

Minutes of the Special Public Meeting  
Of the Crook County Court  
Tuesday, July 26, 2016

Persons Present:

- Sheriff John Gautney
- Ken Fahlgren, Crook County Commissioner
- Jail Commander Al Bond
- Deputy Jeremy Bottoms
- Chief Civil Deputy Rebekah Burkhardt
- Mike O'Herron, public safety advisory committee
- Vonn Thompson, public safety advisory committee
- Jeff Wilson, Crook County Counsel
- Lori Coppenrath, DLR
- Diana Brown, DLR
- Jim Pex, Century West Engineering
- Aaron West, Bend Bulletin newspaper
- Virginia Saxton, member of the public
- Robert Saxton, member of the public
- Jeff Rasmussen, Jefferson County
- Seth Crawford, Crook County Commissioner
- Eric Blaine, Ass't Crook County Counsel
- Cheryl Seely, Crook County Clerk

The meeting convened at 498 SE Lynn Blvd, Prineville, Oregon. The media was provided notice of the meeting.

The purpose of today's special public meeting was to discuss the draft pre-design report for a contemplated Crook County public safety facility, which report was compiled by DLR.

The meeting was called to order with discussion on the meeting agenda and design narrative as described in the draft pre-design report. The current, draft cost estimate (including estimates based on anticipated unknown expenses) is \$17,116.793.00. The aim is to finalize the draft pre-design report in the next week.

The meeting discussed the layout and arrangement of the report's material, and the manner in which spaces devoted to related aspects of the facility have been arranged in proximity to each other. Discussion regarding how to manage snowfall and the accumulation and dispersal of snowmelt, as regards both the open air portions of the facility and the overall property location in general.

The meeting discussed the construction of the "chase," the portions of the facility which provides plumbing and electrical utilities for cells. Potential bidders should be required to demonstrate a mock-up of how they will arrange the contents of the chase before being awarded the bid on that work, so that they can demonstrate not only that the equipment can be installed within the space but that once installed, the equipment can thereafter be conveniently serviced.

The meeting discussed HVAC and ventilation. Because the cells are considered "bathrooms," they must be 100% ventilated. The draft design will provide at least that amount of ventilation, and will also include negative air flow. That way, smells from an individual cell will not waft into the general day rooms.

Jim Pex presented on the civil engineering issues that the draft design contemplates, generally including storm water management; utilities like gas, communications, and fiber; sewer facilities; and water facilities.

Because the proposed site is already developed, the construction will change the amount of storm water runoff by about 6% (from 0.56 cFs to 0.59 cFs). In order to manage this delta, the plan currently contemplates the use of bioswales to manage water and screen out oils and sediment.

Regarding the communications and power utilities, these are not expected to pose any difficulties. Century West is waiting to hear back from Pacific Power regarding their position on the use of Pacific Power's fiber poles, but at present this is not expected to be an issue.

Water and sewer utilities are the areas of most concern. Jim Pex discussed how and whether to tie in to available 8" sewer piping or 10" sewer piping. The latter would require a longer connection, but can be established at a slope that would not rely on separate mechanical pumping for dispersal. The facility will employ a grinder pump system to help ensure that contraband that may end up getting flushed from the facility will not lead to clogs along the lines. The current cost estimate is based upon a design using 10" pipe.

Regarding water, much of the neighborhood's water pipe is sixty years old and steel. These pipes are very thin (so they can be easily punctured) and cannot reliably manage higher interior pressures. The meeting discussed the appropriate amount of pressure and the possibility of leaks using existing steel pipes. There is a 12" PVC pipe relatively nearby, which can be used instead. Properly constructed, the facility can also benefit the neighborhood by reducing the fluctuations in water piping pressure (and thereby help to prevent leaks).

The connection to the PVC piping will require digging up relatively new pavement, which is not always popular. However, disruptions to 3<sup>rd</sup> Street traffic, and traffic along nearby streets, can be minimized.

Discussion regarding site parking and "massing," the three-dimensional modeling of the spatial arrangement of the facility. Parking is mainly limited to the east side of the facility, though spaces are not lined up alongside the facility itself. 18 parking spots are current included in the plan, not including the sally port. Discussion regarding the adjacent landowner – we have not heard from her regarding her feelings on the proposed plan. We have heard from Amerititle which has informed us that they only lease the subject property. We have not heard back from the subject property's owners. An entrance and exit gate and noncontinuous fencing around the parking area is currently planned. Discussion on the location of loading dock(s) and the management of delivery vehicles.

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Overview and discussion of the draft scheduling diagram, and the differences between the hard bid and CMGC models of construction. Discussion on the advantages and disadvantages of these options, and the utility of hiring third party cost consultants to establish a GMP (guaranteed maximum price) if the CMGC model is used. Industry standards for the hard bid method are that 10 to 14% of the total project costs will be change orders.

Meeting discussed when to provide final material to the clerk's office for submission to the secretary of state's office and publication as a local ballot measure. Discussion on when to get comments regarding the draft pre-design report to DLR for finalization – in order to ensure that all comments are efficiently relayed, please forward comments to Jeff Wilson by 5pm on Thursday, July 28; which will then be forwarded to DLR by 12pm on Friday, July 29.

Meeting adjourned 12:30 pm. The County appreciates the hospitality of the Extension Office in making the 4-H building available for these meetings.