



BOND REFERENDUM 2024 VOTER GUIDE

BOND VOTE: Tuesday, April 30
Main Station 99 US-202 | 6-9 P.M.

PROPOSED NEW FIRE STATION



Incorporated in 1960, the Thiells-Roseville Fire District has served the community for 63 years. Continuing to utilize the firehouse to effectively protect and serve the community is no longer a viable option. The existing firehouse has far surpassed its useful life expectancy and is no longer as safe or as functional as needed and does not comply with mandated building codes and safety protocols. Investing in costly repairs will not adequately address these issues, and many of the needed materials are no longer available.

Since 2018, the fire commissioners have been exploring all options to purchase new property to construct a new state-of-the-art fire station, while minimizing the impact to taxpayers. A suitable location has been identified, and the Thiells-Roseville Fire District would like to move forward, with community approval, to purchase the land and build the new firehouse. The current owners of the proposed property have given the fire district a limited time to finalize the sale before it will be returned to the open market at a substantially higher price than currently negotiated. To offset the cost to the homeowners, the fire station will use \$700,000 from the fire district's existing Building Capital Reserve Fund and \$150,000 in available funds of the fire district. The future sale of the old firehouse will also be used to offset the cost.



IMPORTANT FACTS ABOUT THE BOND

CURRENT CONCERNS AND CHALLENGES

The existing firehouse was built in 1963 and no longer provides the levels of safety, functionality and efficiency needed to effectively address the needs of the community. The existing firehouse is not in compliance with the following building codes and mandates:

- **Means of Egress** – Intervening Spaces.
- **ADA Regulations** – Overall Accessibility.
- **OSHA Regulations** – Firehouse Safety, Clearances and Access.
- **FEMA Standards:**
Safety and Health Considerations for the Design of Fire and Emergency Medical Services Stations (FEMA FA-168).
- **NFPA Recommendations:**
Firefighter Health and Safety Guidelines (FPA 1500).
Bunker Gear Storage – Proper and Safe Clearance.
Decontamination Standards (NFPA 1583).
Training and Education – Dedicated Areas.

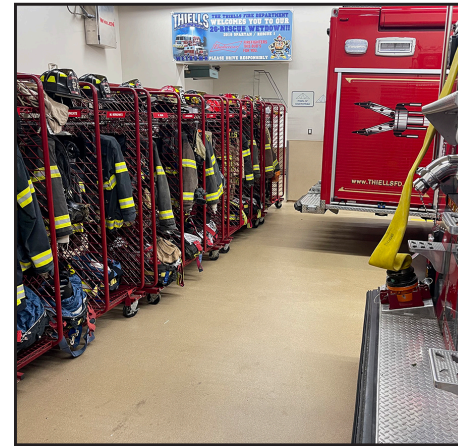
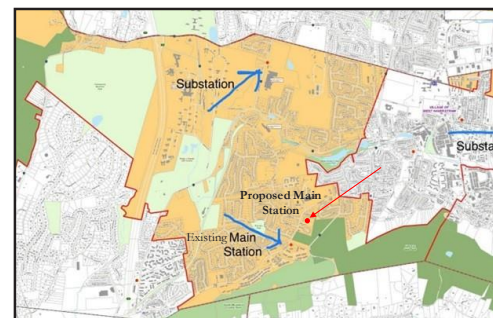
- Facility Safety – Clearances and Access.
- Fire Department Administration – Policy, Records and Committees.

Other:

- High-tension power lines prevent use of ladder operations for training.
- Parking lot is owned by power company, not the fire department.
- Limited on-site parking can impact response time during multiple calls and meetings.
- Undersized apron creates hazardous conditions.
- Limited space prohibits expansion to existing response operations.

PROJECT GOALS AND PROPOSED DESIGN

- Provide a safe, functional and efficient firehouse meeting mandated building codes.
- Maintain operations during any event, including weather, blackout or crisis.
- Provide appropriate space for proper storage of existing and future apparatus.
- Improve lighting and ventilation and provide area for sleeping and showers for overnight standbys.
- Provide a designated decontamination area for firefighters.
- Provide adequate space for outdoor training and indoor classroom exercises.
- Reduce disruptions on US-202 during operations and training sessions.
- Provide efficient space for parking and allow for future expansion.
- Provide on-site storage space for required documentation on mandatory training, vehicle and gear maintenance.



No dedicated decontamination space for use after calls to wash gear.



Central storage space for gear and equipment is accessible through residential-style attic access ladder in kitchen.



Limited space prevents proper storage and access to emergency response equipment.



Dangerous overhead high-tension wires, nearly 1 million volts, interfere with ladder testing and use of water for training purposes. Undersized apron creates hazardous conditions requiring the shutdown of US-202 traffic when moving equipment or responding to calls.

BOND EXPENDITURE SUMMARY

HARD COSTS

Construction of New Main Station	\$13,121,780
Land Development	\$2,495,000
Miscellaneous Contingencies	\$2,342,517
Projected Hard Cost	\$17,959,297

SOFT COSTS

Land Acquisition	\$3,325,000
Professional Fees	\$2,301,158
Furniture, Fixtures and Equipment	\$620,000
Miscellaneous Contingencies	\$135,000
Projected Soft Cost	\$6,381,158

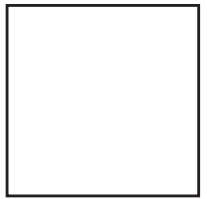
TOTAL BOND COST (including hard, soft and contingency costs)* **\$24,340,455**

WEEKLY COST TO THE AVERAGE HOMEOWNER = Approx. \$3.69
MONTHLY COST TO THE AVERAGE HOMEOWNER = Approx. \$15.98
ANNUAL COST TO THE AVERAGE HOMEOWNER = Approx. \$191.81

*The final cost to homeowners would be offset by using \$700,000 from the fire district's existing Building Capital Reserve Fund and \$150,000 in available funds of the fire district. The future sale of the old firehouse will also be used to offset the cost.



Thiells Fire District
 99 US-202
 Thiells, NY 10984

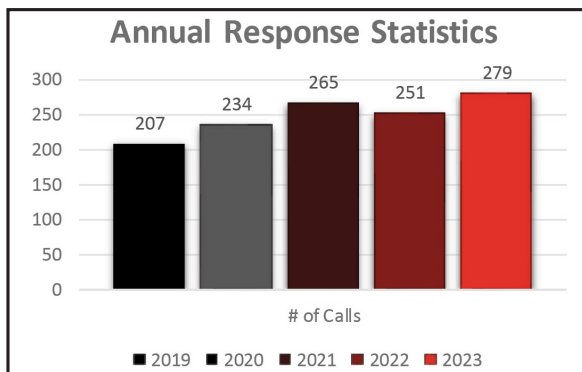


DID YOU KNOW?...

Fire Department Responsibilities

The Thiells-Roseville Fire District has a strong team of trained volunteer firefighters and a dive and rescue team that provides a multitude of emergency, fire, and search and rescue services to Garnerville, Pomona and Thiells, and parts of West Haverstraw, Hudson River Bridge to Bridge, Palisades Interstate Parkway, 214 acres in High Tor State Park and 7,965 acres in Harriman State Park. In addition to responding to daily fire emergencies, the Thiells-Roseville Fire District also serves as a Community Crisis Center and provides other emergency response services.

- Structure fires.
- Dive search and rescue and victim recovery.
- Assistance with police calls.
- Assistance for neighboring departments (mutual aid).
- Boat and watercraft emergencies.
- Brush and forest fires.
- Emergency standby and response.
- Ice rescues and other water-related emergencies.
- Protection for roadways, campsites and cabins through the park system.
- Search and rescue for injured hikers.
- Vehicle accidents, extrications and fires.
- Public fire prevention and education.



FREQUENTLY ASKED QUESTIONS

Q. Where will the new firehouse be located?

A. Approximately 0.2 miles north on US-202 and maintains current fire district response area.

Q. Why propose a bond referendum now?

A. After carefully analyzing all available options, this property best meets the needs of the fire district and the community now and into the future. The property owner is giving the fire district a limited time to purchase the property before it is placed back on the market at a higher cost.

Q. What if voters do not approve the bond?

A. If the bond is defeated, the current concerns and code compliance issues with the existing firehouse will continue to get worse. Major repairs and renovations are not possible within the existing firehouse due to building limitations and concerns out of the fire district's control. The fire district will most likely lose the option to purchase this property selected for the new firehouse.

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 PLEASE REMEMBER TO VOTE**