

WILLIAMS RURAL FIRE PROTECTION DISTRICT

Special Board Meeting Minutes

September 21, 2022

Called to Order at 12:58pm

Roll Call:

Board Members Present

Position 1 – Heather Glass
Position 2 – David Applegate
Position 3 – Claudia Pratt
Position 4 – Bill Ertel via Phone
Position 5 – Brian Barton

Williams Staff Present

Fire Chief Rick Vetter
Administrative Assistant – Jennifer Vetter
Lieutenant Oskar Sundell
Captain Nicco Holt

Public Presence:

Jon Scaroni, Volunteer Firefighter, Community Member
Wilma Hyde, Community Member
Griselda Marney, Community Member
Jennifer Gaskell, Community Member (representative and POA for Doug Walker)
Jason Vanderwall, Community Member
Sean Johnnie, Realtor
Steve Thomas, Realtor

Announcements:

None.

Steve Thomas Presentation:

- Presentation included comparables
 - Comparables do not show water rights, type of house (layout of the house is going to reduce the value)
 - Comparables are from within 10 miles with similar acreage and similar usage
- Based off of the comparables, both tax lots are valued at \$550k per Steve Thomas.
- Reductions to sale of properties include:
 - Market Condition \$50k
 - Condition of Home \$50k
 - Cleanup of the land up to \$50k (need to obtain bids for better assessment)
 - Risk/Margin of Error \$50k
- Actual price, per Steve Thomas, to purchase both 115 and 137 E. Fork Road is \$350k
- Market condition: DECLINING
- Properties could go for \$550 if the properties were cleaned up
- Unknown if current owner owes monies or has fines on property
- Contract with 'Patrick' does not seem valid. It has no date and not notarized.

- Home Condition:
 - Needs new floors, paint, sheetrock patches, roof work, gutters
 - Dry rot throughout
 - Windows have broken seals
 - Deck replacement
 - Mold and rot on some of the exterior
- Inspection that could change the price
 - Septic
 - Well
 - Home, Shop, Barn
 - Bid for land clean up
 - Bid for making home financeable or rentable

137 East Fork Road Tax Lot:

- \$75k to \$100k value at the most for the land by itself

Benefits to the District

- Could become a training area/facility for the Fire District
- Able to draft from the creek
- Possible to achieve grants
- Cost to obtain apparatus buildings is estimated to be about \$150k. The potential purchase of this property has shop buildings already established.
- The use of the property could be for the betterment of the community
- Could generate income from private classes
- Another water source for fire suppression that does not rely on an additional pump
- Could be a long-term flip

Discussion:

Per Captain Holt, Training Officer, if the district does not buy the property, nothing changes, however, it is a great opportunity for training in multiple areas of fire suppression including wildland. The property has excellent potential for uses for training, especially with the current house set up. Unsure how much income a wildland training center would generate. May not be a large revenue generator. In terms of the cars left behind, we can train on those.

The district could use the property for apparatus operator trainings in the wildland setting, opportunities for training in drafting, and much more to possibly include the Southern Oregon Wildland School (SOWS) for regional wildland training, fire camp, or a community center.

- Lending is case by case
 - May take up to 60 days
- 3-4 week inspection period
- 1% of earnest monies to start the process
- Property will need an appraisal and environmental assessment

Comments and Concerns:

Lt. Sundell agrees with Captain Holt that the department would have more options to train. Community member Wilma Hyde expressed agreement with Captain Holt as well. Emphasis was made that this property holds the buildings that could fit the department's needs to house apparatuses.

Per Chief Vetter, the State Fire Marshal's Office sees this as a benefit for the region. Southern Oregon has a tendency for fire, what a better place to train than in our own terrain.

Per Board Chairperson Claudia Pratt request of what would a community center look like in our area? Captain Holt explained that, like Applegate Fire District's community center building, it could potentially generate income for classes, community events, emergency shelter if needed to place people, and many more possibilities to name. This potential option could be a building that could be utilized for multiple options.

Jennifer Gaskell (POA for Doug Walker) inquired about earnest monies. Steve Thomas explained earnest monies will start at about \$3-4,000. This money would be advised to be held until the end of escrow.

Board Vice Chairperson commented that a rough calculation of about \$415k plus would be the cost of the property after rehabbing the home, clean up, and cost of the property at \$350k.

Doug Walker had previously expressed that he wanted \$600k for the two tax lots. Steve Thomas does not see that to be realistic.

Board Member David Applegate is concerned with 'could the District afford the payment on the property'.

Jennifer Vetter explained that rented property for living becomes part of the tax roll and is no longer exempt to the district. Land for the District's business purposes remain exempt from the property tax roll.

Interest rates may be about 7% and a conservative payment amount to consider would be \$2800-\$3000 per month on a 25-year loan with a fluctuating rate (with prime) on commercial loans.

Property must be appraised. Steve Thomas recommends Thomas Knox of People's Bank for lending recommendations. Possible 60-70 days to close a commercial loan.

Standard Commitments:

Seller Pays For:

Septic Pump
Well Band Test

Buyer Pays For:

Well Flow; optional top 35 and top 50 tests
Home Inspection
Septic Inspection

- A motion was made by Claudia Pratt and seconded by Heather Glass to proceed with Steve Thomas as realtor to prepare the official offer to Doug Walker for properties 115 and 137 East Fork Road for the price of \$350k for both properties. The motion passed 3 ayes to 1 abstain and 1 absence.

- + Heather Glass – Aye
- + David Applegate – Aye
- + Claudia Pratt – Aye
- + Bill Ertel – Absent (left early)
- + Brian Barton – Abstain

If an offer is made, Doug Walker has 3 days to accept the offer and earnest monies are to be held by the title company. The Fire District has made it clear to Doug Walker that these monies are for the purchase of the properties and absolutely not to be construed as bail to release him from jail. When this decision comes to fruition, the Fire District will resolve to disperse monies.

Motion to Adjourn:

- A motion to adjourn was made by Heather Glass and seconded by Brian Barton at 14:20pm. It was approved unanimously to adjourn.

Attachments: Steve Thomas Assessment Presentation.

Respectfully Submitted:

Claudia Pratt, Board Chairperson