

CITY OF SILVERTON
CITY COUNCIL WORK SESSION
Monday, April 19, 2021 – 6:00 p.m.

Zoom Web Conference Platform

Americans with Disabilities Act – The City of Silverton intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City at 503-874-2216 at least 48 hours prior to the meeting.

A copy of the full packet is available on the City's website at www.silverton.or.us/agendacenter. In accordance with House Bill 4212 the meeting will be held electronically using the Zoom web conference platform. Please submit written comments to publiccomment@silverton.or.us by 3:00 p.m. on Monday, April 19, 2021. Comments received will be shared with City Council and included in the record. If you wish to participate through the Zoom web conference platform, see meeting information below.

Zoom meeting link:

<https://us02web.zoom.us/j/82958041483?pwd=MW1BUC9qMXJBVm92SCtFeGpibXFhUT09>

Webinar ID: 829 5804 1483

Passcode: 339094

Dial in: 1 (253) 215-8782

AGENDA

- I. **OPENING CEREMONIES – Call to Order, Pledge of Allegiance and Roll Call**
- II. **DISCUSSION ITEM**
 - 2.1 **Community Center Options**
- III. **CITY MANAGER UPDATE**
- IV. **COUNCIL COMMUNICATIONS**
- V. **ADJOURNMENT**

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	2.1	Community Center Building Options
	Agenda Type:	
	Discussion	
	Meeting Date:	
April 19, 2021		
Prepared by:	Reviewed by:	Approved by:
Petra Schuetz	Petra Schuetz	Bob Willoughby

Background:

In 2019, the Building Official conducted the latest assessment of the Community Center. The purpose was to comprehensively identify the building's issues and understand the associated cost to make repairs and bring it to minimum building code standards. Since 2017, the policy has been emergency maintenance only. Attachment 1 is the 2019 assessment. The Oregon Military Department owns the building. The City is responsible for all maintenance and sublet activity. Approximately 0.3FTE from Public Works is spent on the Community Center and working with the tenants. This does not include Police Department time. The City uses the Council Chambers for City Council, Court, Planning Commission, and like meetings. There are alternative locations for City meetings available.

Recent Repairs

This year, the elevator has been deemed too old to find replacement parts. In the event the elevator fails again, \$25,000 has been placed in the draft Fiscal Year 2021-2022 to build a ramp to the second floor. In 2020, a fire destroyed the back stairs. The repair cost was ~ \$12,500.

Options

There are a number of options for Council to consider including and not limited to:

1. Maintain the current policy.
2. Invest in the repairs with existing City funds.
3. Pursue financing to repair the building.
4. Explore historic designation in which grant opportunities may help to defray needed repairs.
5. Charge rent to the tenants to accumulate funds for needed repairs.
6. Divest. City staff could work with the current tenants to gauge their interest in taking over the City's sublease agreement with the Oregon Military Department.

Staff recommends a divest option.

Budget Impact	Fiscal Year	Funding Source
\$250,000*	2020-2021	General Fund-Facilities Maintenance

Attachments:

1. Community Center Assessment by Daryl Jones, Building Official

* A minimum of \$250,000 to do some of the most urgent repairs. This cost could turn out to be substantially higher once a contractor tears into the building to disclose hidden problems and unforeseen costs.

Attachment 1 to Agenda Item No. 2.1

4/22/2019

To: Jason Gottgetreu, Community Development Director

From: Daryl Jones, Building Official

Re: Community Center, located at 421 S Water Street.

As requested I have made a walkthrough of the areas and around the structure, here is a list of items as I recall them, along with items that were identified during the walkthrough.

- 1921 Boiler System: The aging boiler constantly needs adjustments. There are issues with the piping that causes stuck valves which makes it hard to control the temperature in the rooms. There is also a lack of proper replacement parts. There are a limited number of technicians that can work on a 1921 boiler. It is necessary to have it serviced each year before it can be put back in service in the fall, it cannot just be turned on by City staff. This means if a cold spell hits prior to getting the boiler operational, the tenants will typically use portable electric heaters potentially overloading the electrical wiring and creating a hazard.
- Central air conditioning: Only the council chamber has air. Some of the other areas have window air conditioners that trip the breakers regularly.
- The electrical system has “dirty power”. There is not enough power to serve all of the office functions for today’s power needs. The widespread use of coffee pots, microwaves, counter appliances, computers, window air conditioners were not considered during building design. It has minimal outlets and amperage with dated wiring. There is excessive use of extension cords creating fire hazard concerns
- Phone systems: There are multiple phone systems in the building. Each tenant has their own system.
- The plumbing system is aging and has not been updated. The building has old galvanized piping system for water supply. Galvanized piping has a 40 year life and it was installed in 1921.
- Several of the openable windows have been replaced. The old fixed single pane windows are stuck closed, painted or swelled shut and have not been upgraded.
- There has been long term water intrusion in the upper story, from windows, failing caulking, paint, flashing and roof leaks during wind driven rains. The Structure was partially painted around 2002. However, not all of the high trim was painted along the sides of gym due to access issues. 90% of the paint has come off, leaving bare untreated lumber at the fascia.
- The down spout locations from the upper roof dump water to the lower roofs adding to roof leak problems in the council chambers. A new gutter system is needed that takes the water directly to ground. The gutters that do go to ground enter into a piped

system, though it is unknown where they discharge. The parking lot has detention with no visible signs of discharge to Water Street.

- The building is not insulated, the membrane roof was placed directly over the wood planking and the nails are working their way out, causing nail heads to puncture the roof membrane. This is most evident in areas that are accessed to service the roof top HVAC unit. The membrane is a floating system that moves with the building. There does not appear to be rigid insulation between the decking and roof membrane to protect the roofing.
- Exterior and interior lighting is minimal.
- Only the council chambers and gym have had lighting upgrades.
- Most of the interior doors, locks and hardware are worn out and needed replacement to newer standards.
- SACA coolers condensate lines appear plugged causing minor water damage.
- Elevator does not always work properly.
- There are no handrails on the north and south concrete stairs where they are required on both sides. One staircase serves Silverton together and the other serves the gym.
- Basement lobby area needs plaster work, primer and paint. Water and mold issues appear in several areas.
- SACA offices have missing ceiling board and have been patched with flattened cardboard boxes and painted with ceiling paint.
- There is poorly installed low voltage wiring for computers and phone systems throughout the building.
- The main lobby has water damaged ceilings near the electrical distribution panel; discolored areas indicate possible mold growth. It should be cleaned up and re-painted.
- The floor finish is missing in the high traffic areas leaving bare oak flooring with no protection in the main lobby and Silverton Together offices.

The building has had long term deferred maintenance for several years. There may be additional hidden issues within the walls that may come to light if the walls and ceilings are opened up to address the wiring and plumbing issues.