

**CITY OF MANZANITA**  
**February 5<sup>th</sup>, 2020**  
**CITY COUNCIL SPECIAL WORKSHOP**

**CALL MEETING TO ORDER:** The meeting was called to order at 3:00 p.m. in the Pine Grove Community Center by Mayor Mike Scott.

**ROLL:** Members present were: Mike Scott, Steve Nuttall, Thomas Aschenbrener, Hans Tonjes and Linda Kozlowski. Staff Present: Cynthia Alamillo, Nina Jarvis, and Kristin Grassest

**DISCUSSION ABOUT TEST RESULTS FROM UNDERHILL PLAZA:** Councilor Steve Nuttall presented findings of the structural analysis performed at Underhill Plaza. The study, performed by Councilor Nuttall and several experienced members of the community, is intended to be a supplement to the formal evaluation previously done by WRK Engineers. Though no conclusive determinations were made from the study, several observations were noted.

Councilor Nuttall stated that while there was water staining noted inside the structure, no dry rot was present. The electrical wires were covered by conduit and could not be evaluated without a compression test. The foundation was found to be crumbling in many areas, making it difficult to do the necessary testing required to evaluate its health. A hammer test was suggested, which measures the PSI of the concrete, but cannot be performed without an outside source to administer the test. A rebound test was also suggested, but it was determined that the foundation is not smooth enough to for this type of testing. Councilor Nuttall stated that because of the lack of testing available to us (based on the condition of the foundation) we won't be able to determine the extent of the deterioration. However, understanding where the problems with the foundation are coming from is a vital piece of information necessary for determining the overall health of the building.

The east and west wall of the structure were found to be very deteriorated. It is unknown if this is a result of sand weathering, the freeze/thaw cycle, or the presence of calcium chlorite in the concrete. Both walls are thought to be beyond repair, however if they were torn down and rebuilt there is the potential for a great deal of square footage to be gained in the building. Councilor Aschenbrener stated that it would first need to be determined if the roof can support the extra additions that would be required in order to expand.

It was also noted that the structure does have the presence of asbestos in the boiler room and the floor tiles. Therefore, before any destruction or remodel can be completed there will need to be asbestos abatement.

Councilor Kozlowski stated that it would be helpful to have more qualitative information regarding the necessary repairs, cost of repairs, and the length of time the project would take. It was discussed that the company who performed the initial analysis, WRK Engineering, would be a good source for providing this information; however, they have not been available for consultation. It was decided that Councilor Nuttall would continue to try to reach out to them. Councilor Aschenbrener stated that it may be beneficial to hire a project manager that is unassociated with the work that would be done. Councilor Kozlowski asked if this is something the city would be willing to pay for and City Manager Cynthia Alamillo stated that we would first need to see a cost estimate.

**Mayor Scott adjourned the meeting at 4:25 p.m.**

**MINUTES APPROVED THIS  
4<sup>th</sup> DAY OF MARCH, 2020**

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Michael Scott, Mayor

Attest:

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Cynthia Alamillo, City Manager/Recorder

