

On Monday, March 3, 2014, Chairman Goracke called a school board work session to order at approximately 6:00 p.m. in the conference room of the district office. The purpose of the work session was to discuss recommendations from the Facilities Committee.

Members Present: David Goracke, George Frasier, Eric Gerber, Chris Wyne, DeeDee Thomas, Charley Wolff

Employees Present: Brian Gardner, Superintendent; Susan Beaudin, Board Secretary

Others: Mark Penrod, Jennifer Johnson, JR Tharp, Ronda Fischer

The facilities report from Hill International was briefly discussed.

Superintendent Gardner provided information on the voter dynamics of the Central Linn Community and the tax rates of surrounding districts. If the voters were to decide against a bond for a new school(s) and the district were to dissolve, residents would acquire one of those other school district's tax rates depending on where our students were dispersed.

All registered voters	2628
# of households	1498
Male	1259
Female	1354

100%	50%	(Votes % of the time)	
1%	2%	18-24	6% = 167
3%	8%	25-34	12% = 310
6%	11%	35-44	14% = 366
29%	33%	45-59	31% = 810
61%	45%	60+	37% = 972

Halsey: 200 students; 619 households  
Brownsville: 400 students; 1347 households  
Shedd: 80 students; 395 households

Albany tax rate: \$6.20 per thousand  
Lebanon: \$7.02 per thousand  
Harrisburg tax rate: \$6.19 per thousand  
Central Linn \$4.62 current tax rate

Superintendent Gardner led the conversation with the following questions: 1) What configuration best serves kids? 2) What configuration best serves fiscal responsibility? Now and in the long run? 3) What configuration will the community embrace? 4) What configuration gives the district the most long term flexibility?

**Ideas for Use of Current Buildings:**

CLES – K-5 school; or Community Center/Pool; or CL Rec Center/Pool; or a high school minus athletics

CLHS – Grades 6-12 school; or a K-12 school; or a CTE and Athletics Center

District Office – Rec Center; or housing; or K-3 school; or Community Center/Senior Center; or outdoor pool.

**Other Alternatives:**

Consider acquiring available property on Washburn St., Brownsville; could be a K-12 school; or a K-5 school; or a grade 6-12 school. Or, the possibility of acquiring property across the highway from the current high school; could be a K-12 school; or a grade 6-12 school.

**Various Discussions Took Place:**

Superintendent Gardner commented a positive for considering the Washburn site is the majority of students reside in Brownsville and the majority of voters are from Brownsville. The Washburn property already has water and sewer to the property. Director Wolff disagreed that the sewer did not run down that side of the street and the water main would not be large enough for a school. Also, there is no good access for emergency vehicles. Superintendent Gardner did state the City of Brownsville needed to increase its tax rate but he had heard different things about utilities.

Mr. Gardner stated we need options from the school board to present to the community. We have scheduled three community meetings and sent letters out to 20+ community organizations asking to speak with their organizations.

Director Wyne asked what the 7-12 upgrades would cost. Mr. Gardner responded about 80% of the cost of building a new school which has been estimated at \$14.48 million. Seismic grants mentioned by the state (\$20 million for the entire state of Oregon) would be small if not nonexistent. He has met with contractors from Eugene who have proposed alternative building methods if we built a new building. First we need to know where and then we could obtain cost estimates. The district needs to be sure it is doing due diligence.

Directors Goracke and Thomas commented they were in favor of two campuses. Clarified the majority of the Chapter Farm at the high school site is in a flood plain. Director Frasier commented maybe we should consider closing the district. Mr. Gardner noted the community needs to know the high school building is susceptible to collapse in an earthquake. The community needs to determine how much money they want to spend on the safety of students.

Patron, Mark Penrod, experienced engineer and experience in the building of schools, commented it generally takes 2.5 years to build a new school.

Director Wolff couldn't see a community center/pool at the elementary site. He was for two separate sites, one for K-5 and one for 6-12. He thought it would be a waste to make a CTE/Athletic Center at the current high school site.

Director Gerber asked what would be the problem with a K-12 campus. Director Wolff thought it best to keep the younger students separate from older students. Superintendent Gardner reported the Administrative Team was in favor of a K-12 campus. From an educational standpoint high school students can be helpful to younger students and vice versa. All your administrators would be on one campus; bussing would be to one place; gives us flexibility with state regulations; and would help keep

district alive. Also, if the district decided to go *charter* you can only charter one campus. So, if you charter a whole district it has to be all on one campus. As examples of a K-12 campus, Harrisburg and North Marion are all on one campus.

Superintendent Gardner asked, "What configuration best serves kids"?

Director Wolff was in favor of two campuses; he didn't think one campus would pass with community. Director Frasier thought, in a perfect world, acquire property across the highway from the current high school site and have one building on each side of the highway or, one building separating elementary/secondary makes sense; but realistically remodel elementary and build new high school on current high school site. Director Goracke was in favor of separate campuses; Director Wyne in favor of a single campus being fiscally responsible. Director Gerber was in favor of a single campus and exploring more than one option; the money will determine where we go. He thought it would be better for all students in one building and it would meet the new education model. Director Thomas stated she was initially in favor of refurbishing the elementary and rebuilding high school on same property. After listening to discussion she would be in favor of a K-12 on one campus but separate elementary/secondary. Also, could be fiscally smart and would have the opportunity for students helping each other. Try to utilize what we have.

At this point in the meeting Superintendent Gardner shared different scenarios he had drafted identifying them with different colors. They were:

**Blue K-12 School at Current High School Site**

Options for buildings not used:

District Office: Rec Center or Community Center.

Elementary School: Community Center and Indoor Pool.

**Orange Remodel CLES and Build New High School at Current Site**

Options for buildings not used:

Re-purpose District Office

**Yellow Rebuild High School on CLES Site; Build a K-5 School on Washburn Site; Change High School into a CTE and Athletic Complex**

Options for buildings not used:

Re-purpose District Office

**Purple Build K-12 School on Washburn Site**

Options for buildings not used:

Elementary School: Community Center/Pool/Rec Center

Re-purpose District Office

**Green Build Grades 6-12 on Current High School Site; Build a K-5 on Washburn Site**

Options for buildings not used:

Elementary School: Community Center/Pool/Rec Center

Re-purpose District Office

Red Remodel CLES to Convert to Grades 6-12 Under New Instructional Model; Build a K-5 on Washburn Site; Change High School into a CTE and Athletic Complex

Options for buildings not used:  
Re-purpose District Office

Director Frasier added:

Close District

**Further Discussion:**

Director Gerber commented if everything is out at the high school we lose out for more people participating in activities; better turnout if school in town. Director Goracke disagreed.

Superintendent Gardner stated he had reviewed the color options with his Administrative Team and the purple option was chosen unanimously. It best fit the new educational model and we continue to have costly repairs to the elementary and high school buildings. The Team's second choice was Blue.

Ronda Fischer, Halsey City Administrator, commented on a personal level, she had some positive experience with the K-12 configuration but it had drawbacks as well. Having one gym was a problem; if you went K-12 you should build more than one gym.

Patron, Mark Penrod, commented operating costs are a struggle maybe you should look to combine; there are a ton of efficiencies that come with combining schools. Issues with the welfare of the children can be dealt with; but energy savings, technology, etc. there are many long term benefits available with a combination.

Ronda Fischer voiced concern for an empty building in Halsey and who would be responsible for maintaining the building. The City of Halsey doesn't have the money to maintain it. Director Frasier, also serving on the Rec Center Board, commented the Rec Center may be five years away from taking on another site.

Director Thomas suggested another configuration combination; it was designated as Sage Green.

Sage Green New K-6 / 7-12 but Different Buildings at Current High School Site

Options for buildings not used:  
Elementary School: Rec Center/Adult Learning/Meeting Rooms  
District Office- Community Center

Director Gerber suggested another configuration combination; it was designated as Light Orange

Light Orange Remodel Elementary School and New High School at Washburn Site, Brownsville

Director Frasier questioned if there was any thought to a building with more than one floor. Superintendent not prepared to answer at this time.

Mr. Penrod commented economics and the amount of land can drive a multi-floor building. If land is flat go with one floor. There are more things to consider with multi-floors, utilities, fire protection entry, but multi-levels can work with a lack of land, but it can be more costly.

Director Wolff suggested another configuration combination; it was designated Ocean Blue.

Ocean Blue One Common Campus at Current High School and a Sports Complex at the Current Elementary Site

A comment was made we would still have the same water and issues with a new building in Halsey.

Director Wolff questioned if District could acquire property by eminent domain. Superintendent answered, yes, that was an option for school districts. Director Frasier suggested considering acquiring ten acres north of the current high school site.

In trying to reach *consensus* on the suggested configuration options, there was *consensus* to remove the Red and Ocean Blue options and a *straw vote* taken on the following (each Director having 4 votes):

- Blue
- Orange - 2+2+2+2+2=10
- Yellow
- Purple - 2+2=4
- Green
- Light Orange 2
- Sage Green - 2+2+2+2=8
- Ocean Blue
- Frasier Option

Director Frasier – Sage Green/Orange; Director Thomas – Sage Green/Orange; Director Goracke – Sage Green/Orange; Director Wyne – Sage Green/Orange; Director Wolff – Orange/Purple; Director Gerber – Purple/Light Orange

Superintendent Gardner reminded the group they still had a vacancy on the Board to appoint that represents Brownsville. We also should have a K-12 option; a remodel elementary school option and a Brownsville option as a starting point for conversation with the community. The district will need to discuss options with an architect on configurations and by late spring have costs and drawings to help with community discussion.

It was suggested the district place a survey monkey on the website for patrons to vote on options. Some felt options should be narrowed down and costs placed with each option. And, is there a way to limit one survey taken per person. The Board requested interest rate information for a \$20-\$30 million bond and, talking points for next meeting.

Superintendent Gardner distributed a report from a recent SAIF visit regarding one area of mold found at the elementary school. They did a test on it and confirmed black mold with very few spores present. This could have happened a long time ago and not treated. It is in the original ceiling above the lowered ceiling.

The Board work session adjourned at approximately 8:20 p.m.

  
Susan Beaudin, Board Secretary

 3/10/14  
David Goracke, Chairman Date Approved