

1.0 CALL TO ORDER/FLAG SALUTE

On Monday, August 8, 2016, Chairman Penrod called the meeting to order at approximately 6:30 p.m. in the cafeteria of the Central Linn High School.

2.0 ROLL CALL

Members Present – Mark Penrod, David Goracke, Parker Leigh, DeeDee Thomas, Eric Gerber, George Frasier, Chris Wyne.

Employees Present - Brian Gardner, Susan Beaudin, Celeste Van Cleave, Jon Zwemke, Amanda O'Brien.

Others - Elizabeth Coleman, Kathi Winter, Terry Marchbanks, Barbara DeRoberts, Bryan Wyant, Linda Day, Sally Lockhart.

3.0 ELECTION OF OFFICERS

3.1 Elect Chairman – Director Frasier nominated Director Penrod as Board Chairman for 2016-17, Director Goracke second, motion passed 7-0.

3.2 Elect Vice-Chair – Director Wyne nominated Director Parker to serve as Board Vice-Chairman for 2016-17, Director Thomas second, motion passed 6-0. Director Leigh abstained.

4.0 GOOD OF THE ORDER/COMMUNICATIONS

Five Brownsville residents voiced concern for the housing project proposed for the Brownsville property by Willamette Neighborhood Housing. Statements were made indicating the district's Offer for Sale was too narrow in scope therefore excluding contractors or other investors from submitting a proposal. Also, they commented there may be concerns with a gas tank buried on property and possible encumbrances from deed dated in the late 1800s. A request was made to allow time for other possible proposals to be submitted. Samaritan Health Services was mentioned as one that may be interested in looking at the property for an elderly care facility. Neighbors are concerned for the change in neighborhood character and a much denser population with the WNH project that is being considered. Neighbors have discussed this with local sheriff deputies and they seemed concerned according to patrons.

4.1 Agenda Adjustments

Added to 6.2 the resignation of education assistant, Linda McLain.

4.2 Building Principals

Principal Zwemke reported the number of students attending summer school this past month averaged fifteen. He clarified for the Board, last year the social studies and English teachers moved classrooms closer together and combined topics and class projects in a lab setting with a common prep period. Principal O'Brien reported teachers have been attending common core and formative assessment training this summer. Grant funds will be used to pay for this professional development. The grant will also provide an additional 8 hours more a week for the state coach to work at the school this next year.

4.3 Facilities/Maintenance Report

Superintendent Gardner reported on the following maintenance issues: water softener that services both schools must be replaced for approximately \$16,000; received one bid for repairing/replacing library windows at the elementary school for \$32,000 (waiting for two more bids); and we continue to work on heating at the high school. We have tested all water fountains, kitchen and spot checked classrooms and all passed lead testing except for the boiler. Some lead was found in the makeup boiler but it had set more than 18 hours prior to testing. Lead testing passed with no health concern.

5.0 CONSENT AGENDA

- 5.1 Approve Brian Gardner as District Clerk.
- 5.2 Approve Celeste Van Cleave as Deputy Clerk.
- 5.3 Approve Brian Gardner as Custodian of Funds and Authorize Facsimile Signature of District Clerk.
- 5.4 Delegate Brian Gardner Authorization to Sign for Federal Programs for the District.
- 5.5 Approve Brian Gardner as the District Budget Officer.
- 5.6 Approve The Times, Eugene Register Guard or the Albany Democrat Herald for District Legal Notices and Publications.
- 5.7 Approve the Firm of Garrett, Hemann, Robertson, Jennings, Comstock & Trethway, P.C. as District Legal Counsel.
- 5.8 Approve Key Bank and the Local Government Pool, as Depositories for School District Funds.
- 5.9 Approve Pauly, Rogers & Co. as Official 2016-17 Auditors for the District.
- 5.10 Determine that Roberts Rules of Order will be used to Conduct Board Meetings, Except Where Other Group Processes may be Initiated by the Superintendent or Chair.

Chairman Penrod read the Consent Agenda into the minutes as submitted (listed above). After a short discussion, Director Frasier moved to approve the Consent Agenda as submitted with the exceptions, remove *Eugene Register Guard* from District Legal Notices and Publications and insert the word *Investment*, to Approve Key Bank and the Local Government Pool, as Depositories for School District Funds. Director Leigh second, motion passed 7-0.

6.0 ACTION/BUSINESS

- 6.1 Approve Minutes of the June Budget Hearing & Regular Board Meeting
Director Wyne moved to approve the meeting minutes of June 13, 2016, as submitted. Director Thomas second, motion passed 7-0.
- 6.2 Acknowledge Staff Changes
The Board acknowledged the resignations of teachers, David Roderick and Darren Perry and education assistant, Linda McLain.
- 6.3 Hire Licensed Staff
Director Thomas moved to approve the hire of Stacie Kandra-Mauch as special education teacher; Michelle Mitchell-Foust as math teacher and Tiffani Day as part-time social studies/language arts teacher. Director Goracke second, motion passed 7-0.
- 6.4 Approve Day, Time and Location of Board Meetings
Director Goracke moved to approve the schedule of school board meetings for 2016-17 as submitted. Director Thomas second, motion passed 7-0. (Second Monday of the month at 6:30 p.m.)
- 6.5 Set Date/Time for High School Graduation
Director Wyne moved to approve June 10, 2017 at 1:00 p.m. as the date and time for high school graduation. Director Goracke second, motion passed 7-0.
- 6.6 Appoint District Labor Negotiation Team
It was the consensus of the Board to retain Directors Frasier, Goracke and Leigh on the District's negotiations team for 2016-17.
- 6.7 Discuss Sales Agreement for Brownsville Property
Superintendent Gardner had received an email from Brownsville City Mayor regarding Willamette Neighborhood Housing (WNH) and asked that it be shared with the school board. The email was read into the minutes. *"I visited several housing sites by the Willamette Neighborhood Housing Services in the Corvallis area last fall along with several school board members. I was impressed with the quality of their facilities and the manner in which the grounds are well maintained*

and looking quite beautiful. I am supportive of this organization purchasing the Blakely Street school property if that is the decision of the Central Linn School Board. I would suggest a tour of those facilities by neighbors of the Blakely property if they are concerned about the neighborhood.”

Superintendent Gardner reminded the Board of the memorandum of understanding signed with WNH was to give them (WNH) time to work with the City of Brownsville and Linn County regarding zoning details, etc. and bring that information back to the Board. He commented there was plenty of time for Samaritan Health or others to approach the Board.

Mr. Gardner stated there was no ongoing issue with a gas tank on Brownsville property that he was aware of and if there was a liability it would have to be resolved. There are reports of an old oil tank but little is known for sure. Ultimately, we are trying to reduce the liability to the district with this building. Regarding the older property deed(s), the district has copies and they are available for patrons to review at the district office. He has based his previous Board reports on information from a 1991 preliminary title report when the property had previously been for sale. There were no encumbrances reported except for one from ODOT which was released.

Question was raised if Samaritan Health submitted a proposal will they be scored by the same rubric as WNH? Chairman Penrod stated the Board was not held to any one approach but there would be criteria to meet. Patron commented that a written request was made by Don Lyon to consider a health care facility and the Board dismissed it. Mr. Gardner responded the request was to have the Board look into it but it didn't meet the goal of bringing in families and students to the district. Chairman Penrod stated the Board is listening to the neighborhood to consider something different. He assured the group there were several steps that would include the neighborhood.

Patron asked if the Board would consider accepting \$168,000 for the building of a few homes. Chairman Penrod stated the Board would have to ask would it align with the goals. Another patron stated they didn't disagree with selling the property but would the Board consider other options like developing new homes or a retirement facility; have more of an open mind and look at the broader picture. Director Frasier stated the property has been for sale for 25 years with three different superintendents and multiple school board members. This is the first offer we have received. Most developers won't consider it for the asbestos and possible underground issues. This property was advertised legally. WNH will pay taxes on the majority of the property. If Samaritan is interested they should contact the superintendent. If Linn County Sheriffs are concerned with increased housing population they should contact Benton County Sheriff's Office regarding WNH's Corvallis properties.

Superintendent Gardner stated as CEO of the school district the school board is his employer. He looks at this from a school's perspective. Second, we have been discussing mixed use, four homes, owner occupied, and 16 rental units, moderate income (not low income) not Section 8 housing. Willamette Neighborhood Housing's Lebanon and Sweet Home properties were rehabs and Corvallis properties were built from the ground up. Superintendent Gardner offered to conduct a tour of the Corvallis units but all refused. Patron stated those properties are all located near schools, shopping, public transportation and Brownsville is not. Superintendent Gardner responded but we have families desperate for housing in our district.

7.0 REPORTS

7.1 Financial

Ms. Van Cleave reported the business office was completing annual roll over for the new year; paying invoices from two databases; and making personnel changes. The Board questioned the Umpqua contract discussed at the June meeting. Superintendent Gardner reported there were no legal requirements to bid on milk/dairy products annually because there was never an invoice over \$300 a month. Therefore, the district would complete an agreement with Umpqua Dairy to be updated annually.

7.2 Superintendent

7.2.1 Oregon English Language Learner Report

Superintendent Gardner reported there was a copy of the Oregon English Language Learner Report in the district office to review if interested. He commented overall the state ESL program is flawed. We have a relatively small number of EL students. As they come in with very low English speaking skills and take standardized tests they score low. As they increase their skills and state test scores are higher that information is never made a part of the district's report card.

7.2.2 Board Work Session

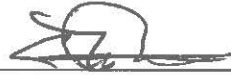
Mr. Gardner reminded Board members of the Board work session to be held Tuesday, August 23, at the high school to review facility issues. He is working on additional options and there is the need to review the voting results of the failed bond measure. Chairman Penrod noted the work session would be held from 6:30 – 8:30 p.m.

8.0 **ADJOURN**

With no further business before the Board, Chairman Penrod adjourned the meeting at approximately 8:33 p.m.



Susan Beaudin, Board Secretary



Mark Penrod, Chairman

9-12-16

Date Approved