

**TUMWATER CITY COUNCIL SPECIAL MEETING
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CONVENE: 5:33 p.m.

PRESENT: Mayor Pete Kmet and Councilmembers Neil McClanahan, Joan Cathey, Debbie Sullivan, Leatta Dahlhoff, and Eileen Swarthout.

Excused: Councilmembers Michael Althausser and Tom Oliva.

Staff: City Administrator John Doan, Assistant City Administrator Heidi Behrends Cerniwey, City Attorney Karen Kirkpatrick, Police Chief Jon Weiks, Finance Director Ursula Euler, Public Works Director Jay Eaton, Fire Chief Scott LaVielle, Transportation Manager Brandon Hicks, Communications Manager Ann Cook, and Recording Secretary Valerie Gow.

**AWARD &
AUTHORITY TO
SIGN CONTRACT,
TRAILS END
PROPERTY
DEMOLITION
PROJECT:**

Director Eaton reported the request is for the demolition of the Trails buildings on property purchased by the City. The City's purchase includes two parcels split by Trails End Drive. The buildings are located on the eastern parcel. One building exists on the west parcel, which is also occupied by the Mazama pocket gopher, an endangered species. Demolition is not scheduled for that building at this time. All buildings on the eastern parcel would be removed except for a stable building located along 79th Avenue. That building will remain, as it is used for storage. Although the presence of gophers has not been detected near the building, soils conducive for gophers have been identified near the building.

The City received nine bids, with the low bid of \$458,130.00 from Rhine Demolition, LLC, of Tacoma, Washington. Other bidders spoke highly of Rhine Demolition. The company is one of the largest demolition contractors in the state. Staff requests approval to award the contract.

Councilmember Sullivan inquired about the status of salvaging some building elements. Director Eaton said the contract includes provisions for salvaging items and although there is no intent to salvage lumber materials or reuse any structural components, the City plans to salvage some items that have some historical connection to the Trails End property. A number of stable gates, swinging gates, and other lumber materials that served as partitions in the stalls will be retained for potential incorporation into a future project. The black and white horse mural was removed and stored. The front door will be retained as well.

Councilmember Cathey asked about the possibility of affording an opportunity to community members with connections to the property to visit the site and select some items to salvage. Director Eaton said

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some community members have mentioned the possibility of retaining the stall gates and the swinging gates. It is unlikely the City would have a need for 20 sliding stall gates. The process at this point has not been determined, but some of those items have been removed with the potential of offering the items to community members.

City Administrator Doan added that the City has been contacted by some residents expressing an interest in the front door. One of the next steps is determining the legal process for selling the items.

Director Eaton responded to comments on the process to save historic or architectural components. The bid documents specify the items to remove and store. He has also tracked the items and the requests from residents. Some residents are emotionally attached to some of the elements, while other residents are seeking some equipment at a reduced rate.

Councilmember Cathey inquired as to whether the demolition is scheduled because of future uses for the property. Director Eaton replied that all structures were surveyed by mechanical and structural engineers to determine the condition of each building. The buildings were deemed usable. The buildings are unsafe and need to be removed regardless of the future use of the property. The impetus for removal is for future use of the property as a community park. The proposed action also reduces risks to the City, as the property has experienced many trespassers who could be injured by an unsafe structure.

Councilmember Cathey asked about the presence of toxic materials. Director Eaton said that typically, asbestos and low concentrations of PCPs could be present. Low concentrations of hazardous materials can be disposed normally according to the sampling results.

Councilmember Cathey asked about the financing for the demolition activity. Director Eaton said the funds are derived from each of the utility fund balances. Additionally, the contract requires the contractor to develop a rodent control plan for implementation prior to any demolition activities.

Councilmember Swarthout asked about recycling some of the larger wood beams. Director Eaton said the City is removing 100 feet of glulam beam for future use. The contract does not specify recovery of any other timber in the building. However, the contractor has an associated wood recovery business and likely would recover some of the timber.

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MOTION: Councilmember McClanahan moved, seconded by Councilmember Sullivan, to award and authorize the Mayor to sign a Public Works contract with Rhine Demolition, LLC, of Tacoma, Washington in the amount of \$458,130.00, plus sales tax, for demolition of existing buildings on the City's Trails End Property.

Councilmember Cathey asked whether the approval is for only \$458,130.00 rather than \$800,000 estimated by the engineer. Director Eaton said the City estimated a range of costs up to \$800,000. The contract includes some allowances for contaminated materials, as the amounts are unknown.

Following the award of the contract, staff anticipates two to three weeks to execute the contract, followed by a 10-day notice to proceed. Demolition activity is estimated to take another 2-1/2 months.

MOTION: Motion carried unanimously.

RECESS TO EXECUTIVE SESSION Mayor Kmet recessed the meeting at 5:54 p.m. to an executive session for approximately 30 minutes to discuss the following:

- a. Collective Bargaining pursuant to RCW 42.30.140(4)(b)
- b. Potential Litigation pursuant to RCW 42.30.110(1)(i)
- c. Potential Land Acquisition pursuant to RCW 42.30.110(1)(b)

EXTENSION OF EXECUTIVE SESSION: At 6:22 p.m., City Administrator Doan extended the executive session for another 10 minutes.

RECONVENE: Mayor Kmet reconvened the meeting at 6:35 p.m.

COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF TUMWATER AND TUMWATER POLICE OFFICERS GUILD: Assistant City Administrator Behrends Cerniwey reported the contract is for three years from 2018 through 2020. Any retroactive pay due for the year 2018 would be gross pay times 3%, which is a cost of living increase.

MOTION: Councilmember McClanahan moved, seconded by Councilmember Sullivan, to authorize the Mayor to sign the Agreement between the City of Tumwater and the Tumwater Police Officers Guild in substantially similar form as approved by the City Attorney for the years 2018 through 2020. Motion

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carried unanimously.

ADJOURNMENT: With there being no further business, Mayor Kmet adjourned the meeting at 6:37 p.m.

Prepared by Puget Sound Meeting Services, psmsoly@earthlink.net