

City Council Work Session with RFD
July 15, 2020
6PM Fire Station

Attendance: Councilors Logan McCrae, Jeff Grende, Dennis Lefever, Joyce Lawyer, and Mike Morse
City Recorder Beth Wendt. Representatives from the Rural Fire District Jim Wright, Colby Thompson,
and Myron Miles. Candace Bowman, realtor.

Logan called the work session to discuss developing a proposal to purchase the Rural Fire District's part of the fire station. Introductions were made. The RFD wants to sell their part of the building and move to their new building by the end of the year. The RFD part has 2 bathrooms and an office. It is about 1650 square feet and has separate power, sewer, water, and natural gas. Jim noted that \$100,000 was tentatively kicked out. He felt it was a fair deal and the building comes with a paved parking area. Logan mentioned an inter-governmental agreement. Beth noted that the League of Oregon Cities thought if we were to pay cash, an Inter-governmental agreement was not needed. However, we may still have to have public hearings. She felt we should clarify the sale procedure before we do anything definite. Logan added that LOC can't speak on behalf of a special district but he wanted to have a draft proposal to purchase. According to LOC, we can treat it like a real estate sale. The Council needs to pass a resolution to purchase. If both parties agree on a price, there is no need for an appraisal. The appraisal from the RFD was done about 9 years ago. We will have to go through a public notice process. Jim felt the building would "fit" the City. Jeff agreed and thought the move would be easy and would keep the city and the school separate. Logan added that both City Hall and the Library would be bigger and we could have our own conference room. He wasn't sure about a floor plan, but the RFD part of the fire station is about the same size as the current City Hall and Library combined. He thought it wouldn't be too hard to fame in the roll-up doors and add some windows and man doors. Jeff felt it would be feasible to heat and cool. Because we already own half of the building it would keep the cost down and give us twice as much room. Jim remarked there would be decent parking for the Library. Beth commented that it shouldn't be hard to make it ADA accessible. Dennis clarified that the only bathrooms were on the RFD side. Logan added that there is a frost free connection outside on the city side. Candace had some cost comparison for other commercial property sold in Union County. She thought \$100,000 for 16,000 square feet might be a little on the high side, but she didn't have anything that was really equivalent to what we are talking about. Candace suggested we get a contractor to look at the cost of remodeling. Jeff agreed to a point but fell since the appraisal was about 10 years old the building should have accumulated value. The whole property, including the empty lot, was appraised at \$230,000. Jim thought they talked about \$95,000-\$97,000 in 2010. Beth noted that Rhea Bunch, another appraiser, reviewed the appraisal as a favor to the city and thought it was a fair appraisal. Joyce was still unsure about purchasing the building. She wanted to have a contractor look it over. She would like more facts and to see a vision of what it could be. Logan suggested the Council develop a proposal for the August 3rd Council meeting. Beth suggested since it was the first time some of the Councilors had been in the building, they should look around first. When asked about cost to heat the building, Colby remarked that last month the OTEC bill was approximately \$330 but they keep their trucks plugged in almost all the time. Beth wondered how hard it would be to install a false ceiling. Colby thought the blocks were filled with sand and the building was built about 1980. Joyce wondered if the RFD would consider payments instead of all at once. That way the city could use some of our budgeted money for remodeling. Jim said they would look at any proposal but since they are paying interest on the money they borrowed against the fire station, the City would have to pay interest. Jeff thought we wouldn't have to move in this year and we could budget money for remodeling next year. Logan added

that we could do a budget resolution. Jim added that the RFD has been working 10 years on a new building and they aren't in it yet. Jeff felt that whatever the City decided to do, this could be an investment that would be worth something at a later date. Jim added that the RFD put a new roof on the building a few years ago. Beth thought the city's side was done at the same time, in 2009 or 2010. Logan commented that the building is structurally sound. There are some cracks in the blocks but he felt those could easily be sealed and the floor is a little bit sloped. We also might have to put on a new gutter. When asked about the office space Beth remarked that it is kind of small but could be workable as long as there was somewhere else for file cabinets and storage.

Meeting adjourned at 6:45PM for everyone to look at the building.

Respectfully submitted,

Attest:

Beth Wendt
City Recorder