

**HOODLAND FIRE DISTRICT #74
SPECIAL BOARD MEETING MINUTES
OCTOBER 1, 2024**

Board Members: Nora Gambee, Cliff Fortune, John Drake, Mary Ellen Fitzgerald, and Terry Niedermeyer (Zoom). Five voting members in attendance.

Staff and Volunteers: Jim Price; Fire Chief, Scott Kline; Division Chief, Christi Harris; Administrative Assistant, FF Pat McAbery, SFF Aaron Marshall, and FF Aaron Beers.

Guests: Alexandra Cettie [Otak], Dave Linz [Otak] (Zoom), Cathy Bowman [Mackenzie] (Zoom), Seth Bradshaw [Mackenzie] (Zoom).

1. Call to Order: By Nora Gambee at 7:00 PM

2. Roll Call

3. Pledge of Allegiance: Led by Nora Gambee

4. Persons to be Heard. None

5. Unfinished Business

A. Fire Station Project

i. To address Board concerns Otak and Mackenzie have prepared comparative information on both options: renovation of the current station and the construction of a new station.

ii. It is Otak's and Mackenzie's professional recommendation that a new station at the Dorman site would be the better option. The proposed new station at the Dorman site would be designed to meet the identified needs and provide some space for growth. The new station would be a one-story building with drive-through apparatus bays, guest parking, secure staff parking, etc.

iii. To remodel the current station to fit the identified needs the square footage would need to be increased which would require three expansions—to the north, east, and south. The entire structure would need to be gutted and reinforced. Additional challenges also include:

a. Access: ODOT mandates a funnel-neck access to Highway 26 if a remodel of the current facility is what is chosen.

- b. Training Grounds: May not be feasible due to overhead and underground utilities, compromising the required 150-foot clearance. The site's shape also limits how the training grounds can be used.
- c. Parking: Limited parking space for both staff and the public with no secure parking for staff.
- d. Apparatus Bays: At the current site, bays would require back-in access, unlike the loop in/out design possible at the Dorman site.
- e. Hazardous Materials: The current building requires abatement of materials such as asbestos, lead paint and pipes.
- f. Seismic Concerns: Unreinforced masonry needs to be either demolished or reinforced, with substantial foundation work and crossbeam installation required. While a Seismic Grant may be available, it is highly competitive, and the funds would cover only a small portion of the needed improvements.
- g. Temporary Relocation: Crews and apparatus would need to be temporarily relocated during renovation, potentially impacting response times. Other HFD stations would not be suitable for relocation. Would possibly need to buy/lease property and put a mobile home and a pole barn on the site for temporary quarters. Potentially costing \$1,500,000 to \$2,000,000.
- h. Design Challenges: Structural walls interfere with achieving an optimal floor plan which could potentially cause an increase in the square footage needed.
- i. Turnout Distance: Turnout distance at the current site is substantially longer than it would be at the Dorman site.
- j. Slab Removal: Significant slab removal is needed due to the previous renovations and uneven flooring.

k. Zoning Issues: The current site spans three different zoning categories, none of which outright permit a public safety facility. Every modification would need approval from Clackamas County, leading to a prolonged approval process. In contrast, the Dorman site is already zoned for public safety, allowing for a shorter approval timeline for future improvements.

l. Construction Time: Renovating the current site would take 18 – 24 months, while building a new station at the Dorman site would take approximately 14 months.

m. Cost and Funding: The estimated cost for renovating the current station is \$17,121,796, while the new station at the Dorman site is projected to cost \$18,649,550. Grants and alternative funding sources are actively being pursued to potentially reduce the overall bond amount required. Listening sessions are in progress to get the message out to the community and groups about the project. If there are any questions from the community, Otak is happy to answer those.

n. Sale of Current Property: Once a General Contractor is secured, the costs associated with mitigating the current building and its potential sale will be evaluated. This evaluation is expected to take place prior to the bond.

MOTION MADE: By Mary Ellen Fitzgerald to accept the proposal to go forward with putting a new station on the Dorman property.

2ND: By Cliff Fortune

DISCUSSION: None

VOTE: Motion Passed Unanimously, 5 Ayes. Nora Gambée (Aye), Cliff Fortune (Aye), Terry Niedermeyer (Aye), John Drake (Aye), and Mary Ellen Fitzgerald (Aye)

6. New Business. None

7. Executive Session. None

8. Other New Business

A. Public Engagement - When members wear uniforms while attending events the public is encouraged to interact with them and ask questions.

9. Adjournment by Nora Gambee at 8:30 PM

Respectfully Submitted,

Kelli Ewing

Kelli Ewing, Office Administrator

Notes Typed By: Christi Harris, Administrative Assistant