

The Washington City Council met in special session on Monday, January 23, 2006 at 6:00 p.m. in the Council Chambers at the Municipal Building. Present were: Judy Jennette, Mayor; Darwin Woolard, Mayor Pro tem; Mickey Gahagan, Councilman; Ed Gibson, Councilman; Richard Brooks, Councilman; Archie Jennings, Councilman; James C. Smith, City Manager; and Rita A. Thompson, City Clerk. Fred Holscher, City Attorney, was absent.

Also present were: Carol Williams, Finance Director; Director; Jimmy Davis, Fire Chief; and Mike Voss, of the Washington Daily News.

Mayor Jennette called the meeting to order, and Councilman Gibson delivered the invocation.

REPORT ON SECOND FIRE STATION

Fire Chief Jimmy Davis recognized Jim Stumbo with Stewart, Cooper & Newell, Architects, to give Council information about the current site proposed for the second Fire Station.

Jim Stumbo stated that this is a follow up to an earlier letter that outlined some of the issues about the site. Mr. Stumbo reviewed the issues regarding the soil borings at the Second Fire Station site which bring some additional costs. The existing fill on site is about 10" to 12" and below the fill, the existing soil about 13 ft. deep is unsuitable for burying shallow foundations. Shallow foundations are generally used for concrete footings. That is the most economical form of foundation used. These soils are not suitable for burying shallow foundations. They asked the geotechnical firm who did the report to provide some options how to address the soils on this site. They came back with three options: (1) preload the site - bring additional soils to compact the soils and help reduce the settlement (2) geopiers - auguring into the ground with holes at specific locations and putting rock in and pounding the rock to provide a burying pad for the building, and (3) wooden driven piles down 20' to 30' to provide stabilization for a foundation. Costs were looked into with the structural engineers to make this site usable for this building. Two different things that have a cost impact on the structure are, (1) we need to have a certain amount of fill added to the site so grading can be done to allow for proper drainage of the site. On page 2 of the letter dated January 18, each of the options, roughly \$61,580 cost is additional fill to the site to bring the grades up. Along with that, with option one, preloading, you will need about \$30,000 of additional soil to preload the site, a total of \$91,484.00. Option two for gropiers is about \$183,896.00 and option three, wood driven piles is \$158,896.00.

Councilman Jennings asked, from an engineering standpoint, options one, two and three, do they provide an equal foundation base? Mr. Stumbo answered no, the most economical one, which is preloading, will bring out the majority of the differential settlement. Anytime you have poor soil, you will have some settlement happenings in the future, you don't know how much. With the other two options, you are supporting your main building on deeper soils, but then your concrete floor slab is still resting on the soils, which is lighter so it will settle some but you will have a differential settlement there.

Mr. Stumbo stated there is always a chance of differential settlement. Councilman Gibson asked Mr. Stumbo to explain geopiers and asked if he knew about bell holes, which he did not.

Mayor Jennette stated that the EDC Director said that this was typical of this soil and they had to adjust their building plans. Mr. Stumbo stated they have had no conversation with him. Mr. Stumbo stated they would have to go 13 feet deep. Mayor Jennette stated that Mr. Briley said we could use some of their dirt for preloading. Mr. Stumbo stated they would not know about that dirt until it was tested. He also stated there is no other access to this site so the road has to be extended to this site. Chief Davis passed out the estimated costs on extending Page Road. The three estimates were (1) 28' road to Leggett Road -\$288,044.86 (2) 14' single lane road for emergency traffic only - \$155,834.80, and (3) 14' single land just to our property, not all the way to Leggett Road - \$32,320.42. Chief Davis added that this is taken into consideration that the soil

beneath the road is okay and can handle fire trucks that weigh 82,000 pounds. Without the extension the only way to access the north side of town is you would have to come out to Hwy 264, go west towards Cratch's Store, get on Leggett Road, and come back by the Fire Station (a little over a mile), or go back into town to 15th Street Extension and cut over to Hwy 17. Without this road, the site is of no value.

Councilman Gahagan asked if this would be Powell Bill money? Mr. Smith stated that there is a public safety reserve for \$500,000. Chief Davis stated that Powell Bill money can be used, however, you would have to re-prioritize some projects and some of it is for developments. Chief Davis stated that the Chairman of EDC stated he would work with the State to get the road cut through if we put the Fire Station there because it is a public purpose; however, the State still frowns down on it because the majority of the road is going through privately owned land. There is a lot of doubt whether the State will pay for the road to go through.

Mayor Jennette stated she talked with Representative Arthur Williams on Friday night and he thinks it is still a possibility. Councilman Jennings asked if we had a right of way for that road. Chief Davis stated there is an 80 foot right of way. Chief Davis stated that years ago there was discussion about putting a road through private land and it was denied. Councilman Gahagan stated that is the importance of putting the Fire Station there.

Councilman Jennings asked if costs we have on the soil have to be factored in? Mr. Stumbo stated it is not factored in on these numbers but it would be factored in, these costs could be lowered, but you would still have the costs of transporting the soil. Mayor Jennette stated that the Brileys said the soil is near by and we could dig it and take the soil.

Councilman Gibson stated there are better locations and maybe we should talk about that. Mr. Smith stated that he did some numbers..there are about \$60,000 to \$70,000 of soil required with any of the alternatives, and \$90,000 to \$100,000 to fix the site with the least expensive alternative so you're looking at \$150,000 to \$175,000 costs in fixing the soil. The chances of any future problems is still there. Then the road extension of 14' minimum is \$150,000 to \$200,000 and soil conditions raise a question too. You're looking somewhere at \$300,000 to \$370,000 to make use of the existing site if the State doesn't help. A range of \$150,000 to \$250,000 to purchase a two acre site to relocate the station and some site prep and some money to revise the plans, \$10,000 to \$15,000. It could be \$210,000 to \$325,000 in costs if the State will extend the road. If you are closer to 264 and 15th you have immediate response to the north and chances are you will have a longer life facility. From a public safety standpoint, your costs are similar and you probably have better public safety response to look for a closer site and move a joint Fire-Police facility further east and avoid building a third station further east. There looks like there are some advantages to exploring another site, but from a economic development standpoint it's probably advantageous to put money into this site and get the road extended if the State would participate. His recommendation is to look at some other sites, tie down some of these costs, and see if there is any possibility of getting any participation for the roadway. If this site is used, the piling should be put in so you will know what you have there. Living quarters can be put above the apparatus base to reduce the area that has to be supported by the pilings.

Council reviewed the areas on the map for alternative sites.

Doug Causey, with USDA, stated that the City will have to resubmit the application to them. He pointed out that the City had said in its application it would be necessary to extend Page Road pass our property to connect to Leggett Road and they planned to ask for State assistance but if the state is unable to help the City of Washington will bear the expense and have the road ready prior to opening up the station. That is one of the reasons they went along with this site. He stated that USDA reluctantly approved the site to begin with. They were not enthusiastic about the location from of the standpoint of where it was to the location of the service areas. They would highly recommend you look at other sites. They would have to concur with the existing site as far as preloading, geopiers, or wooden pilings. Their position is they would like to see a different site. With cost overruns, the money may or may not be there for an amended item. There

will be problems in this location no matter what you do with differential settling and there may be a problem getting a concurrence with USDA.

Mayor Jennette asked Chief Davis to have some alternative sites to look at the Planning Session in February.

Councilman Jennings stated that (1) we need to know about the existing site, commitment on the road (2) actual cost of the Briley's providing the soil (3) operational challenges and (4) cost of alternate sites. Mayor Pro tem Woolard reminded Council that we have to remember the loan to build the Fire Station.

Chief Davis stated that we will explore the Mr. Briley's dirt and see if it is suitable (cost savings) and explore other sites and the costs.

EXTEND IDENTIFICATION FOR STEWART RUMLEY FOR AIRPORT ASSISTANCE

On motion of Councilman Jennings, seconded by Councilman Gahagan, Council unanimously agreed to discuss an extension of identification for Stewart Rumley for his involvement with airport assistance.

On motion of Mayor Pro Woolard, seconded by Councilman Gibson, Council unanimously extended Stewart Rumley's indemnification with Airport Assistance until the February Council meeting.

CONTINUE MEETING

On motion of Councilman Gibson, seconded by Councilman Brooks, Council unanimously continued the meeting until Thursday, February 2, 2006 at 8:30 a.m. at the Civic Center.

**Rita A. Thompson, CMC
City Clerk**