

Chelan County Fire District No. 5
250 West Manson Blvd.
Manson, WA 98831
February 19, 2019
Special Meeting of Commissioners

Commissioners Present: Brian Harris, John Spencer and Dan Baker

Others Present: Chief Arnold Baker, District Secretary Patty McClellan

Call to Order: Commissioner Harris called the meeting to order at 12:30 p.m. The Flag salute commenced.

Architecture Services Looking at a projected drawing, Commissioners and Chief Baker discussed options and possibilities of the “lean-to” structure plan. A building budget was discussed and consensus made that \$75,000 for the building construction would be a reasonable budget.

A Master Plan of property use is the other thing that ZBA will be helping with. The long term master plan will include residence quarters and a 2-story live fire burn box.

If there’s a 30’ separation between the existing station building and the residence quarters we won’t be required to add sprinklers to station, only to the residence quarters. We also need to consider possible future homes that may be built on neighboring parcels, as well as the relationship between the residence quarters to neighboring orchard spray.

Chief Baker reported that the District’s Hazard Mitigation County Annexation plan was submitted yesterday. He included the plans for the training center, additional truck bays and the residence in the plan. By including these in the Hazard Mitigation Plan makes these things permissible for grants. Chief Baker feels that the entire plan is probably a 10 year project, but the lean-to will be built this year.

Conference Call with ZBA Architecture

The conference call was made to Mark King and Randy Vanoff of ZBA Architecture at 1:00. It was explained to them about the immediate lean-to building goal as well as the long term goals. Generator is already installed, set in the back;

#1) Would like a 40’ truck bay enclosed in front; Not a lot of head height, 3/12 pitch of the roof will probably need to be cut to 2/12; We can have 10’ height for the bay door, but we need 12’ width; A man door will be needed out the back; Another man door on the south side facing the street, but it could also be around the corner; The bay will need to be heated with overhead 220 heaters; The truck will not need to be plugged in;

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The buildings will need to move independent of each other, but still be airtight; The louver on the front of the existing building is an air intake louver and there will need to be another on the east end of new building.

ZBA shared that they'd recently done some price comparisons in Spokane as far as types of construction and discovered that regular stick framing with 2x6 construction has proven to be the most economical. ZBA will put together a proposal. Joey is in Chelan every 2 weeks, so that'll help. After some discussion, the best idea for our situation seems to be to build a regular building of 2x8 construction and high R-Value insulation.

#2) Master plan for 3.3 acres –Chief Baker explained our current resident quarters situation, that EMS residence have been living in a temporary facility since 2010. We need to know what the best use of land is to include a new residence quarters and the Training Burn House.

Chief Baker's thinking is that if we built 6-10 units we could house residence, exchange free rent in trade for firefighting commitment. There is no affordable housing here for firefighters to live in the District.

There was discussion of the current septic system location as well as the Memorial Park.

ZBA will put together a proposal for us this week. It will be broken down to include different levels of their service, from start to total completion if we so choose.

They'll be in Wenatchee for a meeting on the 14th of March. The Commissioners will meet with ZBA Architects at Station 52 for a site review prior to the Regular Commissioner Meeting, rescheduled from March 12th at 4:30 to March 14th at 3:30. The conference call ended at 2:06.

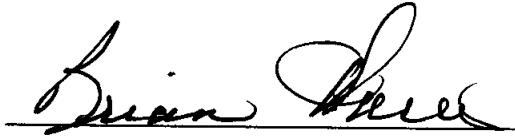
Chief Baker has been researching Hunter sprinklers for a system on the new acreage., which will be planted in orchard grass. The sprinklers he is proposing have a stainless steel pipe, rotor sprinkler for about \$47 each. It shoots a 60' radius. For 2" pipes and electric valves he estimates the irrigation cost to be approximately \$2100. Commissioner Spencer suggests that we could install the irrigation with a work party consisting of themselves, volunteers and some Bar B Q.

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Generator Evaluation and Labeling Patty contacted Tim Richman of Power Science Engineering, LLC, a firm suggested by Colvico, requesting that they sign up to MRSC Rosters. This company can certify the generator for the UL sticker.

Adjournment: Having no additional business before the Commissioners, the meeting adjourned at 2:20 p.m.

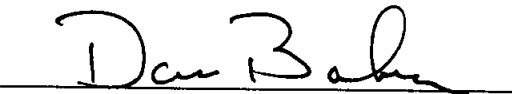
Chelan County Fire District 5 Board of Commissioners:



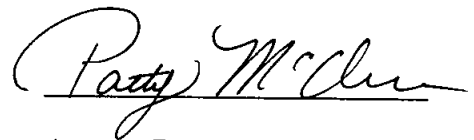
Brian Harris, Commissioner Chairman

absent

John Spencer, Commissioner



Dan Baker, Commissioner



**Attest: Patty McClellan
District Secretary**