

FIRE PROTECTION REPORT

WATERBURY FILING NO. 2

JULY 2017

Prepared for:
4-WAY RANCH JOINT VENTURE
P.O. BOX 50223
COLORADO SPRINGS, CO 80949
Contact: Peter Martz

Prepared by:
CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903
(719) 785-0790

Job no. 2359.20

FIRE PROTECTION REPORT

The site, **Waterbury Filing No. 2** is located in a portion of sections 28, 29 and 33, all in township 12 south, range 64 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located just northwest of the intersection of Stapleton Drive and State Highway 24. The overall property is currently zoned PUD (Planned Unit Development). This filing of development will gain access from both Stapleton Drive and Gilbert Drive. This project is located within the **Falcon Fire Protection District** (FFPD) service area.

The FFPD provides services including fire suppression, fire prevention and education, medical and hazard material response and code enforcement. The District employs both volunteer and full-time staff members. The staff includes 21 career firefighter/emergency medical technicians (EMTs) and 20 volunteer-reserve firefighter/EMTs. It also supports a reserve emergency medical services program comprised of 13 EMTs who respond to emergency medical calls. All alarm responses are made within an 8 minute average response time for District 1 and the department operates from five different stations throughout the Falcon area for the protection of residents and businesses.

The District Stations include the following:

Falcon Fire Headquarters Building / Fire Station 3

7030 Old Meridian Road, Falcon CO

Staff includes 2-3 Falcon firefighters/EMTs

Fire Station 1 (newest station)

Intersection of Meridian Ranch Blvd. and Meridian Road

Staff includes 2-3 Falcon firefighters/EMTs on each of the 3 shifts (24/7 full-time coverage)



Fire Station 2

North Meridian Road at the north end of the District, is not staffed

Fire Station 6

Jones Road at the south end of the District, is not staffed

This Waterbury project is located within District 1 approximately 2 miles from the new Station 1 and approximately 3.5 miles from Station 3. As of February 1, 2017, FFPD has a new insurance service office (ISO) rating of Class 3 for all residential properties located within 5 miles of any FFPD or Automatic Aid partner fire stations, regardless of proximity to a fire hydrant. ISO Class 10 applies to residential properties located more than 5 miles from an FFPD or Automatic Aid fire station. The FFPD is supported by a property tax rate of 8.612 mills. To help assure timely responses to outlying areas, select volunteers are equipped to respond directly to the scene of an emergency bringing medical supplies, oxygen and automatic defibrillators. All volunteers are issued their own protective equipment and will frequently report directly to the scene of a fire emergency to provide valuable information to responding firefighters and immediate protective actions as required.

The District is governed by a five-member, publicly elected Board of Directors who may serve up to two consecutive four-year terms. The Department is managed by a career Fire Chief and a Deputy Chief of Operations. The Department responds to over 200 calls annually within 113 square miles of unincorporated El Paso County. It serves more than 30,000 residents and protects more than 15,500 structures with a 2014 market value of \$3.1 billion.

Please also reference the following attachments:

Commitment Letter

2016 District Annual Report



FALCON FIRE PROTECTION DISTRICT

Administration Office
7030 Old Meridian Road * Falcon, Colorado 80831



August 15, 2017

Marc A. Whorton, P.E.
Classic Consulting
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
Ph 719.785-2802
Fx 719.785-0799
www.MWhorton@classicconsulting.net

RE: Waterbury Filing No. 2 - Emergency Service Commitment Letter

Dear Mr. Whorton:

It is our understanding that 4-Way Ranch Joint Ventures, LLC is proposing the Waterbury Filing No. 2 Development containing 72 single-family lots, 5 tracts in Falcon, Colorado. The location of the subdivision is east of Eastonville Road and North of Stapleton Dr. within the boundaries of the Falcon Fire Protection District.

The Falcon Fire Department will provide fire prevention, fire suppression, emergency rescue, emergency medical, ambulance and emergency hazardous materials services (collectively, "Emergency Services") to the Subdivision. Service is contingent on the developer meeting the following requirements:

Falcon Fire Department will require the subdivision to meet all applicable fire code requirements at the time of the construction. A development plan review will be completed by the Falcon Fire District upon submittal by the county as well as a separate water plan review submitted by the developer, prior to construction.

If additional information is required, please contact our office at (719) 495-4050.

Sincerely,

Trent Harwig

Trent Harwig, Fire Chief
Falcon Fire Protection District

Business Number: 719-495-4050

www.falconfirepd.org

Business Fax: 719-495-3112

2016 Annual Report



Falcon Fire Protection District

Proudly Serving the Falcon
Community Since 1975



TABLE OF CONTENTS



From the Fire Chief	2
District Overview	3
Incident Statistics	4
Major Incidents	6
Operations and Support	7
Training	9
Budget and Finance	10
Community Education and Outreach	11
Accomplishments and Goals	12



FROM THE FIRE CHIEF

As the Fire Chief of the Falcon Fire Protection District, I am honored to present to you the 2016 Annual Report, which illustrates our commitment to the citizens of our community. Our District continues to accept the challenges presented by the economy, and balance that with increasing demands for service. We constantly evaluate our operational platform to ensure it provides efficient services to the community and make necessary changes when needed. The department continues to collaborate regionally with other fire departments on training, specialized response, prevention services, and of course mutual and automatic aid. It is our members, uniformed and civilian, committed to service and dedicated to improvement, who advance our department into the future.

2016 has been a great year for this advancement. The Falcon Fire Protection District began construction on our fifth fire station that will be completed in April 2017. This will be the District's third full-time staffed station and will help improve our response times district wide. We responded to 2,074 calls for emergency service during 2016, which exceeds the 2,008 calls that we responded to in 2015. Of the 2,074 incidents, 1,186 were for emergency medical services (EMS) (excluding traffic accidents), which represents 57% of our total response for emergency service.

As we look forward to 2017, our aim is to exceed your expectations. We will strive to build on our accomplishments and exemplify the honor, pride, and long-standing history of providing quality and caring service. We will uphold the traditions that are the foundation of the FFPD. I would like to thank all our personnel for their continued commitment to going "above and beyond" and making the Falcon Fire Protection District truly an exemplary organization.

Respectfully submitted,

Trenton L. Harwig

Fire Chief
Falcon Fire Protection District



Chief Harwig signing the closing documents for Station 4 property.





BOARD OF DIRECTORS

The Falcon Fire Protection District is governed by a five-member, publicly-elected Board of Directors who serve four-year terms.

Three board seats were up for re-election in 2016. The only applications received were from incumbents Dan Kupferer, Joan Hathcock, and Michael Collins. No election was held, and all three were sworn in at the May 18, 2016 regular board meeting.



(Left to right) Attorney Richard Shearer, legal counsel for the District administers the oath of office to Director Mike Collins, Director Joan Hathcock, and Director Dan Kupferer.

Board members:

Daniel L. Kupferer – Board President
 Joan Hathcock – Board Vice President
 Cory A. Galicia – Treasurer
 Thomas Kerby – Secretary
 Mike Collins – Board Assistant Secretary

Full board member biographies are available online at www.falconfirepd.org.

FFPD AT A GLANCE

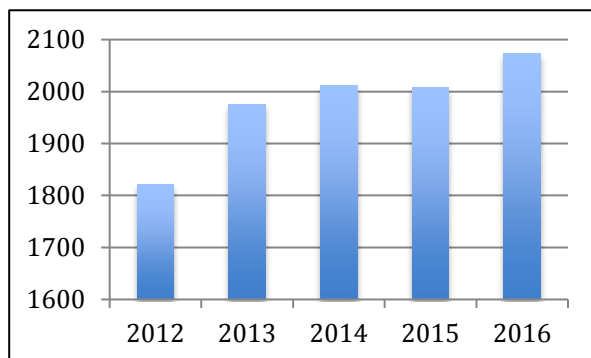
Area Served	113 square miles
District Population (estimated)	30,000
Calls for Service in 2016	2,074
2016 Operating Budget	\$2.85 million
Mill Levy	8.612 mills
Number of Fire Stations in 2016	4 (2 staffed, 2 unstaffed)

TOTAL CALLS FOR SERVICE

2016	2,074
2015	2,008



3.3% INCREASE OVER 2015
13.8% INCREASE SINCE 2012

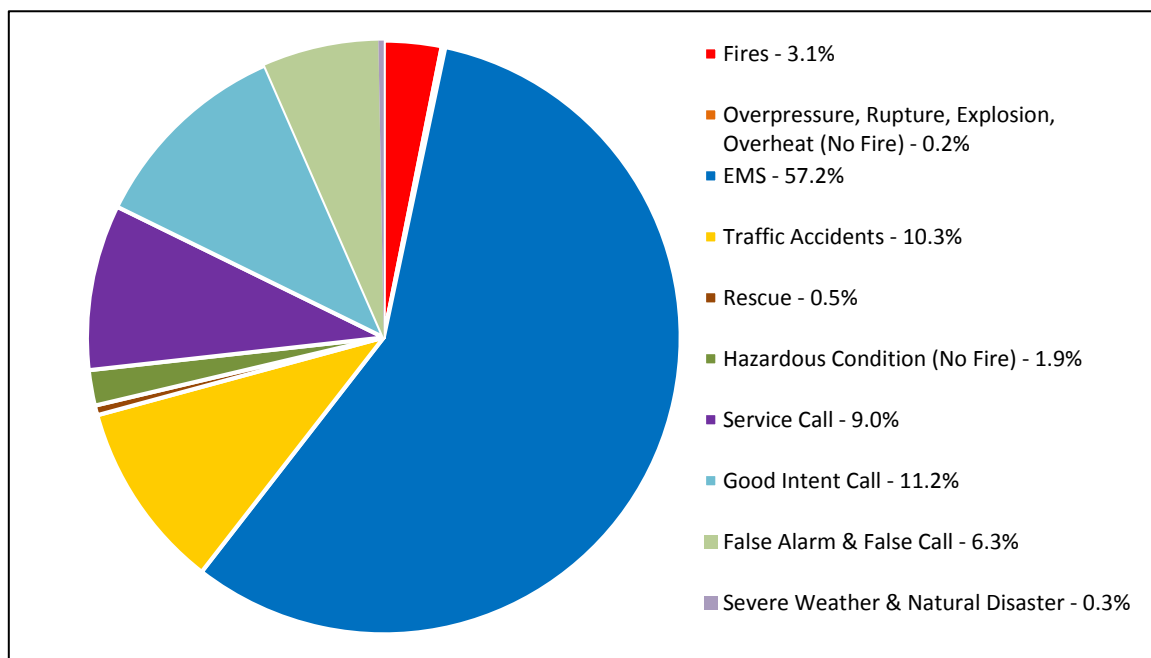


In 2016, the Falcon Fire Department responded to a record 2,074 calls for service. Call volume is expected to increase as growth continues within the Falcon fire district.



INCIDENT TYPES BY CATEGORY (Includes Mutual Aid)

As with most fire departments across the country, Emergency Medical Services (EMS) incidents comprise the largest percentage of calls for service for the Falcon Fire Department.



INCIDENT STATISTICS

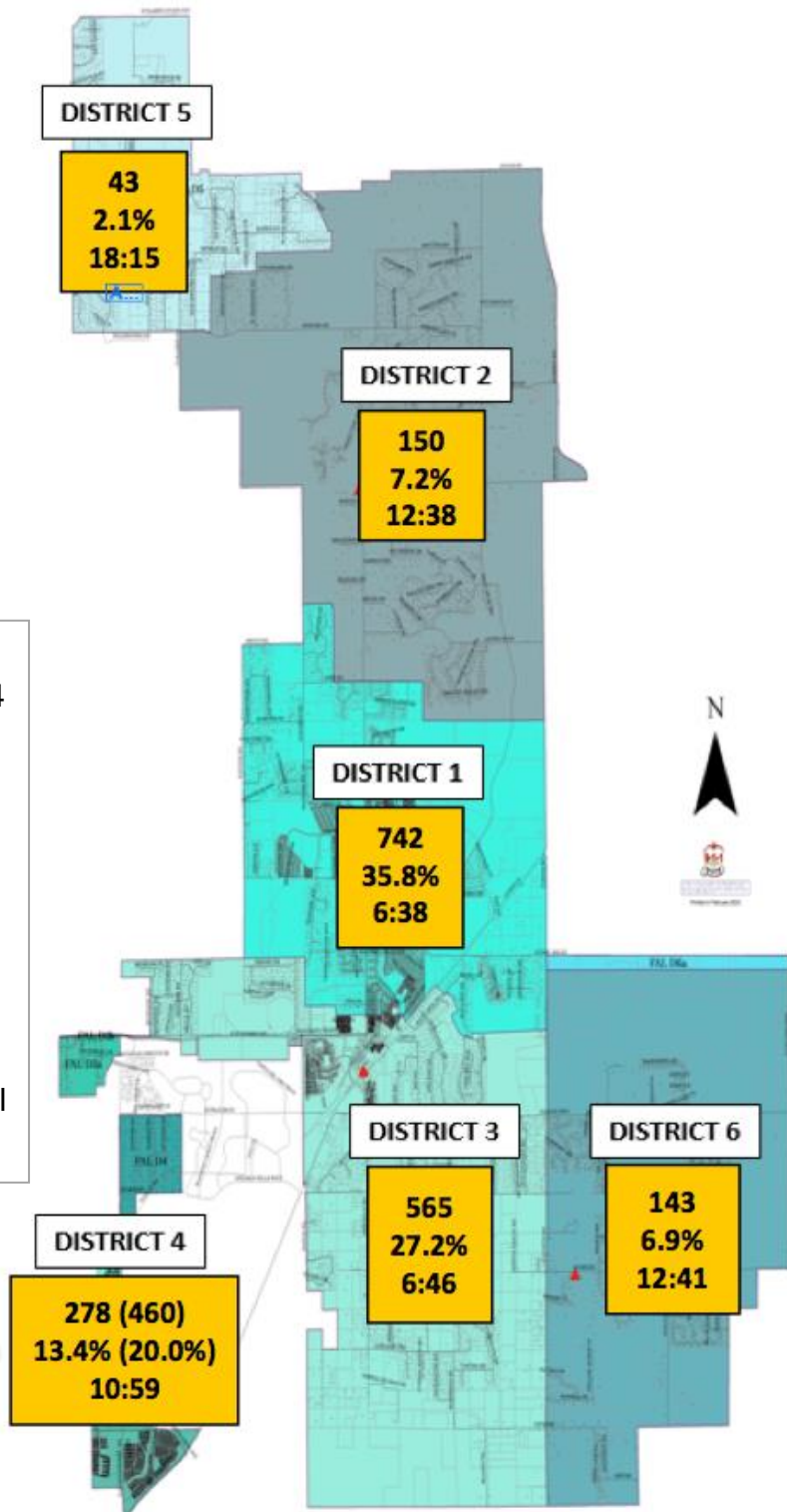


INCIDENTS AND RESPONSE TIMES BY RESPONSE ZONE

The Falcon Fire Protection District is divided into six response zones, which are also called "districts." In order, the numbers in the orange boxes represent: the number of incidents in each district; the percentage of the fire district's total call volume; and the average response time for the first Falcon F.D. unit to arrive on scene. Response times include only emergent responses (lights and sirens).

Numbers shown in parentheses for District 4 represent additional incidents covered by the Colorado Springs Fire Department under a Memorandum of Understanding.

These incident responses will be absorbed by Falcon F.D. once Station 4 on Capital Drive opens in 2017.





STRUCTURE FIRES

July 20 – 2000 block of Teepost Lane. Six people and multiple small pets were displaced after fire severely damaged a home. No injuries were reported.

October 24 – 12600 block of N. Condor Road. A large outbuilding was destroyed. No injuries reported.

December 5 – 15300 block of Buckland Court. A home was heavily damaged and two occupants displaced, but no one was injured.



RESCUE

August 15 – 11400 Texarkanna Road. A shed fell off of a moving forklift, trapping a person beneath it. Colorado Springs F.D.'s Heavy Rescue unit assisted with stabilizing the shed and removing the person, who suffered non-life-threatening injuries.



WILDLAND FIRE

February 26 – A grass fire scorched 34 acres in the Latigo Trails subdivision. The cause of the fire was ruled accidental. Multiple agencies assisted with this incident.



SEVERE WEATHER

March 23 – Blizzard conditions stranded hundreds of drivers and shut down major roads in the area. The El Paso County Emergency Operations Center was activated as responders attempted to reach stranded motorists in the Falcon area.



April 16-17– Another severe winter storm forced road closures and prompted the opening of a Red Cross Shelter at the Patriot Learning Center in Falcon.



ISO RATING DECREASE

An audit conducted by the Insurance Services Office (ISO) in August 2016 resulted in a reduced rating, which translates to a decrease in residential property insurance premiums for many district residents.

Effective February 1, 2017, FFPD's ISO rating is a Class 3/10. Class 3 applies to residential properties within five road miles of an FFPD fire station or the fire station of a neighboring Automatic Aid department, regardless of the existence of fire hydrants in the area. Class 10 applies to residential properties that are more than five miles of an FFPD or Automatic Aid department's fire station.

FACILITIES AND EQUIPMENT

Station 4: Construction began on FFPD's newest station, located at 2710 Capital Drive (northeast of Constitution Avenue and Marksheffel Road). Hammers Construction, Inc. is the general contractor for the project. Groundbreaking happened on June 15 with completion expected in April 2017.

New Engine: Rosenbauer America began construction on the District's newest engine, which is scheduled for delivery in April 2017.



GRANTS

Firehouse Subs Public Safety Foundation (\$10,998) for 47 pairs of wildland firefighting boots for FFPD firefighters.

Plains to Peaks Emergency Medical and Trauma Service Region (RETAC) (\$6,543.60) and Farmer's State Bank (\$6,543.60) for the purchase of a LUCAS™ Chest Compression System for Station 4 apparatus.



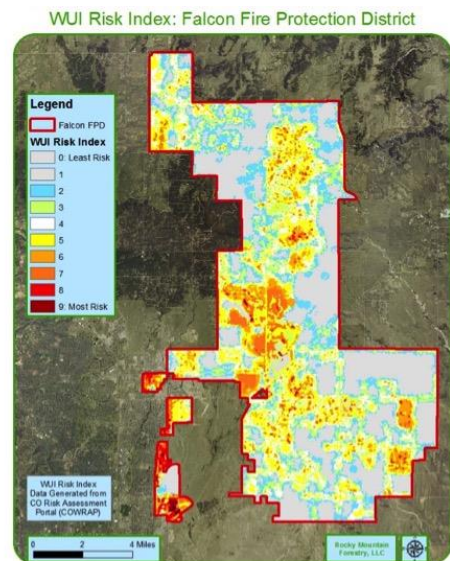
CWPP

Community Wildfire Prevention Plan (CWPP): The FFPD Community Wildfire Prevention Plan received final approval from the El Paso County Board of County Commissioners. The final CWPP is posted on the FFPD website (www.falconfirepd.org).

RESERVE PERSONNEL

FFPD relies on reserve (volunteer) personnel to augment staffing. Reservists from the 2015 training academy began pulling shifts in February.

In 2016, reservists logged 9,788 standby hours, which was a drastic increase over the 769 standby hours recorded for 2015.



TRAINING HOURS

Firefighting and Emergency Medical Services require constant training to keep skills sharp and increase knowledge. In addition to formal classes, FFPD officers and crews are encouraged to develop their own drills and training scenarios.

In 2016, FFPD personnel logged training hours in a wide variety of subjects, including:

- Firefighting skills (structural, wildland, vehicle)
- Hazardous materials
- Extrication
- Commanding emergency incidents
- Apparatus operations
- Water supply operations
- Emergency medical topics

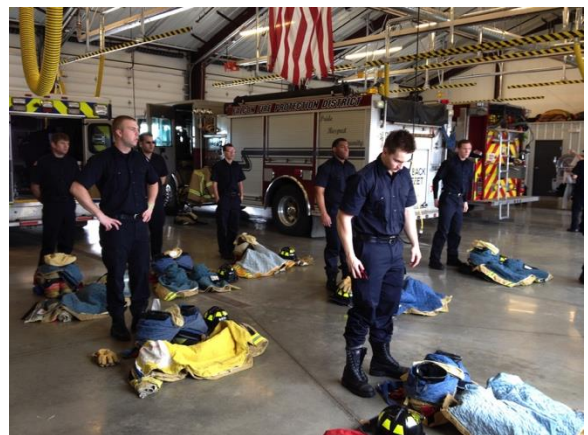


RESERVISTS

The 2016 reservist training academy provided more than 300 contact hours of training to new reserve personnel. Successful candidates obtained certifications including:

- Firefighter I
- Hazardous Materials Operations
- S130/S190 Wildland Firefighting
- Incident Command System (100, 200, 700, 800)
- Driver Operator Utility

Each reservist is required to work a minimum of 36 hours per month and attend required department training, all while completing a comprehensive task book.



The Falcon Fire Protection District is funded primarily through property and special ownership taxes. The current mill levy is 8.612 mills. FFPD believes in fiscal responsibility and sustainability, and relies on forward-thinking planning to ensure the most efficient use of taxpayer dollars.

In 2015, FFPD established a separate Capital Projects Fund. Each year, the District transfers funds from the General Fund to the Capital Projects Fund as a way to set aside money for large expenses such as construction of new facilities, apparatus replacement, etc.

Complete current and prior year budgets are available to the public on the District website at www.falconfirepd.org.

GENERAL FUND

	2014 (Actual)	2015 (Actual)	2016 (Estimated)
AVAILABLE RESOURCES			
Beginning General Fund Balance	\$1,658,819	\$1,758,540	\$1,863,645
Total Operating Revenue	\$152,372	\$54,909	\$26,237
Total Non-Operating Revenue	\$2,681,179	\$2,824,410	\$3,098,467
Total Available Resources	\$4,492,370	\$4,637,859	\$4,988,349
EXPENDITURES			
Expenses/Expenditures	\$2,733,833	\$2,113,214	\$2,214,319
Transfer to Capital Improvement Fund	\$0	\$661,000	\$635,000
Total Expenses/Expenditures	\$2,733,833	\$2,774,214	\$2,849,319
Ending General Fund Balance	\$1,758,537	\$1,863,645	\$2,139,030
3-Month Operations & Maintenance Reserve	\$537,099	\$493,528	\$529,465

CAPITAL PROJECTS FUND

Note: 2016 revenue includes funds received from the lease purchase loan for Station 4. Expenses for Station 4 construction are paid from this fund.

	2014 (Actual)	2015 (Actual)	2016 (Estimated)
AVAILABLE RESOURCES			
Beginning Capital Projects Fund Balance	\$0	\$0	\$308,068
Total Operating Revenue		\$5,914	\$6,544
Total Non-Operating Revenue		\$661,704	\$2,416,476
Total Available Resources	\$0	\$667,618	\$2,731,088
EXPENDITURES			
Total Expenses/Expenditures	\$0	\$359,550	\$1,161,270
Ending Capital Projects Fund Balance	\$0	\$308,068	\$1,569,818





SECOND GRADE SAFETY PROGRAM

FFPD continued its annual safety program for second graders at Meridian Ranch Elementary, Falcon Elementary, and Woodmen Hills Elementary schools. Falcon firefighters visit second grade classes to teach children about a variety of safety topics and wrap up the program in May with a bicycle safety rodeo.



FIRE PREVENTION & SAFETY

Falcon firefighters provide fire safety and general safety information to residents of all ages during visits to local schools and preschools, fire station tours, and walk-throughs of businesses. FFPD also displayed a wrecked car at Falcon High School to illustrate the hazards of texting while driving.

COMMUNITY EVENTS

Every year, Falcon firefighters connect with hundreds of community members by participating in local events ranging from local business expos to the annual Fourth of July fireworks at Meridian Ranch. They also host an annual Easter Egg hunt at Station 1.



SOCIAL MEDIA

Falcon Fire Protection District maintains Facebook and Twitter accounts to stay connected with residents as well as disseminate critical information during natural disasters and other community emergencies.

During 2016, the number of Facebook page "likes" increased nearly 40%, while Twitter followers more than doubled, increasing by 117%.





2016 ACCOMPLISHMENTS

- Acquired land and began construction of Station 4.
- Completed the fiscal year approximately \$275,000 under budget.
- Insurance Services Office (ISO) audit resulted in a reduced rating for the district, which reduces homeowner's insurance premiums for many residents beginning in February 2017.
- Received county approval of the Community Wildfire Protection Plan (CWPP).
- Received grants for the purchase of wildland firefighting boots and a mechanical CPR device (LUCAS).

2017 GOALS

- Open Station 4 as the District's third staffed station.
- Reduce area response times as a result of opening Station 4.
- Increase career and reserve staffing.

PERSONNEL AWARDS & RECOGNITION

Administrative Assistant Gretchen Tetzlaff was recognized in 2016 for five years of service to the District.



ACKNOWLEDGEMENTS

The following Falcon Fire Protection District personnel contributed to the 2016 Annual Report:

Fire Chief Trent Harwig

Deputy Chief Jeff Petersma

Training Captain Toby Saben

Data Analyst Robin Widmar



Falcon Fire Protection District

7030 Old Meridian Road

Peyton, CO 80831

www.falconfirepd.org

719-495-4050 (phone)

719-495-3112 (fax)

