

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

2 **MEETING #1 DRAFT MINUTES**

3 **Pioneer Hall Courtyard**

4 Wednesday, July 14, 2021

5 11:00 a.m. – 12:00 p.m.

6
7 Present: George Kramer, Gil Livni, Christopher Brown, Kaylea Kathol, Steven Matiaco

8 Absent: Shaun Moran, Adam Hanks, Stefani Seffinger, Chief Ralph Sartain

9 Guests: one crew member and one engineer, associated with Gil Livni

10
11 **1. Call to Order – 11:00 AM**

12 **2. Roll Call**

13 **3. Unfinished Business**

14 A. Objectives and Approach Document – all present Committee members concurred

15 B. Competitive bidding applicability question – not addressed at this meeting. The
16 applicability of competitive bidding per ORS 279 was confirmed via email to the
17 committee from Adam Hanks on 06/28/21

18 C. Preliminary scope negotiation notes – this document was provided in the packet but
19 not addressed at this meeting

20 D. Clutter in attic removal request – Kathol confirmed that staff was not available to
21 remove attic clutter for the benefit of the committee. The nature of the work and the
22 staff time involved is not insignificant

23 E. Legal description of property – not available

24
25 **4. New Business**

26 A. Discussion and site walk with Fire Chief and Building Official
27 Chief Sartain was not able to attend but Building Official Matiaco had conferred with
28 the chief beforehand to prepare for meeting.

29
30 Kramer asked Matiaco why the buildings were closed. Matiaco clarified that only
31 Community Center was closed. Pioneer Hall is evacuated during snow events.
32 Matiaco explained that Community Center was closed due to possibility of collapse
33 identified in the 2019 structural evaluation. The decision to evacuate Pioneer Hall
34 during snow events was made following a 2018 structural evaluation that found the
35 roof was overloaded during snow events.

36
37 Kramer asked if Matiaco knew of any other building code issues that needed to be
38 addressed. Matiaco represented that, because no occupancy change was anticipated,
39 there would be no requirements to bring other systems up to code.

1 Matiaco explained his role as being review oriented. He will need to see plans,
2 details, and calculations so that he can approve them in his official capacity.
3

4 Kramer responded that the commission will develop a narrative of problems and
5 fixes, including calculations and details for Matiaco to review.
6

7 Brown added that some structural engineering would be needed to provide
8 documents that could be reviewed by the Building Official and could be put out for
9 competitive bid.
10

11 Livni asked whether seismic strengthening and/or sprinklers were required at either
12 building. Matiaco said these items will not be required since there is no occupancy
13 change.
14

15 The committee and attendees completed a building tour of both structures with
16 Matiaco. Problem areas previously identified were pointed out and discussed. Some
17 high-level solutions were contemplated. A closer inspection by Livni's team will be
18 required to better understand and document the nature of the problems in the two
19 buildings.
20

21 **5. NEXT STEPS**

- 22 a. Kramer and Kathol will identify a good time to open the building to Livni's crew
23 to facilitate a closer structural review. This task will not be a public meeting due
24 to the specialized nature of the work.