



City of Lake City Fire Assessment

July 21, 2025



Presentation Overview



**Background/
Purpose**



**Technical
Study**



Next Steps



Background/Purpose

- Lake City Fire Assessment

- Implemented in 2002
- Last updated in 2023
- Current ISO = Class 4/4X
- 2 stations within the City
 - Automatic aid agreement with Columbia County
- Benesch retained to conduct update study
 - Review recent incident and property data
 - FY 2025/26 Budget



Background/Purpose

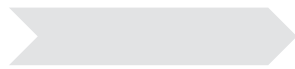
- Purpose of the Fire Assessment
 - Dedicated revenue source for fire services
 - Used for capital and operating expenses
 - Need to establish:
 - Benefit to property
 - Proportionate share of each land use



Presentation Overview



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Next Steps



Fire Assessment Calculations

- Findings:

- Shifts in incident/resource distribution
 - No change in resource share for single family
 - Reduction of commercial, government, and institutional resource share
 - Increase of multi-family, industrial/warehouse, vacant land, and agricultural resource share
- Increase in assessable budget
 - +0 Positions = 34% increase
 - +3 Positions = 43% increase
 - +6 Positions = 51% increase
- Relatively stable property units by land use (+/- 3%)

Fire Assessment Calculations

- 1) Assessable Budget
- 2) Demand by Land Use (Total Resources)
- 3) Budget Allocation by Land Use
- 4) Units by Land Use
- 5) Calculated Assessment Rates



Fire Assessment Calculations

➤ Assessable Budget

- Three Options
 - No positions added
 - 3 positions added
 - 6 positions added

Description	0 Pos. Added	3 Pos. Added	6 Pos. Added
Expenditures			
Personnel Services	\$2,845,794	\$3,098,878	\$3,345,209
Operating	\$837,463	\$835,463	\$837,463
Capital Outlay	\$49,888	\$49,888	\$49,888
Debt Service Transfer	<u>\$253,969</u>	<u>\$253,969</u>	<u>\$253,969</u>
Total Expenditures	\$3,987,114	\$4,238,198	\$4,486,529
Revenues			
Inspection Fees	\$3,157	\$3,157	\$3,157
Interest Earnings	\$19,856	\$19,856	\$19,856
False Alarm Fees	<u>\$1,750</u>	<u>\$1,750</u>	<u>\$1,750</u>
Total Revenues	\$24,763	\$24,763	\$24,763
Total Net Expenditures	\$3,962,351	\$4,213,435	\$4,461,766
Misc. Assessment Expenditures			
Statutory Discount	\$158,494	\$168,537	\$178,471
Total Assessable Budget	\$4,120,845	\$4,381,972	\$4,640,237
2023 Study Budget	\$3,065,479	\$3,065,479	\$3,065,479
Percent Change	+34%	+43%	+51%

Fire Assessment Calculations

➤ Demand by Land Use

- 10 years of incident data (2015-2024)
- Multiple variables: frequency, personnel, vehicles, duration
- Exclusion of single alarm incidents

Fire Assessment Calculations

➤ Distribution of Fire Protection Incidents

Land Use	2023 Report	Resource Distribution (2015-24)	Percent Change
Single Family	33.7%	33.6%	-0.3%
Multi-Family	16.8%	18.5%	+10.1%
Commercial	38.2%	36.6%	-4.2%
Industrial/Warehouse	2.4%	2.9%	+20.8%
Government	3.3%	2.4%	-27.3%
Inst./Religious/Non-Profit	0.6%	0.5%	-16.7%
Vacant Land	2.6%	2.7%	+3.8%
Agricultural	2.4%	2.8%	+16.7%

Fire Assessment Calculations

➤ Budget Allocation by Land Use (6 Positions Added)

Land Use	Distribution of Resources	FY 2026 Assessed Costs	FY 2024 Assessed Costs	Percent Change
Funding Requirement	-	\$4,640,237	\$3,065,479	+51.4%
Single Family	33.6%	\$1,559,119	\$1,033,067	+50.9%
Multi-Family	18.5%	\$858,444	\$515,000	+66.7%
Commercial	36.6%	\$1,698,327	\$1,171,014	+45.0%
Industrial/Warehouse	2.9%	\$134,567	\$73,571	+82.9%
Government	2.4%	\$111,366	\$101,161	+10.1%
Inst./Religious/Non-Profit	0.5%	\$23,201	\$18,393	+26.1%
Vacant	2.7%	\$125,286	\$79,702	+57.2%
Agricultural	<u>2.8%</u>	<u>\$129,927</u>	<u>\$73,571</u>	+76.6%
Total	100.0%	\$4,640,237	\$3,065,479	+51.4%

Fire Assessment Calculations

➤ Units by Land Use

Property Rate Category	Unit	Total Units	2023 Units	%
Single Family	Dwelling unit	3,308	3,319	-0.33%
Multi-Family	Dwelling unit	1,768	1,762	+0.34%
Commercial	Square footage	6,248,000	6,087,861	+2.63%
Industrial/Warehouse	Square footage	1,417,441	1,414,993	+0.17%
Vacant Land	Parcel	1,314	1,301	+1.00%

Fire Assessment Calculations

➤ Calculated Assessment Rates (6 positions added)

Property Rate Category	Unit	Budget Allocation	Total Units	Calculated Rate per Unit
Single Family	Dwelling unit	\$1,559,119	3,308	\$471.32
Multi-Family	Dwelling unit	\$858,444	1,768	\$485.55
Commercial	Square footage	\$1,698,327	6,248,000	\$0.2718
Industrial/Warehouse	Square footage	\$134,567	1,417,441	\$0.0949
Vacant Land*	Parcel	\$125,286	1,314	\$94.26
Government	Square footage	\$111,366	n/a	n/a
Inst./Religious/Non-Profit	Square footage	\$23,201	n/a	n/a

*Includes adjustment so that Vacant rate does not exceed 20% of the single family rate

Fire Assessment Calculations

➤ Calculated Assessment Rates (6 positions added)

Property Rate Category	Unit	Current	Calculated	%
Single Family	Dwelling unit	\$311.29	\$471.32	+51.4%
Multi-Family	Dwelling unit	\$292.28	\$485.55	+66.1%
Commercial	Square footage	\$0.1924	\$0.2718	+41.3%
Industrial/Warehouse	Square footage	\$0.0520	\$0.0949	+82.5%
Vacant Land	Parcel	\$61.26	\$94.26	+53.9%

Fire Assessment Calculations

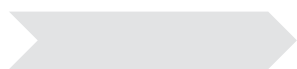
➤ Calculated Assessment Rates Comparison

Property Rate Category	Unit	Current	Calculated +0 Pos.	Calculated +3 Pos.	Calculated +6 Pos.
Single Family	Dwelling unit	\$311.29	\$418.56	\$445.09	\$471.32
Multi-Family	Dwelling unit	\$292.28	\$431.20	\$458.52	\$485.55
Commercial	Square footage	\$0.1924	\$0.2414	\$0.2567	\$0.2718
Industrial/Warehouse	Square footage	\$0.0520	\$0.0843	\$0.0897	\$0.0949
Vacant Land	Parcel	\$61.26	\$83.71	\$89.02	\$94.26

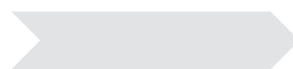
Presentation Overview



**Background/
Purpose**



**Technical
Study**



Next Steps



Next Steps

- July 21: Adoption of preliminary resolution
- July 30 – Aug 5: Mailing of first class notices
- September 2: Adoption hearing



Questions?
