



BOLTON NEIGHBORHOOD ASSOCIATION

Draft Minutes for February 18, 2020

Meeting Called to Order: 07:15 PM Members: 17 attendees

Draft Minutes: January 21, 2020 Minutes were reviewed and approved

Draft Agenda was reviewed and approved

Meeting norms reviewed

Appreciation: Steve Miesen was given recognition and thanks for his many years of service to West Linn and the Bolton Community. We appreciate Steve's work with SOLVE helping to remove invasive species in West Linn parks and his ongoing maintenance of Burnside Park and Pocket Park in the Bolton Neighborhood. Steve served 4½ years as Vice President and President in the Bolton Neighborhood Association. Thank you, Steve.

Election of Treasurer: Walt Swan was nominated and unanimously elected by members to be BNA Treasurer. He is authorized to have access to bank records.

Proposed Memorial trail sign for James Weaver in Maddax Woods: Mr. Weaver would bring kindergarten kids to Maddax Woods to plant trees. He passed December 16, 2018 shortly after helping set up the Christmas lights in Maddax Woods. Alma Coston has been told by the Parks Department that the sign must be uniform with signs in other parks and the cost will be \$1000. Erich Kunrath suggested, and others echoed the idea, of art or other non-traditional signage. Alma will explore the possibilities and follow-up for more information.

Pocket Park: located on Hwy 43 & Caulfield Street

- Concerns were raised by Bob and Peggy Kirkendall, and Steve Miesen of safety issues and ease of use for families of all ages in the park. Over 3 years ago the city excavated the landscape into the hill to begin the creation of the park. Over the past several years requests from adjoining neighborhood members of the park have requested a design from the city for the completion of the project. Suggestions for completion: "widening of the trail from 43 to Caulfield Street," "add space for sitting," and "bark mulch on the trail to the waterfall." The park has been maintained by volunteers, Steve Miesen and others.

- Ken Warner, Director of Parks and Recreation, attending the meeting, was not aware of neighborhood concerns. He plans to discuss plans for the pocket park with Mike Perkins, Parks Development Coordinator and City Arborist. Steve Miesen will follow up with the Parks Dept. Ken recommended neighbors with input to pocket park improvements, attend the May Parks and Recreation Advisory Board.

Old Bolton Fire Hall:

Ken Warner, our Guest Speaker, provided background and context of the ongoing conversation by the City Council of the building. There has been a McKenzie study and Ieslin Architects plan to provide cost estimates for upgrade of the building. An estimated cost to update the building for community use was \$1.1 million. Another estimate to bring the building to code for storage and city use ONLY is \$419,000. At this time the City does not see this as a good use of city funds for this building. It would be a better use of funds (for less) to upgrade another current location used for city storage. At the February 10th work session the Council put forward a “wait and see” approach authorizing up to \$25,000 to assess the buildings hazards, such as lead paint, and asbestos in tile.

Challenges with renovating the site include a creek that runs underneath the property. Additionally, the \$1.1 million plan for a community center would remove the third bay to provide additional parking that would still be less than what is required by city code. An easement with neighboring TVFR could provide some assistance.

At the present time, the Council has decided to use GO Bond Funds for the development of Old City Hall and Robinwood Station storage expansion. This leaves a limited amount of funds available through the GO Bond Fund for restoration of the Bolton Fire Hall.

Peggy Kirkendall challenged the claim that the Bolton Fire Hall should be classified as a non-governmental building citing a city hall meeting June 2017 designating it as a governmental building. This would provide additional funds for renovation.

The building has an important part in the history of West Linn and its culture of volunteerism. It was the home of the volunteer fire department, city library, and a large meeting space for community events. Currently it is storage for the City, not well maintained and becoming an eyesore.

What followed was an open discussion and brainstorming by BNA members of the condition and possible uses of the building, as well as a number of other questions. These include: ODOT plans and Hwy 43 expansion and time frames; code issues; seismic study, etc. In addition, a private party has made an offer to buy the building to use for storage and offices. A question

was asked to gauge, "How important is it that the Bolton Fire Hall be developed into a community facility?" Members responded as follows:

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|---------------|---|--------|-------|----------|---|----------------|
| // | / | /// | // | //// | | //// |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Not Important | | Little | So-So | Moderate | | Very Important |

It was decided that more information is needed to decide a direction for this building and its possibilities. ODOT's plans to expand Hwy. 43 could have a major impact on the site. Bob McCarthy will talk with Lance Calbert and ODOT to try to firm up ODOT's plans for Hwy 43.

Jason Cann, Bob Kirkendall, Peggy Kirkendall, members of the West Linn Collaborative, handed out a survey questionnaire for BNA members as the interest in the renovation of the Old Bolton Fire Station and if renovated, how it might be used as a community center. Please go to <https://wcollaborative.org> to complete this survey. This survey is important to help our community assess the interest for this building as a community center and how it might serve our families in the Bolton Neighborhood.

Next meeting : March 17, 2020

Meeting Adjourned: 8:45 PM

Bolton Neighborhood Association Board Members
Robert McCarthy, President Erich Kunrath, Vice President
Janet McCarthy, Secretary
<https://westlinnoregon.gov/bolton>