



Approved August 21, 2018

Clackamas SWCD Work Special Board Meeting for August 1, 2018

Present:

Directors: Jeff Becker (Chair), Roger Fantz (Treasurer), Don Guttridge (Secretary), Jan Lee, Jesse Nelson (Vice Chair), Joan Zuber

Associate Directors: PK Melethil, Jim Toops (via phone)

Staff: Tami Guttridge, Tom Salzer, Nathan Tucker

4Sight Consulting: Larry Fritzie, Tom Watton

P&C Construction: Ken Fehringer, Les Jacobson, Brian Shoemaker

Guests: Eileen Eakins (Attorney), Raymond Rendleman (Oregon City News)

Absent: Jim Johnson (Board Director)

1 – CALL TO ORDER AND DISCUSSION

- A. Call to order** – Chair Becker called the meeting to order with a quorum present at 3:00 p.m., Wednesday, August 1, 2018, in the Clackamas SWCD conference room at 221 Molalla Ave., Suite 102 in Oregon City. Chair Becker noted that the purpose of the special meeting was to confer with legal counsel and for addressing design changes in the Conservation Resource Center project.

Chair Becker asked if there were any changes to the agenda. No changes were requested the agenda was accepted as written.

2 – Executive Session

- A. Call to order** – Chair Becker called the meeting to order at 3:01 pm and then called the Board into executive session per Oregon Revised Statute 192.660(2)(h): "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed." The Board returned to the special meeting from executive session at 3:12 p.m.

3 – Settlement with regard to the failed acquisition

- A. Chair Becker asked the Directors if there was any discussion on the subject other than the review in the executive session. No further comments were made.

Directors Lee/Fantz moved/seconded to authorize Manager Salzer to sign the settlement agreement for not less than \$50,000 with Mr. William Rowan. Motion carried unanimously.

Kevin Fehringer, Larry Fritze, Les Jacobson, Brian Shoemaker, and Tom Watton arrived at 3:13 p.m.

4 – Discussion of the Conservation Resource Center

Chair Becker welcomed the members of 4Sight Consulting and P&C Construction to the meeting. Becker asked Mr. Shoemaker of P&C to go over the new options his team had put together with 4Sight Consulting for the Board to review.

Mr. Shoemaker turned the presentation over to Mr. Jacobson. Jacobson presented four options for the Board's review and discussion.

Option 1 - Wood Frame building at original site - cost estimate \$5,232,000

- Including value engineering cuts that have already been agreed to.
- Asphalt shingled roof, in lieu of specified metal roof.
- Exterior 2x6 wall framing and monolithic concrete footings.
- Reduction in square footage of building to 8,542 sq. ft. and plaza.
- Does not include space for Natural Resources Conservation Service.

Option 2 - Pre-Engineered Metal Building at Original Location - cost estimate \$5,025,000

- The building structure would be a pre-engineered metal building in lieu of wood frame structure.
- Metal siding in lieu of wood.
- Allowance of \$20,000 for aesthetic enhancements (i.e.: stone veneer, wainscot, etc.).
- Metal Roofing
- All ceilings would be flat suspended acoustical ceiling tile or gypsum board (no vaulted or cathedral ceilings).
- All other applicable changes noted in option 1 above would also be incorporated into Option 2.

Raymond Rendleman arrived at 3:30 p.m.

Option 3 - Wood Frame Building at the West Field location - cost estimate \$4,891,000

- The site would be approximately 280' X 250' = 70,000 sq. ft.
- Entry drive would only be 250'.
- 36 spaces of paved parking
- Handicap ramp and stairs would, therefore, be deleted due to flat terrain.
- No demolition of existing buildings
- Set back is 30' from Beaver Creek Road

Option 4 - Pre-Engineered Metal Building at the West Field Location - cost estimate \$4,684,000

- This option would have the same building described in Option 2 and would be located at the West Field as described in Option 3.

Raymond Rendleman left the meeting at 3:50 p.m.

Alternate - Add the NRCS shell space - cost estimate \$283,000

Board members discussed the NRCS space and whether to include it in the plans. Mr. Jacobson from P&C was asked what the finished space would estimate out at. Mr. Jacobson's recommendation was to build the shell and give the tenant an allowance for finishing out the building. Jacobson gave an overall estimate of approximately \$500,000 to build the NRCS space as a finished space.

Board members discussed the options as presented. The following items were discussed:

- Board members preferred the wood frame building to the metal pre-engineered building. The Board felt that the wood frame building would be more visually acceptable to the community.
- Location for the Building – Board members preferred the building on the original site. The Board felt that neighbors would be unhappy with the building being up against the main road.
- Most Board members stated a preference to go with Option 1 and build on the original site.
- It was noted the cost savings of moving the building up is only a temporary saving as the house and other buildings will still have to be decommissioned at a later date.
- The mortgage payment at varying interest rates was discussed, and well as the potential for rent to continue to go up. The mortgage is a locked in payment that will end.

Directors Guttridge/Fantz moved/seconded to proceed with option 1 as presented in the original location. Motion carried as follows: In favor - Becker, Fantz, Guttridge, and Nelson; Opposed - Lee and Zuber.

Further discussion of the space for NRCS took place. Some Board member felt it would be best to complete the shell of the structure at this time. If the shell is completed it could be finished for NRCS, or be available for District growth at a later date.

Directors Guttridge/Fantz moved/seconded to proceed with construction of the Natural Resources Conservation Services space contingent on the signing of a lease with the General Services Administration. Motion carried as follows: In favor - Becker, Fantz, Guttridge, Nelson and Zuber; Opposed - Lee.

4Sight Consulting and P&C Construction members left the Board meeting at 4:15 p.m.

Chair Becker asked if due to the restricted parking, meetings could be held out at the Beavercreek Farm. Staff Guttridge reported that in the past the Board chose not to meet at the farm due to the unavailability of handicapped access. The RV barn which would possibly provide that access is currently full of burlap, desks, and other items.

Manager Salzer noted that having meetings before 7:00 a.m. or after 5:00 p.m. would provide a solution to the parking issue.

Chair Becker thanked the Board for the good discussion and the tough decisions that were made. Becker stated he believed that the Board had made informed decisions and did not believe that the cost of the building could be lowered. Becker asked if anyone else would like to comment.

- Associate Director Melethil thanked the Board for the opportunity to be heard.
- Associate Director Toops thanked the Board for moving forward with the project.
- Director Fantz asked that future meetings with the design and construction teams be moved to a different day. Becker stated that with today's decisions there would hopefully not need to be many more special meetings.

ADJOURN and NEXT MEETING

- There being no further discussion, Chair Becker adjourned the special meeting at 4:24 p.m.

Respectfully submitted,



Tami L. Guttridge
Administrative Assistant