

1.0 CALL TO ORDER

On August 23, 2016, Chairman Penrod called the work session to order at approximately 6:30 p.m. in the cafeteria of the high school.

2.0 ROLL CALL

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

Employees – Brian Gardner, Susan Beaudin, Celeste Van Cleave, Joni Wixom

Others – Debie Wyne, John Cavill, Blaine and Katie Cheney, Marlene Gillis, Alan Buzard

3.0 REVIEW BOND VOTE DEMOGRAPHICS - The Board reviewed election demographics and made the following comments: sixty-two voters did not vote on the bond measure (it was on the back of the ballot perhaps voters missed it); education across the board, the older voters carry the vote, educate the ones on the fence, get young voters to vote; over 1,000 voters didn't think it was important to vote; Halsey outside stands out compared to other precincts but why did everyone in that area say no; huge private school population in that area; 25-34 age voters that didn't vote and probably the parents of children in the district, need to get the word out; apathy is a killer; outside of Halsey farming, large taxes but the overall voter turnout is historically low; have to really sell it.

Superintendent Gardner's comments included: sixty-five percent of the voters registered voted; incredibly close in Shedd and Peoria; went down hard in Halsey; with Brownsville having the highest tax base in the district we lost by 40 votes; so the people that would have paid the most, voted yes. We lost in the rural communities where the tax base is lower.

Board members shared comments they have heard from community regarding the failed bond measure: that's too bad; (in various forms) \$30+million bond would be too expensive and should have gone for less; didn't read all the literature put out; disappointment from many others, passing concern; find another funding source; needed a better defined plan for what we are selling; are we going to go again; what are we going to save if we built what would be safe; keep the same driveway; how soon are you going out again; it will pass eventually; didn't think it was enough money to do it; prices have gone up, contractors busy; needed to have sessions where people come and ask questions; too many questions we didn't have answers for; short window need to advertise sessions; concern for the amount of the bond; have a plan and pictures; wanted to see what they were voting on; timeframe too short being pushed through; no way going to invest because they didn't have a good experience here as student; taxes already too high; didn't understand how school funds are used; and are the matching funds still going to be there?

Superintendent Gardner questioned one of the Board's goals. In November 2011 (and still a current goal) the Board initiated a goal that the district build a community consensus around facilities. Are we trying to build a consensus and get past 70% or looking at 50% +1 which builds less consensus or harmony in the district? The district needs to have a clear message to arrive at a consensus, so the Board and community are speaking the same. It was suggested a list of bullet points that explain what we want so it is easy for others to process. Superintendent Gardner stated we build consensus by educating; we need to listen

to feedback and clarify things within our group to relay to community. For next work session Superintendent will provide some suggestions to develop talking points. Each Board member should bring what they heard during the campaign so we can find a better way to present the information.

Chairman Penrod stated he would like to see 50+1%; wants good reliable facilities for future students. Director Goracke stated he would like to see the highest percentage possible for as much support as possible. Director Frasier stated he feels the community has consensus, the building sucks, we need to figure out what to do and how to pay for it. Superintendent Gardner was hearing 50+1%. Director Leigh stated that's a good goal it will get it done anything above that is support for schools.

The Board reviewed again the five bond measure options presented at the February 2016 work session. Given the failed bond measure Superintendent Gardner asked for feedback from the Board moving forward. Board members were not interested in Option #1 (Do Nothing) or Option #2 (Triage & Fix). Everyone was of the mind that the *first choice* would be Option #5 (build a new school); *second/third choice* would be to relook at Options #3 and #4 (Repair) and (Repair Elementary School - Replace High School); respectively.

Additional separate comments from Board members: based on feedback from community Option #4 is worth looking into; need to state what we do with the elementary school or repurpose it for the benefit of Halsey; see the benefit of Option #4 possibly build one school but need to consider the operational savings we would lose; maybe add working with Willamette Neighborhood Housing and use some of the bond money to reroof and paint the Brownsville gym; would like for future Boards to talk about education not facilities; like to see a true 100 year building so the Board could concentrate on education; would consider Option #4 to pass a bond; Option #3 is not an option due to earthquake concerns; the current high school is not the greatest for building (water/sewer lines etc.) find another site close to the elementary and build a high school and repair the elementary and still get the savings by being closer together; look at Option #4 fixing the elementary but when building the high school look to adding on to it at a future date; and by fixing the elementary it would be a good faith gesture and facility could be used in the future.

4.0 FINANCIAL REVIEW

Superintendent Gardner stated our ten year treasury bond interest rate is now at 1.5% and there is still a great demand for bonds. It was his guess we would see similar interest rates for the next 4-5 years. It is a deflationary market and therefore didn't feel the district needed to rush our process thinking things were going to be relatively steady. After reviewing the vote statistics on the bond measure Mr. Gardner didn't think the interest rate was a factor in the vote.

5.0 REVIEW DESIGN CONCEPTS

Marlene Gillis of Soderstrom Architects shared a few one level and two story building designs for a new K-12 school. Ms. Gillis felt there were many ways in which to use the current high school site for a school and was open to discussion with the Board and community as to preferences. She hoped to refine ideas and then help the district sell the project to the community. Ms. Gillis commented if planning to the original budget of \$36 million and keeping within state requirements 100,000 sq. ft. would be a target. Superintendent Gardner thought the district would need 122,000 sq. feet. The goal that evening was to determine placement of a building and the non-negotiable, things we have to

have in a school, and a timeline as to when to hire an architect. Additionally, we need more information like a bond amount to work up strategies and develop cost estimates.

School Board feedback: need to build away from the floodplain; love to see ideas and great way to get community discussion; not a champion of two story; want facts of the two story; track has to be replaced and drainage on the football; keep the football stands; save anything we can regarding athletics; current location of playing fields is a waste of space. Stadium seating could be relocated; save the Cobra Dome; keep the district office building; where would bus storage or maintenance be placed; is the Cobra Dome earthquake proof; asked to make design plan with tearing down the Cobra Dome; what about a seismic grant, it doesn't pencil because it is not a detached gym; need two gyms outgrown this space; build only one new gym and keep the Cobra Dome; no auditorium; keep space for future expansion like auditorium; maximize space; dual use on sq. footage; what is the cost to save the Cobra Dome vs. build a new gym; facts on two story vs. one story (reduce the roof area and effects to roof supports); increase maintenance costs for roof and elevator; maintain the land lab and greenhouse for CTE program; save at least 10 acres for farm field. The Board requested a list of schools that Ms. Gillis and her firm have worked on with these similar concepts.

Items requested for October workshop: updates on grants, the lottery pool and design development costs; information from Ms. Gillis on how to inform community; preliminary marketing plan; structured community meetings; round two on design pieces. Board secretary will email members three dates in October to choose next work session date.

Brownsville patron gave input on going out for bond next May or November 2017. Brownsville will be going out for a bond soon for a water treatment plant. His input on bond options were backing off new school (Option 5) and looking at a 3.5 or a 4.5 option and try to preserve cultural and emotional things to Central Linn and then tailor to a smaller package. Offer town hall meetings with fewer options and keep next work session short using bullet points.

6.0 ADJOURN

Chairman Penrod adjourned the work session at approximately 8:50 p.m.



Susan Beaudin, Board Secretary



C. Mark Penrod, Board Chairman

9-12-16

Date Approved