

**HOODLAND FIRE DISTRICT #74**  
**SPECIAL BOARD MEETING MINUTES**  
**JANUARY 17, 2023**

**Board Members:** Nora Gambée, Jacob Rackley (Zoom), and Cliff Fortune. [Shirley Dueber (Absent) and Mary Ellen Fitzgerald (Absent)]. Three voting members in attendance.

**Staff:** Jim Price; Fire Chief, Scott Kline; Division Chief, Brian Henrichs; Division Chief, and Kelli Ewing; Office Administrator.

**Guests:** None.

1. Call to Order: By Cliff Fortune at 7:03 PM
2. Roll Call
3. Pledge of Allegiance: Led by Fire Chief Jim Price
4. Persons to be Heard. None
5. Unfinished Business
  - A. IGA between Clackamas County and Hoodland Fire District to Relinquish Title in Real Property
    - i. Concerns/Suggestions from Board Members
      - a. Suggestion - Add sideboards regarding the Park and Ride: limit the number of parking spaces to a maximum of 10 and no overnight parking.
      - b. Concern - More information is needed on the status of the vault toilet, would Clackamas County pay to remove it, provide Facility Report, and disclose asbestos or other issues?
      - c. Concern - More discussion is needed regarding the Public Meeting Room plans for the new station.
      - d. Suggestion – Only ask for the two flat “Dorman Center” parcels to reduce liability.
      - e. Suggestion – Ask for all parcels because the other parcels could be used for training.

f. Concern - More information is needed regarding the Water Tower Agreements.

g. Suggestion – Add more description in the Cover Letter to convey how we will use the property before a New Station is built including training, fence/maintain the property, etc.

h. Concern – Park and Ride is a big risk for accidents, theft, etc.

ii. Potential Liability Issues with Property

a. SDAO says that this will not be an issue. The property would need to be insured.

b. SDAO already covers other districts with a Community Garden and Park and Ride, so that is not an issue.

c. HFD could have the Community Garden and Park and Ride somewhat separated from the new station.

iii. IGA was written by DC Scott Kline and HFD Attorney John Watts

a. Meets ORS requirements: 20 years.

b. Park and Ride estimate is a maximum of 12 spaces. Clackamas County Commissioners really want the Community Garden and Park and Ride to remain in place.

c. This document is to formally express our interest in the property so it can be considered by the Clackamas County Board of Commissioners before the property is listed for sale.

d. The number of parcels has been reduced in the IGA to include only the two flat “Dorman Property” parcels, which total around 5 acres.

e. The other two parcels are steep, there is no parking nearby, and there are currently ongoing boundary disputes. Clackamas County might be able to sell one of the parcels to the adjacent housing development. The Water Tower parcel would not be very usable and the Water Company has plans for more development. Clackamas County might be able to sell the parcel directly to the Water Company.

- f. Exhibit A: Depiction of Deeded Properties and Entirety of Subject Sites. Shows a map of the properties known as the Dorman Center (Two Parcels) Property Address: 25400 E. Salmon River Road, Welches, OR 97067. 37E04AA03300 (2.24 acres) and 37E04AA03600 (2.71 acres).
- g. Exhibit B: Legal Descriptions of Deeded Properties and Entirety of Subject Sites. Tax Lot 3074AA03600 – Looks like Block 9, Lots 1, 2, 3, 4 Plat of Cedarfir Park, Plat No. 517 and that portions of vacated streets in Book 391, Page 304, Clackamas County Clerk Records. Tax Lot 3704AA03300 – Looks like Block 10, Lots 11, 12, 12, 14, Plat of Cedar Park Plat No. 517, excepting out 66’ strip of land for road purposes to Clackamas County, E. Salmon River Road (County Road No. 2639), appears to be Book 659, Pages 94-96, or at least the legal description is on that document for the road alignment.
- h. Exhibit C: Quitclaim Deed, Conveying and Relinquishing to District All of County’s Right, Title, and Interest in the Property and Any Improvement Thereon - Still needed from Clackamas County.
- i. Having a Community Use Space in the design of the New Fire Station is a good faith effort. We currently allow Community Groups to use the Training Room at the Main Station.
- j. Clackamas County could probably sell the Dorman Property for over a million dollars. Community support is needed to show that the benefit to the community is a greater need. Suggestion that Board Members spread the word in the community and on social media to attend Clackamas County Commissioner Board Meetings and pledge their support.
- k. Not Locked In: If plans change or if HFD doesn’t secure funding in 5 years the property would go back to Clackamas County.
- l. Edit Needed: Add the words “or other financing” after *approval of bonds* on Page 2, Paragraph 3.

m. The IGA is a draft working document that will include changes as needed. It will not be finalized until both parties sign off on it.

B. Cover Letter to Clackamas County Board of Commissioners

i. Edit Needed: Add the word “proposed” before *Intergovernmental Agreement* on Page 1, Paragraph 1.

ii. Edit Needed: Add the word “of” after *maintain the use* on Page 1, Item 1.

iii. The Board agrees to send the letter - Consensus.

6. New Business

A. Public Contracting Rules

i. Update is out, and the cost was \$185.00.

ii. The updates will need to be adopted by the Board by Resolution.

B. Fire Alarm System Upgrade

i. The current alarm system is a Residential Fire Alarm System vs. a Commercial Fire Alarm System.

ii. Waiting to see if this will be allowed with the Fire Code. DC Scott Kline will check with the Deputy State Fire Marshal.

iii. The Fire Alarm System should have been upgraded with a significant upgrade. This should have happened with the “Eckhardt Addition.”

iv. If the whole system needs to be upgraded to a Commercial Fire Alarm System this will require us to go out to bid due to the significant cost increase.

C. Sandy Fire signed a Full Service IGA with Clackamas Fire District #1

i. Sandy Fire Volunteers might want to volunteer at HFD if they are not happy with the changes.

7. Executive Session. None

---

8. Other New Business. None

---

9. Adjournment by Cliff Fortune at 8:01 PM

---

Respectfully Submitted,

*Kelli Ewing*

Kelli Ewing, Office Administrator