



BLACK BUTTE RANCH R.F.P.D.

BOARD OF DIRECTORS MEETING

March 24, 2022

Due to the COVID-19 pandemic, this meeting was electronically offered. Information for this meeting was as follows:

<https://us06web.zoom.us/j/86407593518?pwd=VGh2RnpyNzQ1ZUxEbzhwdXAwbmZ6dz09>

Phone: +1 (253) 215-8782, Meeting ID: 864 0759 3518, Passcode: 478748

Rodger Gabrielson called the meeting to order at 9:05 a.m.

Board of Directors:

- ✓ Don Bowler
- ✓ Rodger Gabrielson
- ✓ Dave Gibson
- ✓ Tom Sawyer
- ✓ Larry Stuker

Administration:

- ✓ Chief Dan Tucker
- ✓ Deputy Chief Dave Phillips
- ✓ Jamie Vohs

Guest:

- ✓ Jeff Griffin (CEO of WHA Insurance)

APPROVAL OF MINUTES

Motion: Larry Stuker moved to accept the February 24, 2022 meeting minutes as presented, seconded by Don Bowler, unanimously passed.

REPORTS

Treasurer Report

Motion: Don Bowler moved to accept the February 2022 financial reports as presented, seconded by Tom Sawyer, unanimously passed.

Chief's Report

Fire and Ambulance Report – Chief Tucker

February 2022, the department responded to the following:

- 23 total calls
- 5 fire
- 13 medical
- 1 transport
- 1 air transport
- 1 move-up
- 4 public assists

- 9 mutual aids
- Year-to-date calls 47 (same as YTD 2021 and 15 more than YTD 2020)

Chief Tucker discussed:

Deputy Chief Process Update

Chief Tucker updated on the Deputy Chief (D/C) hiring process. There will be a Civil Service Commission meeting on April 27, 2022, to certify the D/C and Firefighter/Paramedic ranked lists. After the ranked lists have been certified, Chief Tucker will be doing Chief interviews for D/C and Firefighter/Paramedic positions. Interviews will consist of six (6) candidates from each process done over three days. It has been challenging to do both of these processes and complete the 2022/2023 budget. Chief Tucker has had to lean heavier on the Civil Service Commission. Chief Tucker felt several good choices submitted applications. His hope is the hiring process will bring light to the good.

Applications for the Firefighter/Paramedic position are due April 8, 2022. If too many applications turned in, an initial interview will be done to prescreen applicants. We will then plan to reduce the number of applications to an appropriate amount of 12-15. Likely this will not be needed because the industry is not seeing a huge number of applicants.

Larry inquired about the associate’s degree requirement and the various level of community colleges.

Rodger asked if any candidates from either position mentioned housing and whether Chief Tucker thinks housing will be an issue. In hindsight, Chief Tucker feels the language for residency should have been, “residency requirement, see Chief.” This way, it could be determined to fit the need of the current environment. Larry reiterated the board’s thought on being flexible with the housing requirement, so the department does not lose good candidates. Accommodate to get the best candidate possible. Look at making a conditional offer with the condition to live on the Ranch.

Chief Tucker feels some applicants could potentially be the next D/C and then Chief.

Powerline Road

Chief put our feelers to Heather Miller to see if funds may be available to repair Powerline Road. Heather reached out to Ian Reid, who stated he had talked to Jay before about it being a Class II road. The Forest Service is more than willing to work in collaboration with the Ranch on improvements to Powerline Road. It is in their radar because it is an evacuation route.

President’s Report

Rodger reported BBR has put out a new app that can be uploaded to your phone.

OLD BUSINESS

GM 13 – Status Update

Budget Plan – Information

Ranch Talks

There was a short discussion on GM 13 being vacant and insurance requirement when it is in this status.

Chief Tucker plans to budget repairs to GM 13 in the 2022/2023 budget. \$93K would come from the Building Reserve Fund, and \$60K would come from the General Fund capital account. If the funds are not used to fix GM 13, they will be redirected to paint the station building.

Chief Phillips did have a conversation with BBR CEO, Shawn. He confirmed there are 1253 lots in the BBR master plan. Chief also confirmed with Angie there are 1252 homeowners paying homeowner dues. With comfort, Chief Phillips sent a letter stated the 1253rd lot is still out there and available for this property to use to claim for a private sale between the Ranch and the District.

Chief Tucker intends to continue conversations with Shawn about the Ranch purchasing GM13 from the District. If the District were to keep the home, and make repairs to it, prevailing wage would be a factor. The Ranch would not have that consideration.

Discussion on the Ranch deeding the lot back to the District and the District sell it at market value. Chief Tucker asked Don if he could participate in any discussions related to this idea.

NEW BUSINESS

SDAO General Liability Policy Review (Jeff Griffin)

Jeff Griffin, CEO of WHA Insurance, attended the meeting to review the SDAO 2022 General Liability Policy with the Board of Directors. Highlights of what Jeff discussed:

- 2022 General Liability Insurance was expected to increase about 12% (avg for Oregon); however, BBR RFPD experienced a decrease of 2.70%.
- Rodger inquired what the -5.48% property meant and if it reflects what BBR homeowners should see.
- Jeff explained how SDAO differs from private insurance companies because they are in a pool.
- Expectation is that values and rates will continue to increase for 1.5 years.
- Jeff thought it would be essential to do a full video of the department capturing all content in the building.
- Jeff offered to come to the 4th of July event and put up a booth like the BBR Police and Fire Departments do.
- Rodger asked if Jeff would be willing to write a letter to help inform the homeowners of the decrease stated above (-5.48%). The intent would be to hopefully help homeowners get some type of decrease through their private homeowner's insurance. Transmitting the report to the chief and then retransmitted to constituents and BBR BOD's.
- Jeff offered to come back and present to the BOD's to help receive an additional discount through SDAO's Best Practices program.
- Reviewed what replacement and functional costs are in regards to the auto policy:
 - Replacement cost – replace at the cost valuation. If apparatus is used, will find like-kind. If like-kind is nowhere to be found, then will be replaced at new up to the value stated in the declaration.

- Functional Replacement – the value it would take to buy a like kind in a similar year/make/model.

The following recommendations by Jeff were made:

1. Increase auto deductible from \$500 to \$1000
2. Change replacement value of station from \$246/sq. ft. to \$350/sq. ft.
3. Increase property and equipment deductible from \$250 to \$1000

Motion: Larry Stuker moved to approve the three (3) general liability insurance recommendations given by Jeff Griffin (stated above), seconded by Don Bowler, unanimously passed.

- Jeff touched base on worker’s compensation rates and how actuary’s determine rates. It is a mandated insurance.

**Firefighter/EMT-P Opening
Job Description Update (Terminology and Blue Card) – Approve
Test Process – Information Only**

Motion: Don Bowler moved to approve the updated Firefighter/EMT-P job description SOP code 2-1-2, seconded by Larry Stuker, unanimously passed.

GOOD OF THE ORDER

Chief Tucker will be on vacation for 16 days, back for 4, and then will be leaving again for a wedding in Hawaii.

D/C Phillips going away event is July 5, 2022.

NEXT MEETING DATE

April 28th, 2022

ADJOURNMENT

Board meeting adjourned at 10:46 a.m.

OFFICIAL MEETING MINUTES

Approved by Tom Sawyer

Larry Stuker

Date: April 28, 2022