



## INTEROFFICE MEMORANDUM

**TO:** Kent Cagle, City Manager

**FROM:** James C. Kubinski, Fire Chief

**DATE:** **January 03, 2022**

**SUBJECT:** **VOLUNTARY ACQUISITION PROCESS BACKGROUND COMPLIES WITH 49 CFR 24.10 (B) (1-5)**

The Killeen Fire Department was approved to receive 11.9 million dollars in ARPA funding to construct a new Emergency Operations, Training, & Support Center by City Council in the middle part of 2021. Numerous locations were considered based on the needs, scope, and size of the project. Upon approval of the funding allocation the initial site identified was land directly adjacent to Killeen Fire Station #6 which is already owned by the City of Killeen. Based on the needs of the project it was determined that the size of the land available was too small and would not support the project. In October and November of 2021 Chief Officers from the Killeen Fire Department identified other land parcels as potential sites for the project. The sites identified include the following:

- 4888 Roy J. Smith Drive
- Land adjacent to the Killeen Police Department

As the above properties were explored, the Killeen Fire Department received a Master Plan completed by a 3rd party vendor that identified many future needs for the Killeen Fire Department to include a new fire station in the areas on Trimmier Road between Chaparral Road and Stagecoach Road. Based on the master plan it was determined a site that would fit both a new station and the Emergency Operations, Training, & Support Center would be necessary. The site would need to be approximately 15 Acres which considers land for future expansion of public safety needs as the city continues to grow. These sites were identified and considered in November and December 2021. The sites considered in the identified area include the following:

- 8885 Trimmier Road – For Sale – 5.78 Acres – Size too small
- 9888 Trimmier Road – For Sale – 30 Acres – Size too large



During this time the Killeen Independent School District inquired about city owned property, and a potential land swap being explored, for a future grade school. In that discussion it was determined that the land swap was not feasible and discovered that land they possessed at 9132 Trimmier Road was no longer going to be utilized for the future grade school project. The surplus land at this KISD owned site fits all the criteria identified by the Killeen Fire Department as a potential site for the project. Those criteria are:

- 15 Acres for current and future buildings to include a Fire Station, and Emergency Operations, Training, & Support Complex
- No developed residential subdivisions adjacent to the property
- Located in an area identified in the Master Plan as needing a new fire station

It is my recommendation that we move forward with the voluntary acquisition process of negotiating the purchase of 15 acres of land from the Killeen Independent School District located at 9132 Trimmier Road which will be utilized as the City of Killeen Emergency Operations, Training & Support Complex and future 9th Fire Station.

#### Voluntary Acquisition Process Outline

- Proper notifications to be sent to owner (KISD) to inform owner that the City will not use the power of eminent domain authority to acquire said property.
- City will notify KISD that the City will not acquire the property if negotiations fail.
- Fair Market Value will be determined by appraisal of said property.
- Appraisal will meet the definition found at 49 CFR 24.2 (a) (3).
- City will inform KISD in writing of the estimated market value.
- Owner and any owner occupants are not eligible for relocation assistance/displaced tenants may be eligible ( see 24.2 (a) (9) (ii).

**James Kubinski**  
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James C. Kubinski  
Fire Chief