficiencies noted by Fire/EMS and facility consultants ([RW Management](#) & [Martenson & Eisele](#)) and by the Greenville emergency services personnel since 2010:
 - Inadequate space to safely decontaminate personnel prior to returning home to their families. [{View Images of Current Situation & Proposed Examples}](#)
 - Inadequate space to properly and efficiently maintain and decontaminate equipment which adds to the overall cost of each incident, the potential of damaging this equipment, and endangering the safety of personnel (e.g. hose testing/cleaning, self-contained breathing apparatus (SCBA) maintenance, etc.) [{View Images of Current Situation & Proposed Examples}](#)
 - Inadequate office and storage space for the day to day operations of a combination department comprised of 2 full-time professional officer/firefighters and 17 paid-on-call volunteer officers. Over 50 volunteer firefighter and/or first responders currently serve the Department. [{View Images of Current Situation & Proposed Examples}](#)
 - Inadequate apparatus bay space to maintain and store all emergency vehicles needed under one roof which decreases efficiency and has the potential to increase response times and safety risks. [{View Images of Current Situation & Proposed Examples}](#)
 - Inadequate training space to maximize the efficiency and overall safety of operations for personnel and the public served. [{View Images of Current Situation & Proposed Examples}](#)
 - Inadequate space to appropriately and safely store, don, and doff personal protective equipment. [{View Images of Current Situation & Proposed Examples}](#)

- Inadequate parking for personnel during training or responding to emergencies. Conflicts arise during emergencies and the general public using the Town's adjacent yard waste site. [{View Images of Current Situation & Proposed Examples}](#)
- Inadequate space or technology for the implementation of an [Emergency Operations Center \(EOC\)](#). [{View Images of Current Situation & Proposed Examples}](#)
- Inadequate support facilities and gender specific restrooms and locker room facilities for personnel. [{View Images of Current Situation & Proposed Examples}](#)
- Inadequate space for any future expansion potential of the facility or services provided. [{View Images of Current Situation & Proposed Examples}](#)
- The existing station will be re purposed for the use of public works, parks & forestry and sanitary district uses. Providing additional storage of smaller utility vehicles and additional office space for Public Works and Parks personnel. [{View Images of Current Situation}](#)
- The construction costs to build a new fire station rises 3-6% annually. Delay of construction will only add to the overall costs.
- The Town of Greenville currently owns the property for the proposed new fire station. The property was purchased for this specific use. The proposed location is the northwest corner of STH 76 and Parkview Drive. [{Linked Map of Area}](#)
- In the 2016 Town survey, residents ranked the need for a new fire station as the highest priority. [{Link to Survey Results}](#)

What is included in the proposed station design and why are these important?

- The features in the new proposed fire station are consistent with basic design elements typically found in a modern fire station for a combination fire department (full-time professional staff and volunteer staff combined). Most importantly, this new fire station design will overcome all inadequacies noted in the first question.
- The following floor plan schematic has been designed for the proposed fire station. [{Link to floor plan}](#)

Where is the proposed location and why was this location chosen?

- The proposed location is on the northwest corner of STH 76 and Parkview Drive; immediately adjacent to the existing station.
- The current fire station location was identified as "...ideal for the Department's coverage area," in the 2012 RW Management Town of Greenville Fire Department Capital Improvement & Staffing Needs Study" and "ideal" in the 2010 Martinson & Eisele Study.
- This location was also chosen by the Greenville Facilities Committee by evaluating many factors typically used by many other communities in a Geographical Information System (GIS) study to determine where a fire station(s) should be located.

How much will this project cost?

- The new fire station is estimated to cost between \$6.2 to \$6.7 million dollars. [{Link to Cost Estimate}](#)
- Because of increased annual construction costs, this project will cost an additional 3-6% more every year construction is delayed.
- The 2015 cost estimate was \$7.6 to \$8.5 million dollars.
- Though costly, this fire station will meet the needs of the community for the next 50 to 75 years.

If approved, when will the new fire station be constructed?

- Typically, the completion of design documents for a new fire station will take about four months and construction will take another 12 months to complete. The planned schedule of events would occur as follows:
 - i. August 2018 Referendum & Special Town Meeting
 - ii. Upon successful referendum & special Town Meeting; Design and Civil Engineering completed between October 2018 thru January 2019.
 - iii. Competitive Bidding – January – February 2019.
 - iv. Construction February 2019 to February 2020.

What is the estimated tax impact?

- The Town Board proposes bonding for this project over a twenty year period. The average tax impact over the twenty year period is \$0.25 per \$1,000 of assessed value. This equates to \$25 dollars annually for a home with an assessed value of \$100,000. The average homeowner (\$207,000 assessed value) will see an annual tax impact of \$51.75.

Will the Town conduct a referendum and when?

- The Greenville Facility Committee recommended an advisory referendum be held during the Partisan Primary Election on August 14, 2018. [{Link to Referendum Resolution}](#)

What is a special Town Meeting and why is this important?

- A "Special town meeting" means a Town Meeting, other than the annual Town Meeting, held under Wisconsin State Statutes s. [60.12](#). The Special Town Meeting may be called by the Town Board for the purposes of authorizing the Town Board to purchase, lease or construct buildings for the use of the Town. The Special Town Meeting is required under Wisconsin State Law; regardless of a successful referendum. The Special Town Meeting is also required to authorize the Town Board to issue general obligation bonds in the manner and for the purposes provided by law. The Town Board plans to schedule a Special Town Meeting following the advisory referendum scheduled for August 14, 2018.

Will the Town host public engagement sessions and open houses to learn more about this project?

- The Greenville Facility Committee (GFC) has identified a number of public events and meetings where the residents of Greenville can attend to ask questions and get the facts regarding this project. Below is a tentative schedule of specific dates of events:
 - **May 3, 2018** – Distribute press release. Schedule interviews with the media talking about the project and identify how people can obtain information.
 - **May 3, 2018** – Go “Live” with Information Web Page and Social Media.
 - **May 15, 2018** – Distribute 8.5”x11” tri-fold brochure by mail to tax payers.
 - **May 25, 2018** – Fire/EMS Charity Brat Fry
 - **June 5, 2018** – Community Open House/Informational Meeting attended by FBD
 - **Mid-June** - “On the Farm” Community Event
 - **Late-June** – Town Newsletter “Summer Edition” distributed.
 - **June/July** – Chamber/Civic Clubs and Other Business Presentations
 - **July 6, 2018** - Greenville Lions Catfish Races Event at Lions Park
 - **July 7, 2018** - Greenville Lions Catfish Concert at Lions Park
 - **July 10, 2018** – Community Open House/Informational Meeting attended by FBD
 - **July 23, 2018** – Send out postcard mailer to tax payers.
 - **Aug 7, 2018** - National Night Out at Community Park
 - **Aug 9, 2018** - Community Open House/Informational Meeting attended by FBD
 - **Aug 14, 2018** – Wisconsin August Primary Referendum Vote
 - **Aug 21, 2018** – Special Town Meeting

**Wednesdays starting at the end of May thru October are the Sustain Greenville Farmer’s markets.*

- The Greenville Facility Committee (GFC) has developed a 20 minute PowerPoint program that is available for presentation to groups or businesses in the Town of Greenville. Please contact the Town Administrator’s office at (920) 757-5151 if you would like to receive this presentation or download the PowerPoint: [{Link to Presentation}](#)

- The Greenville Facility Committee (GFC) has developed and look forward to community driven, “Weekly Topics” related to the fire station project. This information platform will provide greater opportunity and detail of specific topics important to the citizens of Greenville.

Who serves on the Greenville Facilities Committee?

- The following community volunteers serve on the Greenville Facility Committee:

Andy Peters (Chair), Amy Vosters (Secretary), Dean Culbertson, Tim Lambie (Fire Chief), Eric Kitowski (Deputy Chief), Dan Dibbs, Brad Borgen, Larry Bentle, and Greg Kippenhan.

What were the results of the Community Facility Needs survey conducted in 2016?

- There were a number of questions related to the fire station project versus other projects identified in the survey. The following are the results of key questions related to the fire station: [{Link to Survey Results}](#)
 - The top two services identified by the community as “Very Important” were, “Fire Protection and Prevention Services” (67.6%) and “Emergency Medical and Rescue Services” (61.3%)
 - A majority of respondents, 58.6 % agreed that, “Each facility should be handled as a separate project with potential separate time tables”. Town residents ranked the Fire and EMS Station as the “High Priority” at 41.3%, the Town Hall at 11.3%, and Public Works at 10.4%.
 - An overwhelming number of town residents, 95.9% of those surveyed, “...believed the current town owned location for the proposed Fire and EMS station provides an appropriate response time to their home.”

Has the Town conducted other facility studies?

In 2010, the Town of Greenville participated in a study conducted by Martinson & Eisele and two key points made in this study include:

- i. Noted several deficiencies in the current facility and recommended a remodel including a recommendation to build a future second floor addition on the front apron.
 - ii. Identified the current fire station location as, “ideal”.
- In 2012, the Town of Greenville commissioned the RW Management Group, Inc. to conduct a “Fire Department Capital Improvement & Staffing Needs Study”. The recommendations specific to the fire station are listed below:
- i. “Priority 1 – The removal of diesel exhaust is not in compliance with National Fire Protection Association (NFPA) 1500, Chapter 9 or the National Institute for Occupational Safety and Health (NIOSH) recommendations that workers exposure to diesel exhaust be reduced to the lowest feasible concentration” Note: This deficiency was addressed by adding a vehicle exhaust capture system and this system can be also be removed and installed in a new fire station.
 - ii. “Priority 2 – Adequate male-female locker room/shower facilities”
 - iii. “Priority 3 – “Adequate kitchen facilities are needed.”
 - iv. “Priority 4 – “Turn out lockers are currently placed at the back of the bay housing the brush fire vehicle. This is considered a safety hazard if this vehicle were to somehow be moved in reverse while other firefighters are changing behind it.”
 - v. “Priority 5 – Dorm facilities need to be provided”
 - vi. “Priority 6 – The building is at capacity for vehicle and equipment storage. The off road/water rescue trailer and vehicle cannot be stored front to back and therefore must be maneuvered prior to leaving a call”
 - vii. “Priority 7 – There is also limited parking for responding personnel.”

viii. “Priority 8 – Training room needs to be expanded.”

- In addition to the recommendations above, the 2012 RW Management, Inc. report identified the following in Chapter 5, page 5.5:
 - i. “Begin planning for the construction of the new fire station which will need to include contracting with an architectural firm to complete the building designs and provide construction management, site verification, etc. The exact timetable for each of these specific areas should be determined by the project team and recommended to the Town Board”

How will the old station be used?

Public works, parks and utility operations will use the facility for additional office, equipment and vehicle storage.