TO: Public Health & Safety Committee

FROM: Brian Hurley, Fire Chief

DATE: November 4, 2026

SUBJECT: Ordinance No. O2026-024 Fire Protection Facility Impact Fees

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1) Recommended Action:

This is a briefing only on Ordinance No. 2026-024, Fire Protection Facility Impact Fees.

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2) Background:

Fire impact fees are one-time assessments on new development to help pay for the capital facilities to serve that growth. In 2003, the city adopted a "Fire Protection Facility Impact Fee Schedule" by ordinance. The fire impact fees were designated to "accelerate payment of the General Obligation bonds issued to build the Headquarters Fire Station". That debt was subsequently retired, and fire impact fees have not been collected since 2009.

To address growing service demands, the Fire Department has proposed several projects in the Capital Facilities Plan. Since these initiatives address facility needs to serve growth, the city has contracted with FCS to conduct an updated "Fire Impact Fee Rate Study".

Ordinance O2020-024, Fire Protection Facilities Impact Fees, was recommended to be placed on the December 1, 2026, council agenda under considerations by the Budget and Finance Committee on October 23, 2026. The fire impact fee study is near completion and any proposed fees will be adopted through Fee Resolution R2026-022, which is on the November 19 Public Works Committee agenda and tentatively on the December 15, 2026 council meeting agenda.

The purpose of today's briefing is to review draft Ordinance O2026-024 and provide information on relevant statutes and methodology used in calculating fire impact fees.

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3) Policy Support:

Health and Safey
Action Item: Develop initiatives to address growing emergency service demands.

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4) Alternatives:

- ❑ N/A

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5) Fiscal Notes:

In order to meet the needs of the growing community, staffing levels in the Tumwater Fire Department have increased substantially over the last few years. The City Council is considering the sale of General Obligation Bonds in order to fund a much-needed remodel of the T-2 Fire Station to accommodate that growth. The estimated annual costs of the debt for the T-2 Fire Station remodel project is $428,000. Re-instituting Fire Impacts fees is being

considered as a strategy to offset the cost of debt while also preparing for other capital needs in the future. This is being considered as a component of the proposed 2027-2028 biannual budget.

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6) Attachments:

A – Draft Ordinance No. O2026-024 Fire Protection Facilities Impact Fees