

**Klickitat County Fire District 3  
EMERGENCY Commissioners Meeting  
STATION 32 COLLAPSE  
200 Husum Street Husum, WA.  
JANUARY 7<sup>th</sup>, 2022, at 11:00 hours (11 a.m.)**

The recommendations for in person meetings are subject to change. The district will continue to provide remote access for the public. This meeting was held via Zoom

**Call to Order:** 11:02

**ATTENDANCE**

Commissioner Montag (Chair), Commissioner Connor, Commissioner Virts (Quorum)

Staff: Chief Wesley Long, District Secretary Rozalind Plumb, Administrative Assistant Jennifer McLean

Volunteers: Prevention Coordinator Eric Bosler, FF Darren Lanz, FF Brian Pierce, Joe Yela.

Contractors: mHc Consultant Bob Merritt, Architect Jeff Dellis, General Contractor Dana Hale, Belfor Representative Edward Laskaris.

Citizens: Lloyd and Debbie Olson, Jacob Betram (Columbia Gorge News), Melinda Heindel, "Lainhart"

**AGENDA- Station 32 Collapse**

*Motion to approve agenda made by Commissioner Virts, seconded by commissioner Connor. (3 yay, 0 nay). Motion passed.*

- **EMERGENCY DECLARATION** (attached) -read by Chairman Montag.
  
- 1. Station #32 Structural Collapse—Initial Report made by *Chief Long*  
*On the morning of January 6, 2022, Chief Long received a phone call that a portion of Station 32 collapsed. Chief Long and Secretary Plumb drove to Station 32 to assess the damage and take pictures. It was noted that the exterior walls were still standing, as well as the classroom/meeting room, and east door were still standing. Chief Long shut off the propane and called the PUD to request the power to be shut off. Engine 331 was inside the building and was damaged, but no other district property was damaged because the building was cleared prior to the beginning of the capital project. Chief Long notified the General Contractor Hale Construction, and Board Chair Commissioner Montag of the collapse. District Secretary Plumb notified the insurance company Enduris. A press release was drafted by Chief Long and an announcement made on the KCFD3 Facebook page.*

2. Project Manager Presentation (attached) -- mHc Bob Merritt

*This situation is complex as it has occurred during a remodel under Capital improvement bond funding. Damage has occurred to work already completed by the contractor (electrical, HVAC, among many other aspects). Merritt noted that the building extension recently constructed by Hale Construction appears to be unharmed. Merritt suggests the district move forward with a small and well-organized group involving key people such as the Board Chair, Executive team members, Engineers, contractor, and administrative staff. Coordination is vital between KCFD3, the contractor, engineers and the County Building Department as well as insurance. Key points are damage assessment, facility evaluation, communication, mitigation efforts, design alternatives, and record keeping.*

3. Appointment of MITIGATION TASK FORCE

*Suggested team members:*

*Board Chair – Commissioner Montag*

*Executive Team – Chief Long and project manager Bob Merritt*

*Engineer – Jeff Dellis*

*Mitigation Team – Hale Construction*

*Administrative – Chief Long, District Secretary Plumb, and Admin. Assistant McLean*

**COMMENTS**

*Commissioner Virts – agrees with the Board Chair that Dana Hale, and Jeff Dellis should be a part of the task force moving forward.*

*Commissioner Connor – agrees with project manager Bob Merritt’s plan to move forward and is very concerned about the weather continuing to damage the existing building.*

*Chief Long – Interested in hearing from the architect, general contractor, as well as the representative from Belfor, and claims adjuster from Enduris. Once a claims adjuster visits the station and does an evaluation we can then move forward with mitigation.*

*Board Chair Montag - Bob Merritt and Chief Long need to coordinate with the insurance company.*

*Jeff Dellis – confirmed that due to weather the building will continue to self-destruct, and Dana Hale will play a large part in the mitigation. Timing is key.*

*Dana Hale – The building is currently unsafe. No one should be inside the building with the existing snow load, and no one should go near the building until it can be assessed by an engineer. Until the engineer can give a clear path on how to handle the mitigation no effort should be made to stabilize or cover the damaged building.*

*Bob Merritt – noted the board has control of the building and they can welcome the participation of the insurance company and the engineers they send, however he encouraged*



*the use of our current contractors and engineers as they all have experience with the building. Should there be a dispute with the insurance they could hire a public adjuster*

*Commissioner Montag clarified the task force members.*

*Board Chair Commissioner Montag*

*Executive Team: Chief Long & Bob Merritt (everybody should work through them)*

*Architect: Jeff Dellis*

*Mitigation: Hale Construction*

*Administrative: Roz Plumb & Jennifer McLean*

*Commissioner Virts noted that Enduris should be kept informed.*

***Motion to approve the mitigation task force as presented made by Commissioner Connor, seconded by commissioner Virts. (3 yay, 0 nay). Motion passed.***

#### **4. DRAFT Mitigation Plan**

*A mitigation plan and resolution will be prepared, reviewed, and presented in the next board meeting for approval.*

*Chief Long requested a meeting be held at Station 32 to assess the situation with the engineer, contractor, and insurance representative as soon as possible.*

*Edward Laskaris from Belfor Property Restoration (sent by Enduris Insurance) visited Station 32 on Thursday evening to do a preliminary assessment and gave a brief report. His initial plan would be to have an engineer design the shoring up needed to make the building safe. Laskaris also mentioned the potential damage from melting snow and the need to mitigate water entering the building as soon as possible. An Enduris insurance adjuster may take a while to visit the site due to other weather-related incidents throughout the northwest region. It is common to have the insurance company review reports and have discussions with the contractor from Belfor to determine a plan for mitigation.*

*Bob Merritt noted that it is vital to document work that has already been completed by Hale under the current contract and protect that throughout the mitigation process.*

*Jeff Dellis agreed that he would like to visit the site as soon as possible.*

*Dana Hale has already visited the site and his first concern is safety. Hale has a contract with the district and has liability for who enters the building. Dana would like to meet at the site and discuss mitigation plans directly with Bob Merritt and would like Structural Engineer Steve Hawke to help plan the shoring up and mitigation.*

Chief Long, Bob Merritt (Consultant), Dana Hale (contractor), Jeff Dellis (architect), Steve Hawke (Engineer) and Edward Laskaris (Belfor) are all available to meet on site at station 32 at 4 p.m.

o RESOLUTION DECLARING EMERGENCY -- Chairman Montag, Commissioner Virts, and Commissioner Connor all agreed to the emergency declaration.

Next meeting: To be announced

**Motion to adjourn made by Commissioner Virts, seconded by commissioner Connor. (3 yay, 0 nay).**

**Motion passed.**

Meeting adjourned at: 12:00pm

APPROVED BY:

Thomas Montag 1/26/22  
Chairman – Commissioner Thomas Montag. (date)

Attest:

Rozalind Plumb  
District Secretary Rozalind Plumb

Robert Connor 1-27-22  
Commissioner Robert Connor (date)

Charles Virts 26 JAN 2022  
Commissioner Charles Virts (date)

**Klickitat County Fire District 3 EMERGENCY Commissioners Meeting**  
**200 Husum Street Husum, WA.**  
**JANUARY 7<sup>th</sup>, 2022 11:00 hours (11 a.m.)**

## **AGENDA**

### **EMERGENCY MEETING -virtual meeting via zoom**

Join Zoom Meeting <https://us02web.zoom.us/j/81608052163?pwd=RDZTS1pwOXF4eDVOUkgzQmVpOXdyUT09>  
Dial by your location +12532158782,,81608052163#,,,,0#,,778253# US (Tacoma)  
Meeting ID 816 0805 2163  
Password 778253

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- o **Open Meeting:** Call to order.
  - o **Attendance**
  - o **Approval of agenda –**  

**(Chairman: “Because of the nature of this emergency meeting, there will be no other items discussed at this time”)**
  - o **EMERGENCY DECLARATION --** *(Chairman Montag)*
    - 1. **Station #32 Structural Collapse—Initial Report** *(Chief Long)*
    - 2. **Project Manager Presentation** *(Bob Merritt)*
    - 3. **Appointment of MITIGATION TASK FORCE** *(Chairman Montag)*
    - 4. **DRAFT Mitigation Plan Steps [in general form]** *(Bob Merritt)*
  - o **RESOLUTION DECLARING EMERGENCY** *(Chairman Montag)*
- Next meeting:**
- o **Motion to adjourn:**



**FROM BRIAN SNURE:**

“An emergency meeting is a Special Meeting of the Board of Commissioners without notice. The notice requirement for Special Meetings may be waived or suspended in the event of an emergency (RCW 42.30.070). The exception to the notice requirements should be used very carefully and only in extreme situations. An emergency is generally defined as an occurrence that *“poses an immediate threat to life or property and must be of such a nature that a 24 hour delay to comply with the notice requirement would probably result in an injury to persons or further serious property damage”*.

If a true emergency occurs, the Board may be called together by whatever means are available and if a quorum is present the Board may conduct the business that is necessary to meet the emergency but no other business. It is imperative that a serious attempt be made and documented to notify all of the Board members of the emergency meeting and, if possible, any news media that would normally receive notice of a special meeting.

The minutes should reflect in detail the nature of the emergency, the likelihood of the threat to life or property and the message used to notify the Board members and the news media. The Board should always remember that the meeting may be challenged in court for failure to comply with statutory notice requirements and the Board must be able to prove that emergency did exist. Even though the required notice of the meeting may not be provided, the meeting is still open to anyone who might happen to attend.

## DECLARATION OF EMERGENCY

**WHEREAS;** Klickitat County Fire District #3 has experienced a catastrophic structural failure of Fire Station #32 during a severe weather event; and

**WHEREAS;** said catastrophic roof failure occurred during final construction activities during a major remodel of the facility; and

**WHEREAS;** said failure has caused severe damage to an existing portion of the facility and has damaged an emergency response vehicle and equipment; and

**WHEREAS;** under the referenced conditions, there is substantial likelihood of risk to persons, property and the environment unless further emergency efforts are taken to reduce said threats; and

**WHEREAS;** the conditions stated above constitute an emergency for the Fire District and the Capital Improvements Project necessitating certain emergency decisions and waiving of certain design, construction and bid requirements in order to mitigate the emergency in a safe and timely fashion.

**NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Klickitat County Fire District #3, Klickitat County, State of Washington:**

**Section #1:** There is hereby declared an emergency, as defined by RCW due to existing and potential further damages to KCFD#3 property.

**Section 2:** Pursuant to the emergency declared in Section 1, KCFD#3 Executive, Administrative and Project Management Staff shall immediately form a MITIGATION TASK FORCE for the purpose of the evaluation of damage and developing a MITIGATION AND REPAIR PLAN with the assistance of the KCFD#3 Architect; Architect Technical Team and the current General Contractor completing the Capital Improvements project. The Chairman of the Board shall Chair the MITIGATION TASK FORCE.

**Section 3.** Said MITIGATION TASK FORCE is authorized to enter into contract and incur obligations necessary to secure the safety and integrity of Station #32 and to repair and replace components necessary to complete the facility and bring it back online to emergency service status as soon as possible.

**Section 4.** All activities pursuant to the mitigation of the damaged facility shall be coordinated, communicated, and executed COLLECTIVELY by the Task Force and further communicated to the full Board of Commissioners.

**Section #5.** All efforts executed in order to bring this emergency to closure shall be conducted in accordance with District policies and conducted in a safe and cost effective manner – waiving certain bidding requirements as necessary.

**Section 6.** All documents, invoices, timesheets and fees to mitigate Station #32 collapse shall be archived in a separate ledger to ensure full reimbursement by the insurance agency and NOT impact the current Capital Improvement Bond Fund.



Recording



Jeff Dellis



Rosalind Plumb



Robert Merritt



KCFB's Aquin Assist



Chuck Virts



Darren Lanz



Tomi Montag



Dana Hale



Edrie



Debbie Olson



Wes Long



Edwards iPhone X



Bob



Melinda Heindel



Brian

Joe yela

Joe yela



Jacob Bertram



**From:** [Rozalind Plumb](#)  
**To:** [Commissioner Thomas Montag](#); [Commissioner Charles Virts](#); [Commissioner Robert Connor](#); [Wesley Long](#); [Jennifer McLean](#); [Dana Hale](#); [bob.merritt@vvn.com](mailto:bob.merritt@vvn.com); [Jeff Dellis](#); [Accounting](#)  
**Cc:** [johnnyrx10@gmail.com](mailto:johnnyrx10@gmail.com); [polii153@msn.com](mailto:polii153@msn.com); [kionaforestry@yahoo.com](mailto:kionaforestry@yahoo.com)  
**Subject:** Station 32 Roof Collapse - Emergency Meeting  
**Start:** Friday, January 7, 2022 11:00:00 AM  
**End:** Friday, January 7, 2022 12:00:00 PM  
**Location:** <https://us02web.zoom.us/j/89753992848?pwd=a3dsWW5teGI0TGxVR09DV3BxOUFtdz09>

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Commissioners,

Chairman Montag is calling for an emergency meeting of the Board of Commissioners regarding the roof collapse at station 32.

The board will review the damage and with the aid of professional advice begin to formulate a plan of action.

Please forward as you see fit.

From MRSC publication

Chapter 3 | Washington State <<https://www.atg.wa.gov/Open-Government-Resource-Manual/Chapter-3>> <https://www.atg.wa.gov/Open-Government-Resource-Manual/Chapter-3> <<https://www.atg.wa.gov/Open-Government-Resource-Manual/Chapter-3>>

#### C. Emergency Meetings

The OPMA provides that, in the event of an emergency such as a fire, flood, or earthquake, meetings may be held at a site other than the regular meeting site, and the notice requirements of the OPMA are suspended during the emergency. RCW 42.30.070 <<http://apps.leg.wa.gov/rcw/default.aspx?cite=42.30.070>>. An agency should, however, provide special-meeting notice of an emergency meeting, if practicable. RCW 42.30.080 <<http://apps.leg.wa.gov/rcw/default.aspx?cite=42.30.080>> (4).

The courts have found that an agency must be confronted with a true emergency that requires immediate action, such as a natural disaster, for its governing body to hold an emergency meeting that does not comply with the OPMA. It has been held that a strike by teachers did not justify an "emergency" meeting by the school board. Mead School Dist. No. 354 v. Mead Education Ass'n <<http://courts.mrsc.org/mc/courts/zsupreme/085wn2d/085wn2d0140.htm>> (1975).

Rozalind Plumb is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89753992848?pwd=a3dsWW5teGI0TGxVR09DV3BxOUFtdz09>

Meeting ID: 897 5399 2848

Passcode: 584416

One tap mobile

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Dial by your location

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+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 897 5399 2848

Passcode: 584416

Find your local number: <https://us02web.zoom.us/j/89753992848?pwd=a3dsWW5teGI0TGxVR09DV3BxOUFtdz09>