



Boardman Fire Rescue District Board of Directors
Board Meeting Minutes
February 11, 2021
Boardman Fire Station 81
300 SW Wilson Lane, Boardman, OR 97818

Zoom: <https://zoom.us/j/9179442009?pwd=Yzk2&HJaSXITUThBbzZWM2gyNS9zQT09>

CALL TO ORDER at 7:00 pm by Chairman Loren Dieter

PLEDGE OF ALLEGIANCE was recited.

PRESENT

Director: Chairman Loren Dieter, Vice-Chairman David Boor, Secretary/Treasurer Ken Browne, and Don Russell
Steve Myren – Rest in Peace 2/1/2021

Staff: Chief Mike Hughes, Fire Marshal Marty Broadbent, Captain Adam Cole, Lt. Jeremy Giereke, Ethan Salata, Tim Atkeson, Executive Assistant Suzanne Gray, Volunteer Firefighter Paul Keefer (7:10 pm), Line Staff Sam Irons (7:37 pm)

OPEN TIME FOR PUBLIC EXPRESSION – NONE

AGENDA ADJUSTMENTS - NONE

PRESENTATIONS/RECOGNITION -NONE

DIRECTOR REPORTS

Last Tuesday, February 3, 2021, Chief Hughes, Ken Browne, and Loren Dieter met with Becky Blankenship. They reviewed five qualifiers and narrowed to top three. On March 5th, interviews of these top three construction companies will be conducted. All are fire station design experts. Don Russell warned that the interview process will change the ranking also.

FIRE CHIEF'S REPORT

1. Director Steve Myren's procession
 - a. The procession will leave Heppner at 10:00 am meeting Ione and Lexington at Hwy 74. At 9:30 am Boardman, Irrigon, and Gilliam County will stage at Pacific Pride on Laurel Lane. The two groups will merge at Bombing Range and Wilson Lane. The procession will stop at Myren's house and flags will be presented to Mrs. Myren. A United States flag which has flown in Washington DC and an Oregon State flag which has flown in Salem will be given. The procession will continue to Peters Road, turn south to Kunze, turn east to Main and end at the Marina.
 - b. Directors have first crack at riding in the engine to Heppner and being part of the procession. Ken Browne, Don Russell, and David Boor will arrive at Station 81 by 8:15 am wearing green District director shirts. Loren Dieter explained the significance of Valentine's Day as the day Mim accepted marriage proposal from Steve. The procession was requested on Sunday, Valentine's Day by Mrs. Myren.



FIRE CHIEF'S REPORT CONTINUED

- c. At a later date a Celebration of Life and BBQ to be held when better weather. New station design includes a memorial and flag near a hydrant.
2. Bond Update –
 - a. Moody's gave a rating of A2. The bond counsel encouraged bond insurance as well to drive down the interest rate.
 - b. Bonds went on the market yesterday (February 10, 2021). \$8.1 million of the bonds sold with an interest rate of 1.816%. The bonds are premium with a \$9.3 million yield.
 - c. The tax rate is lowered to \$0.22 per \$1,000 instead of the projected \$0.24 per \$1,000.00 projected at election.
 - d. Due to a financial curve only partial sale of bonds were accomplished. 2029 and 2039 will be sold at a later date. The market is good as not many bonds are available right now. If there are more questions, Chief Hughes can discuss them with Lauren MacMillian.
 - e. After paying the bond attorney, insurance, advisors, the total amount available for projects is \$9.3 million.
3. State Surplus Vehicles are moving to auction since not purchased. The old pick-up truck sold for \$7,000. The shower unit and trailer are out to auction with a starting price of \$30,000.
4. New Utility Truck will be unloaded from the train next week. Chief Hughes will send two staff persons to drive the truck to Boardman. Lights and siren are in station. One of the crew will install them. Within 30 days, Chief will be contacting two Directors to sign a check for \$32,000. Bond money will be used as this is new equipment.
5. Western Alfalfa
 - a. There was smoldering product from the January 8th fire. When the container was opened, oxygen added causing the product to flamed up. The duty crew helped Western Alfalfa contain the flames as a loader spread out the product for two days.
 - b. Annexation is complete as the state accepted a new map from Mike Gorman, Morrow County Assessor. Owners of Western Alfalfa called wanting to know when a bill would arrive for insurance purposes. The response fee of all three days totaled \$11,000. The rate is within State guidelines.
 - c. A side note; the billing for three responses to September State conflagrations have been approved. Chief Hughes is expecting \$40,000.

CONSENT CALENDAR ITEMS

Don Russell moved to approve as presented the minutes of the January 14, 2021 meeting and bills payable. Ken Browne seconded the motion. The motion passed 4-0 by those named Ken Browne, Loren Dieter, Don Russell, and David Boor.



ACTION ITEMS

1. New fire station - Chief Hughes requests to increase budget \$600,000 to \$6.6 million. Proceeds from the bond generate \$1.3 million. Once the price is set, there should not be any change orders to guarantee the maximum price. The process starts with everyone's wish list on the table if the price is too much, then the wants are replaced with must-haves. This is what makes Design Build work at its best. When under budget, add back the pieces of the wish lists.
 - a. Don Russell cautions not paying for all the equipment now. The options are to hold to \$6 million, reconvene board by having a special meeting, or leave bid price at RFP price. Also, the funds could be left in reserve until Team Designs are presented.
 - b. Postpone the discussion until later. David Boor stated that the Board will make a decision to spend more. Don Russell explained what the County is doing with change orders.
 - c. Action tabled for now with consensus of the Board of Directors.
2. Training Facility – Chief Hughes requests \$600,000 to begin building a training facility with proceeds from the bond. No training opportunity for high risk/low frequency events exist in the Fire District. A training ground with large industry simulation, sprinkler connects, multi-story tower, standpipes is important to the organization. The Port of Morrow (POM) has land near Paterson Ferry and I-84. This land would be available to the Fire District at no cost. Chief Hughes would like to know a starting point to accurately research 2-3 options.
 - a. A training facility is way past due. One like Hermiston (UCFD #1) with a minimum of 3 (3 1/2) story tower with sliding walls and set up for live fire would be optimal. The Westland Road facility cost \$1.4 million with BMCC and UCFD paying for it. A burn room in a cargo container could buckle from the heat but have a price tag of \$400,000-450,000. Additional research is needed but a price range will help with research.
 - b. David Boor is all for training people to be safe. Tough to have the training for industrial area only. Don Russell mentioned that 95% of the budget is paid by industry in the District. Chief said the training facility is not just a benefit for the POM or industrial businesses. Residential owners will gain from firefighters practicing extrication, high or low angle rope rescue, two story residential trainings. Being able to incorporate the high risk/low frequency trainings will benefit all.
 - c. Don Russell says Columbia River Enterprise Zone (CREZ) will encourage a joint training facility with Boardman, Irrigon, National Guard (OMD), Bombing Range (Navy). A future substation with housing and sleeping quarters can be accommodated in the proposed section of land. Secondary units will be responding to Boardman or Irrigon which are within 7-8 miles.



ACTION ITEMS CONTINUED

- d. David Boor and Don Russell discussed assessed property and tax breaks. Don Russell listed annual tax revenues paid by Amazon and PGE along with numbers of employees and educational programs available to citizens.
- e. Ken Browne verified that Chief wanted to start right away on the training facility. Don Russell asked about the budget. Chief Hughes responded that he needed a starting figure. After research, a budget and presentation would be made to the Board. Ken Browne asked if \$600,000 would get a training facility. Chief Hughes said it would be a good start to moving the organization forward. The POM has many resources like dirt work, asphalt, containers, hydrants.
- f. Loren Dieter asked if the Chief wants to build the training facility at the same time as the new fire station. Chief Hughes envisions the training ground being done in six months and the fire station in a year.
 - i. Loren Dieter listed the \$600,000 set aside to add to the new station and the training facility another \$600,000. Right said Chief Hughes, getting \$1.3 million and setting aside \$1.2 million. The price on the Tactical Tenders is roughly \$950,000 and a savings of \$450,000 on the Type 1.
 - ii. Chief Hughes is not trying to spend every dollar. In the first three years 85% of the bond has to be spent. \$600,000 to start a training facility is a start. Chief has trouble asking for a \$2 million facility. Then in the future a \$2 million substation. He can scale down the training facility but having a way to move the agency forward is important.
- g. Chief Hughes reminded the Board that the Bond money must be spent on capital improvement costs or give it back. With the 1.816% interest, an opportunity exists to focus on projects identified two years ago as needed to move forward.
 - i. Ken Browne stated that the Fire District could tie into POM piece of ground now as POM quickly moves on land. Chief noted that this parcel of land is three acres and could work for training and future substation. It is on the edge of the District boundary and helps OMD mutual aid discussions.
- h. David Boor is not comfortable using these funds for a training facility. Chief understands the Board represents the taxpayers and that is why he is asking. Ken Browne made a motion to set aside \$600,000 for building a training facility. Don Russell seconded the motion. Call for vote individually:
 - Loren Dieter – yes
 - David Boor – no
 - Ken Browne – yes
 - Don Russell – yesThe motion passes 3-1.



ACTION ITEMS CONTINUED

3. Current Type 1 Engine Direction - should we continue to market current Type I Engine Pierce Velocity PUC Pumper (2020) by reducing the price or pull it off the market? There is little to no interest in the apparatus because of the price tag. Two options are 1) take it off the market and keep it in the fleet or 2) lower the price to sell it. The truck is working daily with compartment with nothing in them. New one on order that is cookie cutter and \$275,000 less. A price cut of \$150,000 would probably have it sold. Ken Browne and Loren Dieter expressed to take it off the market, run it and make it work. Don Russell noted that different philosophies of different Chiefs but keep it. Loren Dieter voiced that it is being used every day. Chief asked that he be released from the obligation to have it on the market. David Boor made a motion to authorize Chief Hughes to take the 2020 Type I Engine off the market. Ken Browne seconded the motion. The motion passed 4-0 by those named Loren Dieter, David Boor, Ken Browne, and Don Russell.

COMMITTEE REPORT

Fire Station Committee – place holder.

FINANCIAL REPORTS

1. First use of iPads for Directors.
2. Chief reviewed revenue resources; 85% of the budgeted income has been received. CREZ, grants, and previously levied taxes are doing well. Don Russell explained that the new owners of the Reclaim property had a dispute over back taxes. CREZ enforced the bringing the tax payment up to date. Response Fees are up as excess false alarms are being invoiced and paid.
3. The Bond money market and checking accounts have been set up at Bank of Eastern Oregon.
4. Generally, expenses are in a good position. Line Staff is at 82% and Administrative Staff is lower than expected which is due to the change in number of employees in each category. The total Payroll section is right on target.
5. Director Expense elevated due to Bond campaign organizer.
6. The transfer of funds for the land will be after February 24, 2021. The Bank of Eastern Oregon will need two Directors to sign as it is an electronic transfer.

COMMUNICATIONS

1. Suzanne Gray reported a response to a Public Records Request which included names, titles, phone numbers, email addresses and business address.
2. Suzanne Gray referenced the February 10, 2021 Heppner Times Gazette for a letter from Steve Myren in his obituary notice. Chief verified that the flag will be flown from the aerial over Wilson Lane during the procession February 14, 2021.



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CLOSED DOOR SESSION: NONE *Pursuant to Oregon State Executive Session ORS192.610 to 192.690*

NEXT SCHEDULED MEETING

Next Regular Board Meeting is scheduled for Thursday, March 11, 2021 at 7:00 pm.
Special Board meetings are scheduled as needed with a minimum of 48 hours public notice

ADJOURNMENT at 8:05 pm by Chairman Loren Dieter

Respectfully submitted by Suzanne Gray, Executive Assistant