



## Facilities Review Committee

September 4<sup>th</sup>, 2018

Members of the Facilities Review Committee met this day in regular session at City Hall in the Community Room, Brownsville, Oregon at 7:00 p.m.

**Present:** Debbie Wyne, Lynda Chambers, Marilyn Grimes, Brandie Simon, Rick Dominguez, Blaine & Katie Cheney, Karl Frink, Elizabeth Coleman & Scott McDowell.

**Absent:** Everyone was present.

**Public:** Allen Buzzard.

**Presiding:** Scott McDowell & Blaine Cheney.

The meeting was called to order at 7:05 p.m. McDowell shared a presentation from the Town Hall meeting which was held on May 22<sup>nd</sup>, 2018. McDowell felt that two or three meetings should be enough to render a recommendation to Council by their October 23<sup>rd</sup>, 2018 meeting. The Committee needs to determine what the needs and wants are to determine the best course of action. Outlining a few funding strategies is also an important part of any recommendation(s). McDowell asked if the Committee would like to operate informally as a conversation or more formally and elect a chair. The Committee decided to open the floor for nominations. Blaine Cheney, Carla Gerber and Marilyn Grimes were nominated. Mr. Cheney was voted in as Committee Chair.

Mr. Cheney then turned the floor back over to McDowell who gave a financial background on what the City Council is facing over the course of the next five years. McDowell indicated that the General Fund is projected to receive \$679,000 + this fiscal year. All facilities are funded through the General Fund. Operation and maintenance run between \$30,000 to \$60,000 per year. A large part of the General Fund goes to Public Safety services in the form of the LCSO contract and the Municipal Court which represents about 30% of the General Fund. McDowell explained the importance of carry-over amounts for the entire City budget.

McDowell explained that in 2016 the City was allowed by the United States Department of Agriculture to refinance the outstanding debt on the wastewater bond. The refinance saved the City \$1,000,000 plus over the course of the loan. The refinance documents limit the city to a \$2,500,000 cap on General Fund general obligation debt. If the Committee decided to replace all of the existing buildings, the total cost would be close to \$1,900,000 leaving a remainder of \$600,000. The City has this General Fund general obligation restriction until February 2024.

Another major factor is the City will be planning for a new water treatment plant in 2023. The new water treatment plant will include water distribution improvements and will cost between \$4,000,000 and \$6,000,000. Council is also facing potential infrastructure costs due to the possible implementation of EPA's TMDL program.

McDowell then shared some information about the gymnasium floor and other existing conditions in Pioneer Park. McDowell said rebuilding the Pavilion without the Dance Hall would cost between \$425,000 and \$525,000. Replacing the structure in its existing footprint will be sure to draw criticism due to the changing condition of the Calapooia River. The Committee should take a hard look at what the community needs are. Perhaps there are some structures that should not be replaced.



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McDowell then shared a few financing options including, 1) bonding, 2) loans & possible grants, 3) funding campaigns and 4) adding a general fund fee. McDowell discussed user fees. Mrs. Wyne asked what the user fees cover in Pioneer Park. McDowell indicated that all fees don't quite recover the cost of the Park Caretakers agreement.

Mr. Cheney asked what are the goals of this committee? What does success look like? Cheney offered providing three varied options in a good, better, best style format. Mrs. Wyne thought it would be a good idea to provide a list of funding schemes along with the plan. Mrs. Chambers wanted to clarify that all costs will be the responsibility of Brownsville citizens. Chambers wondered if there was any way to enjoin other entities who use the facilities. Discussion ensued. Mrs. Wyne offered the idea of a recreational district that was discussed several years back. Mrs. Simon asked do we 'Band-Aid' the facilities or should we start over. Mrs. Grimes wondered if we should keep everything or make some tough decisions.

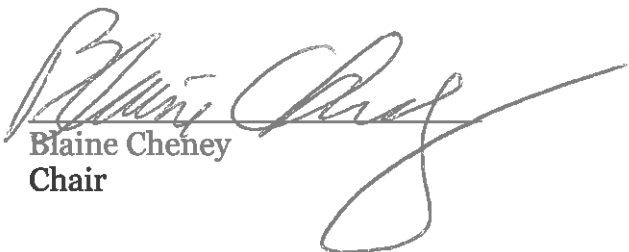
Mrs. Cheney discussed the basketball program and talked about the gymnasium use. The basketball program serves many youth and utilizes the gym for nearly 2 1/2 months year. Mrs. Cheney added that other programs such as volleyball utilize the gym also. The Senior Center walk in the mornings and the gymnasium is used during the school year by the preschool. Mr. Cheney provided a programmatic and financial overview of the Central Linn Recreation Association. Cheney indicated that 40% of the kids are from Brownsville and 40% of the kids are from Halsey with the remainder being from the Central Linn area at large. Cheney added that when rec center fees go up, participation generally goes down. The Association wants to ensure that all children can be served by the recreation center and of purposefully kept costs low.

Mrs. Gerber asked Mr. McDowell to review a few of the funding choices. McDowell discussed a few of the options indicating that it will more than likely take a variety of the above-referenced funding choices to execute this kind of project. McDowell indicated that Brownsville has a lot of amenities and infrastructure for town of its size. It will be a tough ask of the taxpayers to provide a bond or pay for these options when service is not being increased. Mr. Frink asked the Committee to strongly consider the historic value of the Recreation Center. Any decision will be an emotional one for certain groups in our community. Mr. Frink also indicated that all the structures were given to the City and the associated will be very high due to public requirements such as seismic retrofitting, accessibility guidelines and prevailing wage.

Mr. Cheney then asked the group to consider what criteria will be used to rank which facilities will be improved. Mr. McDowell will send out a Doodle poll to schedule the next meeting. Mr. Dominguez, Mrs. Chambers and Mrs. Simon requested copies of the report.

The meeting was tabled for a future convening to be determined as described above. The meeting recessed at 8:09 p.m.

ATTEST:  
  
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S. Scott McDowell  
City Administrator

  
Blaine Cheney  
Chair



# City of Brownsville

## Facilities Review Committee Meeting

City Hall  
Community Room  
Tuesday, September 4<sup>th</sup>, 2018  
7:00 p.m.

### AGENDA

- 1) ROLL CALL
- 2) COMMITTEE PURPOSE & ORGANIZATION
- 3) ELECT COMMITTEE CHAIR (*Optional*)
- 4) DISCUSSION ITEMS:
  - A. Overview
  - B. Review Objectives
  - C. Structures in Pioneer Park
  - D. Rec Center Building
  - E. Visioning
  - F. Funding Strategies
- 5) ADJOURN

This agenda is a list of topics anticipated to be considered at the meeting. The Parks and Open Space Advisory Board may add or remove topics as necessary. The location of this meeting is accessible to the physically challenged. If special accommodations are needed, please notify S. Scott McDowell at 541.466.5880 in advance. Thank you.