

PROPOSAL FOR TRANSIENT ROOM TAX SUPPORT SUNRIVER SERVICE DISTRICT

January 12, 2022

An updated Public Safety Building is required to meet the current and future needs of Sunriver and the surrounding communities. The existing facilities do not meet industry standards and safety requirements for professional police and fire departments.

The Sunriver Service District is requesting from Deschutes County, Transient Room Tax funds to support our public safety building project. The Sunriver Police and Fire Departments have significantly increased workloads as a result of tourism on a year-round basis. The summer population can peak at 20,000 necessitating a level of service greater than our community of 1200 full-time residents would require.

The current police and fire facilities do not meet code requirements for an “essential facility” nor the National Fire Protection Association (NFPA) standards for best practices.

- The Police facility is located in an office space which result in inefficiencies and unsafe conditions. DUI and other infractions must be processed in Bend causing police officers to be out of Sunriver for extended periods.
- The Fire Station no longer meets industry and safety standards regarding equipment storage, decontamination and living areas.
- The new building may be utilized by Deschutes County law enforcement and emergency management personnel.

The cost of the project is estimated to be \$16-\$18 million. The Sunriver Owner’s Association board has agreed to transfer the current fire station building, valued at \$2.4 million, to the District at a nominal cost. In addition, the District will be investing \$3 million from their reserves. Finally, we will be asking Sunriver owners to approve a minimum \$5 million, 10-year capital improvement levy to service the debt of the project.

Sunriver generates more than \$4M in annual TRT revenue, about 40-50% of the yearly county total and has generated in excess of \$50 million since 1999. Transient Room Tax (TRT) dollars have been successfully used to promote tourism in Deschutes County. The Sunriver Resort, Owners Association, and the Sunriver Village have invested in their facilities to promote tourism in Sunriver. This has increased the TRT revenue resulting in a significant unallocated fund. At the same time, the Service District has had to rely on just a 3% annual increase in property tax income to support the impact of tourism on critical emergency services in and out of Sunriver. The Service District now has the need to request portions of the TRT fund for our necessary project

The amount requested from the TRT fund for this critical project is:

FY 2021/22 \$5 million

FY 2022/23 \$3 million

FY 2023/24 \$2 million

The Service District would like to place a Capitol Improvement Levy on the May ballot. The Service District's ballot measure must be approved by the Board of Commissioners by February 9th in order to meet the May election date. A commitment from Deschutes County on the amount of TRT contribution is one of the variables that must be determined to establish the levy amount required for the project.

Sunriver Police and Fire Departments are critically important in protecting the residents and visitors to Deschutes County. We need an updated facility that will meet the future and current public safety needs for the next 30 to 50 years. The support of Deschutes County is required to make this necessary project a reality.

APPENDIX

The Sunriver Service District

The Sunriver service District was created by a vote of the electors in 2002 to provide fire prevention & protection, security services by agreement, law enforcement services and emergency medical services, including ambulance services. The Deschutes County Board of Commissioners, as the Governing Body of the District has delegated the management of the District to the Managing Board.

Sunriver Owners Association (SROA) had previously provided these services and continue to own the buildings that house the police and fire departments. The District Managing Board has provided these services to Sunriver and the larger Ambulance Service Area (ASA) in an efficient and professional manner. Both departments utilize Lexipol, a professional policy management tool. The Police Department is accredited through Oregon Accreditation Alliance. All the firefighters are certified paramedics, capable of Basic and Advanced life support emergency medical response. They are also trained in wildfire suppression and mitigation, a significant threat to our community.

Deficiencies

The current fire station was built in 1995 and the police department is housed in an office space. The more significant deficiencies include:

Fire & Police Departments

- Back-up generator for continued operation in an emergency; inadequate for fire and none for police
- Lack of decontamination areas
- Lack of gender-neutral restrooms, showers and lockers. Lack of appropriate sleeping areas for female firefighters
- Emergency Operations Center (EOC)

Fire Department

- Compromised roof trusses from a previous excessive snow load
- Lack of area to store protective turnout firefighting uniforms away from UV light, florescent light and exhaust to be ready for quick response
- Lack of "clean room" to fill tanks of self-contained breathing apparatus (SCBA) away from vehicle exhaust

Police Department

- Lack of security throughout the department
- No interview rooms for suspects or victims
- No holding cell, booking area, Intoxilyzer (which would be available to DCSO & OSP)
- No secure covered parking
- Inadequate evidence processing area

The Sunriver Community

Sunriver Owner's Association (SROA) is a private HOA providing amenities and safety to homeowners and tourists. The SHARC aquatics facility has been a draw for many visitors. SROA routinely spends \$1 million per year for road and pathway maintenance and ladder fuel reduction. Tourists benefit with the more than 34 miles of paved pathways as a family safe area to enjoy. The ladder fuel reduction program addresses the ever-present wildfire threat in Deschutes County.

The Sunriver Resort has invested millions in amenities to provide visitors with a memorable experience, including the recently completed Cove aquatics facility. The resort also provides golf, operates a popular marina, stables and other attractions. The meeting and convention facilities are one of the best in Oregon for their service, location and tourist amenities.

It is important to note that Sunriver is not a gated community and tourists from all over take advantage of the amenities, even tourists staying in other parts of Deschutes County.

Central Oregon Public Safety Community

Sunriver Police & Fire Departments are critical partners of the public safety community in Deschutes County. A standard of practice through collaboration and mutual training improves the service delivery to county residents.

- The District is part of the county-wide Emergency Operations Plan. Preparation, planning, coordination and training occur with Deschutes County Emergency Management Department.
- Fire Departments rely on mutual aid agreements. Critical and/or emergency incidents can require resources from multiple agencies to ensure life safety. Sunriver Fire assists LaPine Fire often due to proximity and call load.
- Sunriver Police responds to incidents in south Deschutes County, either handling the incident or providing cover for deputies on dangerous calls until additional resources can respond from other parts of the county. In 2021 there were over 750 Sunriver police assists to DCSO.
- The District is an important partner with ODF and USFS in preparation of addressing wildfire threat with equipment and mutual training. The time of year for the greatest wildfire threat is the same time of year with the largest tourist impact. These dynamics create particular logistical challenges if an evacuation is necessary.
- Sunriver Ambulance Service Area (ASA) extends to the Cascade high lakes, which is heavily utilized in the tourist season.
- As Deschutes County recognizes the need for a regional training facility, it is important to recognize Sunriver Police & Fire are part of the bigger public safety community striving to ensure highly trained first responders.
- South Deschutes County sometimes gets overlooked in a variety of ways as compared to the Bend/Redmond areas. With the population growing in south county and the number of visitors combined with wildfire danger, the District is a timely and appropriate investment.



There is no secure holding area in the current station, therefore the back seat of a patrol car must be used.

This creates many logistical difficulties if there are multiple suspects, only a few officers on duty and the need to safely interview and process an arrestee. While a patrol car is being used as a holding area, it is offline to respond to calls or emergencies.



**NO
HOLDING CELL**

NO INTERVIEW ROOM

There is no private interview room and the staff lunch room is the only space available. This is inadequate for children or victim interviews and it is unsafe for suspect interviews. It also inhibits staff from getting food or drinks during their shift.



NO COVERED PARKING

Without covered parking, police officers must clear snow from their vehicles and the parking lot prior to going into service. This delays emergency response.



NO PROPER TURNOUT STORAGE

Turnouts are sensitive to exhaust, UV and fluorescent light. With inadequate storage for this protective equipment, they must be stored in bags. This creates a delay in emergency response. In addition, these bags are very heavy and create a workplace safety issue.

NO SEPERATE SLEEPING QUARTERS

Community sleeping areas house multiple crew members at the same time. It offers no privacy for mixed gender crews and lacks quiet for restful sleep between calls at night.



The Self-Contained Breathing Apparatus (SCBA) bottles firefighters wear ideally should be filled in a room providing the cleanest air possible.

Currently, the fill station is in the apparatus bay, which is next to the EMS and fire engine exhaust fumes.

SCBA STORAGE & CLEAN AIR



NO DECONTAMINATION FACILITIES



Firefighter/Paramedics have already stripped their uniforms for decontamination and are now working on the ambulance, stretcher and backboard. There is not a dedicated area with proper equipment to contain pathogens and must be done in the apparatus bay. A shower and isolated work area is the standard for decontamination.

LETTERS OF SUPPORT



MAINTAINING SUNRIVER AS A PREMIER RESIDENTIAL AND RESORT COMMUNITY PROTECTING AND ENHANCING ITS QUALITY OF LIFE,
NATURAL ENVIRONMENT AND PROPERTY VALUES.

December 28, 2021

Deschutes County Board of Commissioners
Tony DeBone, Chair
Phil Chang, Vice Chair
Patti Adair, Commissioner
1300 N.W. Wall Street
Bend, OR 97703

RE Sunriver Service District – Public Safety Facility Funding Request (Transient Room Tax)

Dear Commissioners:

I am writing on behalf of the Sunriver Owners Association (SROA) to express our support for the funding request being made by the Sunriver Service District (SSD) for the construction of a new public safety facility to house both the Fire and Police Departments, and the Service District administrative staff. That request is for the contribution of funds generated through Transient Room Taxes (TRT) collected by Deschutes County – with a substantial portion of the overall TRT dollars being generated through Sunriver rentals/tourism.

As you know, the existing fire station is housed in a 25 year-old building owned by SROA and the police department is housed in office space that is a contiguous part of the SROA Administration building. SROA believes that the proposed project would provide beneficial facility upgrades for both departments and ensure long-lasting protection for Sunriver and other areas in south Deschutes County.

SROA participated in and assisted the SSD with their search for alternative sites and facilities for a new public safety building. Based on a variety of factors, the result was that the location of the existing fire station is best suited for an expansion and remodel to serve the community. Part of the site selection included an appraisal of the existing 12,577 square foot building and a 90,000 square foot portion of the overall property deemed necessary for the project. The appraisal concluded that the structure and land together were valued at \$2,700,000.

At a meeting of the SROA Board of Directors in October, the SROA Board directed me to begin negotiations with the SSD regarding sale of the building for a nominal amount and a perpetual lease of the land. Both the SROA and SSD are working on a purchase option agreement that would specify and solidify the terms of the sale/lease, thereby confirming SROA's support and participation in the project.

Overall, we respectfully request that you contribute unrestricted TRT dollars collected by Deschutes County to help make up the gap in the overall SSD funding and serve as an investment for the SSD Public Safety Facility and Sunriver community as discussed herein. Thank you for your consideration of this matter.

Sincerely,

James Lewis, General Manager
Sunriver Owners Association



Cascara Vacation Rentals

Dear County Commissioners,

I was raised in Sunriver Or and have worked in Sunriver for over 25 years. While this community overall is safe it wasn't quite the Sunriver I grew up in. Our area has always been a travel mecca however since COVID came it has almost tripled the amount of people coming to our area. We see record numbers of travelers each month. With more people there are more problems. We have experienced some bad ones this year with severe damage to our homes. One was a party with a VRBO guest, and the other was criminals that booked our home with a stolen credit card and damaged the home and stole items. The police department has been a great asset to have in our community. I recently went and toured the facility as I tend to dislike government spending, but it was a shock of how small of facility they have and all that they must do in that facility. From the victim standpoint it isn't acceptable to have to interview someone in a lunchroom. As a victim that isn't going to make them feel like they are being taken seriously. Our officers in Sunriver work so hard and deserve an area to efficiently do their job. In today's world not to have basic safety measures of bullet proof glass and secure entry for the staff that work there is not good. Having our fire and police local is a great addition at keeping our community safe. When you here of incidents like Paradise CA, it is crucial to have the staff and facilities necessary to facilitate mass evacuations in cases of emergency. Having many people in our area that don't know where they are staying, how to evacuate or where to go in case of an emergency is critical. As a property manager it would make since that they receive some of the Transient room tax for this project as they are serving the people that are paying that room tax. Please feel free to reach out to me with any questions.

Sincerely

Stacy Wesson

General Manager