

1                                   **Community Center and Pioneer Hall Ad-Hoc Committee**

2   **MEETING #1 DRAFT MINUTES**

3   **Pioneer Hall Courtyard**

4   Friday, June 25, 2021  
5   9:00-11:00 a.m.  
6

7 Present: George Kramer, Gil Livni, Christopher Brown, Shaun Moran, Adam Hanks, Stefani Seffinger,  
8 Kaylea Kathol, Kevin Caldwell

9  
10                   **1. INTRODUCTIONS**

11                   All present introduced themselves.  
12

13                   Adam Hanks: discussed high level scope of task force. Explained City already  
14 investigated a full rehabilitation [K.K. clarification – that is, structural safety,  
15 accessibility, and mechanical improvements as needed] per the direction of previous  
16 Council. Current Council charged staff with exploring the “other end of the spectrum”,  
17 or the minimum updates needed to safely return the public to the buildings. The task  
18 force was appointed to develop such a recommendation. Hanks stated the task force  
19 should formally establish its mission and should develop a schedule. This  
20 recommendation will also help City determine the long-term ownership.  
21

22                   Kramer: acknowledged the tasks force role that they were chiefly focused on structural  
23 repairs to achieve minimum safety. Sought confirmation that Pioneer Hall would only be  
24 used for daytime activities, no overnight use that would change the occupancy  
25 classification. Hanks confirmed.  
26

27                   Kramer: suggested this process would work best if a walkthrough occurred, followed by  
28 unfettered access to achieve more thorough exploration of structures.  
29

30                   Livni: followed up on Kramer’s suggestion, indicating he would like to bring his crew to  
31 the buildings  
32

33                   Hanks: unfettered access to individuals not part of the task force is not doable. **The City**  
34 **would need to know who, when, and what they desired to accomplish.** Then staff can  
35 navigate the access question.  
36

37                   Brown: requested clarification on what the final outcome of the commission would be,  
38 e.g. a subjective set of qualifications? A cost of construction?  
39

40                   **Adam: explained the task force will need to define the outcome. It has not yet been**  
41 **established.**  
42

1 Kramer: envisions involving the City's building official, discussion the feasibility of  
2 potential solutions with him, and providing a rough range of costs for the feasible  
3 solutions  
4

5 Kathol: explained the task force are a legal advisory committee to City Council and are  
6 appointed City officials. As such, the task force should understand conflicts of interest  
7 that could arise. In participating in this committee, members are excluding themselves  
8 from future competitive bidding opportunities that may arise from any recommendations  
9 they make.  
10

11 Livni: asked whether the conflict of interest rules still apply if the project were to be  
12 privately funded, not with tax dollars but with a gift from a potential donor. Would this  
13 project have to be competitively bid if private funding was available? **Kathol was**  
14 **unsure and would need to follow up with the City attorney and APRC (they are in**  
15 **the process of doing a privately funded job at Japanese Garden).**  
16

## 17 2. PROJECT BACKGROUND AND OBJECTIVES

18 Kathol briefly discussed the City's priorities for both buildings. Greatest concerns were  
19 structural integrity and ADA access, specifically restroom access and safe egress. Other  
20 code issues (e.g. HVAC) were priorities of the City's if they needed to be addressed.

21 Kramer asked to meet with building official to discuss his specific reason for wishing to  
22 close the buildings. Kathol explained that Pioneer Hall was never closed, only evacuated  
23 during snow events because of the overloaded roof. This was the fire marshal's decision.  
24 Kathol recalled that Community Center was closed by the building official because of  
25 Marquess's report identifying structural weaknesses in the roof as "unacceptable".

26 **Kramer requested meeting with both the fire marshal and the building official.**  
27

28 Kathol explained that since the original reports were issued on the two buildings, the City  
29 also had a second structural engineer from Marquess and Dale Shostrom look more  
30 closely into the issues (essentially a second and third opinion). This was done during  
31 scoping and negotiation for preliminary engineering. They identified additional potential  
32 problems that may have been overlooked in the first report and needed more exploration.  
33 **Kathol took some minutes during these meetings and will share them with the task**  
34 **force.**  
35

36 The task force toured Pioneer Hall and Community Center to obtain context on the  
37 reports and drawings for that building. Community Center tour included the attic, where  
38 some roof framing problems were visible, and the basement, where foundation problems  
39 may exist (more exploration needed). **The task force requested all the clutter in the**  
40 **attic be removed to downstairs so they can have better access to framing. The**  
41 **clutter was seen as an unnecessary load and fire hazard.**  
42

43 The hillside behind the two buildings continuously sloughs onto the foundation and  
44 siding. **The task force recommended identifying the property line so that some**  
45 **recommendations regarding hillside treatment could be made.**  
46

1 Kramer and Kathol were established as the primary points of contact for the task force  
2 and the City, respectively  
3

### 4 **3. NEXT STEPS**

- 5 a. Kramer will issue a formal objective of the task force, with a list of items they  
6 will accomplish, a schedule, proposed meeting dates, and the nature, timing, and  
7 participants of the site visits they will need to make.
- 8 b. Kathol will reach out to City Attorney and APRC to discuss the implications of  
9 private funding for public procurements.
- 10 c. Kathol will post additional minutes from preliminary engineering scoping process
- 11 d. Kathol will reach out to building official and fire marshal to see about their  
12 availability for a walk-through with the task force
- 13 e. Kathol will identify whether staff are available to clear out the attic space in the  
14 Community Center
- 15 f. Kathol will see whether a legal description of the lot is available.  
16  
17