

City of Rainier
Work Session Council Minutes
December 16, 2013
6:30 PM
Rainier City Hall
106 West "B" Street

Mayor Cole called the meeting to order at 6:30 PM.

Council Present: Mayor Cole, Sloan Nelson, James Bradfield, David Sills, William Vilardi, Scott Cooper and Judith Taylor.

Council Absent: Steve Massey.

Senior Center Building Inspection Report: Mayor Cole explained that he hired Greg McFeron of NW Quality Home Inspection who does both commercial and residential inspections to inspect the Senior Center. McFeron stated the senior center is stick built and reviewed the inspection report dated 11-21-13. McFeron stated there were no apparent items not operating and the major concerns are:

- Kitchen: Middle window frame in front of the vegetable cleaning sink is broken and needs to be repaired.
- Fire Alarm System: Was not in operating order at the time of the inspection.
- HVAC System: There are 4 furnace units located in the attic area, 2 units on the west side and 2 units on the east side. One unit on each side is not operating.
- A/C Units: Sub on the panel on the left side on southeast side of the building for one of the a/c units was disassembled and the live wires were not secured.
- Water Heater Closet: Sink in this closet does not have proper drain plumbing.
- Siding/Trim: Starting on the SE corner of the building there is dry-rot in trim and siding at the lower edges that continues all the way around the east side of the building to the north. On the back patio the wood posts are starting to dry-rot at the bottoms, on the west side of the building there is exposed wood where the siding has been cut away and removed, and it appears the siding and trim are in need of normal painting and maintenance.
- Attic: Ventilation could be improved.

Council discussed getting the dry-rot fixed and the building painted this summer. Taylor called attention to the dryer vent being a fire hazard.

Potential Safety Hazards:

- Office: Missing outlet cover and the outlet is very loose.

- Electrical: The GFCU by the front door is not working properly.

Deferred Cost Items are items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next 5 years:

- Patio: Posts had some damaged wood and in need of repair or replacement.
- Landscaping Affecting Foundation: Soil too close to siding and trees need to be trimmed away from structure.
- Roof: Coverings appeared overall satisfactory but will need minor maintenance and recommends cleaning moss and mold off of the roof.
- Kitchen: The sink to the left of the vegetable cleaning sink has a very slow drain.
- Dining Hall Closet: A couple of ceiling tiles missing.
- Kitchen: Exterior grease trap appears to be full and needs to be cleaned and the lid area is rotted and in need of repair.

McFeron recommended quarterly maintenance on the building.

Mayor Cole stated he would like to entertain having McFeron inspect more of the City's public properties. Dudley said if the inspections can be done prior to April the cost can be incorporated into the budget. Mayor Cole instructed Council and advised the Senior Center folks to email him with any questions regarding the inspection report and that he would be the contact with McFeron. Bradfield stated his concern is the building is safe and the plumbing, electrical and heating are good.

The meeting adjourned at 7:09 PM.

Mayor Cole

Attested by: _____
Debra Dudley, City Admin./Fin Director/Recorder