



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 11, 2022

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: City Facilities

Introduction:

This is an opportunity for City Council to review, discuss, and provide guidance to staff regarding options to construct or repurpose existing facilities for various City departments, including Fire, Public Works, Water/Wastewater, Electric and Parks & Recreation.

Discussion:

City Manager Recommendation(s)

The City Manager originally recommended Option 2. However, after it was stated the current Fire Station 34 on Donnelly is acceptable to continue fire operations, his new recommendation has changed to Option 5.

Consolidating All Firefighters to one Central Station on Donnelly Street

Point 1 - Service Delivery

- A. Placing a fire station on the border of the service area is typically a poor decision. We know from the 911 data reports, the current Fire Station 35 (across from the Rock Shop) serves primarily as a County fire station, as approximately 60% of the total calls and more than 70% of the structure fire calls responded to are located outside of the City limits. This fact, while City property owners are paying 100% of the cost of the building, staff and fire apparatus places the City in an awkward position of explanation to its taxpayers.
- B. Enhanced Response Times for Structure Fires - the City IT Director provided a map showing a circle with a three mile radius and the center point at Limit Avenue - near Donnelly - will cover virtually the entire City limits. Mathematically, the best response time to all points in a circle is to position the starting point at the center of the circle.

- C. Training - Firefighters are now performing pre-fire reviews of each commercial building in town on an annual basis. All staff on each shift need to conduct the training together collectively at the site and back at the fire station to achieve the best result.
- D. Achieving Ratios of 3 - The City has an arbitrary barrier of requiring three firefighters in order for an engine to respond to a fire. The best chance of achieving multiples of three is if all firefighters are present at a single fire station when a call comes in.
- E. Keeps all trucks and personnel closest to the highest risk area: Downtown Mount Dora.
- F. Best supervision opportunity with all the workers in the same building as the chief and leadership staff.

Establishing the new building on CR 19A (across from the donut shop) as the new Electric Utility Headquarters

Point 2 - Cost/Benefit

- A. The newly-constructed building, intended to serve as a satellite fire station, is too large for the purpose. The building is more than twice the size of the current building and has a bay area approximately 2 1/2 times the bay area of the current satellite station. The building can house the entire Mount Dora Electric Company, making it a more cost-effective use.
- B. Consolidating the firefighters into one station will eliminate the presence of two kitchens, two lounges and two weight rooms for one department.
- C. Housing the electric company inventory on site under the direct oversight of Electric leadership is the best effective oversight we can achieve.
- D. Saves millions in capital investment by reducing the need to construct additional buildings.

Budget Impact:

Estimated budget impacts are provided for each option provided.

Strategic Impact:

Goal 2: Infrastructure/Public Safety, Objective 2.4. Sustain City Infrastructure

Goal 3: Fiscal Resources/Human Resources

Recommendation:

City Council to review and discuss options and provide feedback to staff for a future agenda item.

Attachment(s):

1. City Facilities

Prepared by: Jeanann Hand, Interim City Clerk

Reviewed by: Patrick Comiskey, City Manager

Final Approval - 10/7/2022