

## **Meeting Minutes**

**Meeting Date:** 7 June 2017, 5:30pm

**Location:** Mosier Senior Center

**Project:** **Mosier Joint Use Facility**  
HEA Project No. 16024

**Attendees:** Mosier City Council  
Mosier Fire District Board

Kathy Fitzpatrick - City Manager, City of Mosier

Jim Appleton - Chief, Mosier Fire District

Ali Turiel - Agency Project Manager, Oregon Department of Land Conservation & Development

Michael Duncan - Transportation Planner, Oregon Department of Transportation, Region 4

Scott Moreland - Architect, Hennebery Eddy Architects, Inc.

Terry Moore - Team Mosier (On Phone)

Abe Farkas - Redevelopment & Public/Private Financing Manager, The Farkas Group (On Phone)

**Purpose:** **Joint City Council and Fire District Board Meeting**

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### **Tasks**

- Provide a narrative on the solar potential of the JUF in the Feasibility Memo.
- Clarify location of museum storage and display space on floor plan.
- Additional info to be provided in the Feasibility Memo regarding the derailment and building setback. The risk of proximity to the tracks will need to be evaluated against the benefits of this property for the JUF.
- Operating costs section of narrative to be clear about impacts due to a larger facility, including reference to electricity, HVAC zoning and potential for roof solar array.
- Any potential impacts from a Fire District Bond will be capped at a not to exceed level. A section on this will be added to the Feasibility Memo so the cost per year, per property are clear.
- Value to be increased for sale of existing City Hall and Fire Station property.
- Any additional comments to be provided to Kathy Fitzpatrick or Jim Appleton in the next couple weeks for incorporation into the final Feasibility Memo
- Terry to provide Union Pacific negotiations update to the JUF PMT once he has met with Team Mosier to discuss next steps.
- JUF PMT to discuss ways to get the Mosier story circulated (i.e. a spotlight story with OPB, Travel Oregon, etc.)

### **Notes**

1. Introduction and general comments:
  - a. An update was provided on the space planning process that led to the development of the floor plans. It became essential to understand the program relationships to arrive

at a realistic plan, which when drawn to scale will help validate that the JUF will fit on the property.

- b. The 100ft depth of the site was a driver along with the overall depth of apparatus bays and apron.
- c. Arriving at a more defined plan also allowed the cost estimate to be developed beyond generic numbers to a more realistic budget.
- d. It was noted that that there was a strong positive response at the community meeting (after skepticism before it) hearing how the JUF will help fire station activities better and more safely occur (like providing a safe location for washing contaminated turnout).

2. Program Questions Raised:

- a. Have we thought about the size of the Kitchen? Could it be used commercially? Could it be available for use in an emergency?
  - i. Based on its location in the floor plan, it is flexible to have its size increased. There are several potential uses for the kitchen from serving the needs of Volunteers to preparing food for hosting events in the Community Room, to a larger commercial kitchen business incubator like the one at Columbia Gorge Community College Small Business Development Center. The program for the kitchen will need to be finalized and then the space can be designed accordingly. How it functions will also affect potential funding sources.
- b. Will the Community Room be able to be blacked out for AV uses?
  - i. Yes, window sin the room will have shades that can be lowered to darken the space for activities such as training videos for Volunteers to Movie night as a community event.
  - ii. This space will be designed to be as flexible as possible for a large range of events, from performances, large meetings, and social gatherings in addition to its primary use as a training classroom for Fire Volunteers.
- c. Why is there was storage space shown on the north wall, which is the side with the view to the Columbia Gorge?
  - i. This storage space is in the Apparatus bays, and houses the Shop, Fire Station Storage and potentially space for Museum Storage. There will not be views from the bays that will be blocked. In the public spaces like the Community Meeting Room and Recreation Room, views to the north have been maximized.
- d. Could there be solar panels on the south facing roof slope? Could the building orientation be optimized for solar?
  - i. Solar will be considered as part of the building design. There are many options available for power purchase agreements with energy companies to do this. The roof of the JUF will likely run east to west, with a long south facing portion facing Highway 30. The array would also be visible from the street, which can be a good public message that the facility is being powered by alternative energy. By reducing the energy needed to run the JUF, operating expenses will be reduced, which will help mitigate the increased cost due to it being a large facility.
  - ii. The building as planned currently is in a very good orientation for a roof solar array. The fit of the building program to the proportions of the site will likely drive the building orientation, but the east/west arrangement of the plan will work very well for solar.
  - iii. Feasibility memo to address the solar potential of the JUF.
- e. Will we want people going to the JUF in an emergency? Won't it be very busy acting as a command center?







pieces are known, we will have a much clearer picture of the funding feasibility. It would be best to wait for an official board decision to move forward until that time.

- c. Foundations often like to put their money in last. We will be in a good position if UP, State and Local Bond sources get the JUF well toward the goal. Then foundation sources could start taking interest. Abe noted that they like to fund projects that are close to the finish line.
6. Terry provided an update on funding perspective and railroad negotiations.
    - a. A public facility at the city center as we are considering is ideal. Most funding opportunities will surround the public and community nature of the project, which are in many ways linked to its downtown location. A fire station at the edge of town would not bring the potential funding interest like the JUF will in its planned location. We need to tell a compelling story.
    - b. Negotiations have been ongoing between Team Mosier and Union Pacific. Terry recently met with UPRR and will bring an offer from them back to Team Mosier to decide what the next steps are. We should know over the next couple of months what the financial contribution will be from them toward Mosier's needs, including funding and equipment for the JUF. There is an expectation that UPRR will financially contribute toward the project.
    - c. Terry noted that Mosier has greatly benefitted by receiving this Feasibility Study at no cost to the City. It has been funded by the Transportation and Growth Management Program through ODOT. He also noted that he feels the information and planning that has resulted will exceed expectations, including detailed floor plan layouts, a comprehensive cost estimate, and geotechnical information.
    - d. The result of this study will be excellent information that should enable the Mosier City Council and Fire District Board to decide to move forward with the project. Site and program conditions, budget and funding challenges are now known.
    - e. Terry noted that he and Jim Appleton met with the State recently. The JUF is now considered the number one project to fund in Wasco County. They have applied for a grant of over \$700k. This is a very realistic number as noted on the funding matrix.
    - f. Terry noted that the numbers in the funding matrix are solid. He has been in the funding business for a long time and understands how the process works.
  7. Next steps:
    - a. Comments on the Feasibility Memo or the study in general to be provided to Kathy Fitzpatrick or Jim Appleton over the next few weeks.
    - b. A second joint Board Meeting and Community Meeting will be held on Thursday, August 24th where the final Feasibility Memo will be presented.
    - d. Need to get the Mosier story out, potentially through an organization like Travel Oregon or OPB. Look at ways to create a compelling story for helping the funding search.
    - e. Appreciation was shared for Team Mosier and the Joint Use Facility Project Team for moving this potential project forward.

IF THESE MEETING MINUTES DO NOT CONCUR WITH YOUR UNDERSTANDING OF THE ISSUES DISCUSSED AND THE RESOLUTION OF THOSE ISSUES, PLEASE NOTIFY THE PREPARER WITHIN SEVEN DAYS OF ISSUE DATE OF THE MEETING NOTES OR THEY WILL STAND AS WRITTEN.