

Clackamas Fire District #1



BOARD OF DIRECTORS WORK SESSION MEETING April 15, 2019

(This meeting was recorded.)

1. CALL TO ORDER PER ORS 192.610 TO 192.710 ORS 192.650 – The meeting is being recorded.

President Syring called the meeting to order at 4:31 pm.

Present: Board of Directors Jay Cross (arrived 4:35 pm), Jim Syring, Thomas Joseph (arrived 4:35 pm), Marilyn Wall and Don Trotter; Chief Fred Charlton; Deputy Chief Ryan Hari; Deputy Chief Doug Whiteley; Division Chief Josh Gehrke; Division Chief Mike Corless; Division Chief Bill Conway; Battalion Chief Volunteer Services Steve Deters; Battalion Chief Burke Slater; Captain DFM Shawn Olson; Finance Director Christina Day; Accounting Specialist Halee Holst; City Manager of Happy Valley Jason Tuck; Consultant on Urban Renewal Project Nick Popenuk; Lobbyist Genoa Ingram from Court Street Consulting; Mark Aasland with Pace Engineers and Executive Assistant Karen Strejc.

Changes to the Agenda

Chief Charlton asked if after the first discussion of the proposed Urban Renewal Plan with Happy Valley, they could move into the 2019 Legislative update; reordering some of the agenda items. He noted they would be briefly talking about HB 3099.

2. City of Happy Valley's Proposed Urban Renewal Plan

Chief Charlton shared that in packet there were: the Urban Renewal District map, a draft project list, and a financial table showing taxes being diverted from the District. He and Director Wall had been engaged with Happy Valley Representatives in a working group since February to discuss what a proposed plan would look like and do.

Jason Tuck, City Manager of Happy Valley, introduced himself, as well as Nick Popenuk, one of the consultants working on the project. He thanked the group for the opportunity to come talk at the meeting.

Jason noted that for years, Happy Valley residents had been asking for improvements to roadways to be done in advance or with the construction of the development that was occurring. He mentioned 172nd, where there is patchwork of the roadways, with sections that were improved and sections that were not improved. He said the Council would like to get this project completed as well as others. Jason mentioned other projects on the list. He noted the reasons for a lot of these projects would be for congestion management, safety, assessed value increases and additional economic development and job creation opportunity.

Jason shared that another project they were planning was the Pleasant Valley /North Carver Comprehensive Plan Area. This was an area that was east of Happy Valley, extending from the county line north, down to the Carver area. They would also like to create a downtown area.

Jason noted that part of the Urban Renewal Plan was to have strategic land purchases so they could aid in the creation of the downtown area.

Director Wall brought up the \$20 million for the acquisition of land for the downtown area and the park, asking for further discussion on this. She asked why Happy Valley thought it was an appropriate use of Urban Renewal funds to build a park.

Jason noted that they had revised the list. Strategic land acquisition was still a priority, but it was listed differently. Jason shared that the \$20 million dollars would be for two projects: 1) Strategic acquisition for land for the downtown area and 2) Land for a park, noting this could be split up, \$10 million each. He noted that her concern was that a park would not provide the assessed value potential increment. He stated with or without urban renewal funds, they will be buying land for a community park, and it would be taken off the tax rolls and the District wouldn't be able to collect tax dollars for this. The council does believe there was a huge value for providing park land; especially for a growing area like Happy Valley. He shared it was essential to create the livability aspect for citizens.

Director Trotter asked for a timeline for getting projects completed. Jason shared his hope was to get projects done quickly, as soon as possible.

President Syring shared that all transportation plans were good for the community and for the Fire District. He shared that to him, the transportation projects were important and needed to be done. He noted that the purchase of the park property and the downtown development property were the only controversies that he had heard about. He noted that Happy Valley had been one of the best strategic partners for the Fire District.

Chief Charlton shared he appreciated Happy Valley asking the Fire District to go through and look at the transportation projects from a fire and life safety standpoint, expanding our ability through effective emergency response and also looking at the water systems as a whole. He noted this hadn't been something that had been done with other previous Urban Renewals.

Chief Charlton stated that recently, at an Open House on March 20, 2019, it was asked if the Board decided to take a position on the topic, what policy do they follow or use. He noted Section 13 of the Board of Directors' Bylaws as a point of reference.

Chief Charlton asked if Jason could talk about the timeline and next steps moving forward. Jason shared that the next step would be to consult and confer with the overlapping taxing districts. They were getting scheduled for an update meeting with the County Commissioners in May. Jason also shared that the Happy Valley Council was looking for the adoption process to occur in the summer, maybe into September.

4. 2019 Legislative update

Chief Charlton thanked Lobbyist Ingram for joining the meeting. He mentioned there were two bills that the District had been watching, which were HB 3099 and HB 2174.

HB 3099 –

Chief Charlton explained that this bill authorizes a city that was annexed into a Special District to petition to withdraw from a Special District.

Jason shared that HB 3099 had been sponsored by Representative Janelle Bynum from Happy Valley to provide parity regarding how cities could withdraw from Special Districts. This has been amended, so that cities can only withdraw from County Service Districts. He shared some history on this.

Jason noted that ORS 222 allowed a city to make the decision independently, to withdraw from a District. After concerns were brought up by the Special District Association, the Bill was amended to only apply to County Service Districts. He shared that under the new process, they would need 100 residents to sign a petition and submit it to the Board of Clackamas County Commissioners. If the Board approved it, it would be put to a vote of Happy Valley residents.

Chief Charlton shared that the District did hear about this from a citizen at a previous board meeting. He added that the Board Legislative Committee would be engaged to help determine how the Board should support an issue.

HB 2174 –

Chief Charlton shared that HB 2174 was related to Urban Renewal plans proposed on or after July 1, 2019 that include public building projects. He noted that he and Director Wall have been part of a workgroup that had been looking at this for more clarity within Urban Renewal. He said that for public projects, a concurrence would be needed of at least three of the four overlapping Districts that would see the greatest loss of taxes.

Lobbyist Ingram shared they would be happy to have it pass with consensus of amendments. Chief Charlton noted that this was timely because the Fire District would soon have its fourth Urban Renewal District. The District was continuing to look at ways, legislatively, on how to lessen the impact of Urban Renewal on the Fire District.

Lobbyist Ingram noted it had been through the Policy Committee and now it had to go through the Revenue Committee for review.

3. Draft Agreement with the Damascus Civic Club

Chief Charlton shared that this Wednesday, the Board Inter-Agency Committee (IA Committee) would have a meeting with the Damascus Civic Club Board to discuss the agreement that was included in the packet.

Chief Charlton noted that in January of 2018, he and BC Deters met with the Damascus Civic Club to talk about the opportunity to continue to use the old Station 19 and find out how to create a partnership with Damascus Civic Club moving forward. BC Deters worked with legal counsel to work on an agreement that complemented the deed. The District prepared a draft agreement to maintain the facility, using a portion of the building to create a community meeting space and use a portion for the Volunteer program.

Chief Charlton shared that since then, he and BC Deters met with the President of the Club and received their draft comments to the draft agreement. He added that he and BC Deters felt they were at a good point to have the IA Committee meet with their Board to see what they liked and didn't like. Chief Charlton shared that if the District and the Damascus Civic Club were on the same page, they would like to continue to move forward; making renovations and repurposing the old Station 19, as the District was getting ready to move into the new Station 19.

BC Deters shared that the building was not originally built to house a crew for 24 hours a day, but was remodeled to be able to do this. He noted how they started to recognize there may be a use for that building, now that it is livable. He explained that the use agreement does not replace the deed. BC Deters shared that the agreement had been through the District's legal counsel and had been told it had been through the Civic Club's legal counsel as well.

BC Deters stated that a couple of concerns they saw were that the Damascus Civic Club wanted to make income from the use of the building and they didn't want to provide any type of insurance.

Director Wall shared that she felt that with their proposed amended agreement, once the District had the new building, the District's rights would terminate and it would revert back to the Damascus Civic Club. She added that it sounded like the District would update the building, then it reverts back to them after three years. She shared that she didn't read the rights that way. She felt that business should continue as it had been.

Chief Charlton shared the Fire District was trying to be good partners, but it wasn't willing to agree to the proposed changes from the Damascus Civic Club.

Chief Charlton noted it was the District's idea to do some building modifications with ADA requirements, add the community meeting room, and maintain control of the building.

President Syring stated he would support rescinding the agreement. He felt it started in good faith, but didn't end that way.

Chief Charlton shared the proposed improvements would include adding a door between the bay and community meeting space with a ramp for entry.

President Syring shared he would like to see this resolved before the ribbon cutting on April 29, 2019.

Chief Charlton noted the meeting on April 17 would be between the District's IA Committee and their Board. After the meeting, he would ask for approval of the agreement; either executing the agreement or continue as the District has been, unless the Board gives any specific direction to the IA Committee.

Director Trotter suggested having the Board approve what changes had been made at the Board meeting tonight; using the agreement that hadn't been changed.

Director Cross shared he was leaning towards leaving the agreement as has been for 45 years.

Discussion followed.

BC Deters stated he would agree to operate under the original deed, make improvements, and have a community meeting room. The Damascus Civic Club could schedule the use of room with the District like any other group does.

Chief Charlton suggested, that if the Board desired, they would create a business item labeled B-2, for the Board to review and discuss during the regular board meeting. They would break it down to three options:

1. Do nothing and stay with the current conditions.
2. Enter into use agreement.
3. Take into consideration the proposed edits from the Damascus Civic Club.

Chief Charlton stated that at the meeting with their Board in January 2018, the Club had a number of ideas on how to use the space. At that time, the District offered to provide them with a formal agreement. The Club had asked the Fire District why it needed the old Station 19 if it was building a new station.

Chief Charlton shared the District's needs had changed. The District had a need to support the community with a community meeting room because the new Station didn't have one. Also, the District had a need to support and enhance the Volunteer program.

The Board agreed to discuss this further during the regular Board meeting.

5. Public Comment

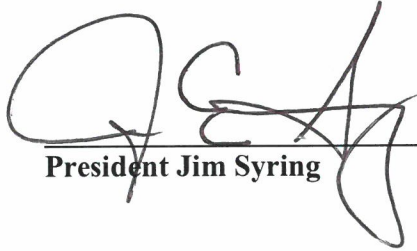
None.

6. Miscellaneous


None.

President Syring adjourned the Work Session at 5:35 pm.

Karen Strejc
Executive Assistant



President Jim Syring



Secretary Jay Cross