

On January 23, 2017, Chairman Penrod called a work session to order at approximately 6:30 p.m. in the cafeteria of Central Linn High School. All school Board members were present. Others in attendance were: Brian Gardner, Susan Beaudin, Celeste Van Cleave, Jordan Parrish, Eldon Albertson, Ken Lorensen, Stacey Meneses, Marilyn Crover, Sue Frasier, David Karo, Debie Wyne, Charley Wolff, Katie Cheney, Kori Helget, Joni Wixom, Louie Gerber.

Brownsville Update – Superintendent Gardner reported Samaritan Health has expressed interest in buying the Brownsville Gym and Willamette Neighborhood Housing still interested in the remaining property for housing. Samaritan is scheduled to make another tour of the gym this Friday. The Board should be thinking about what covenants they might want in the deed. Another meeting with the two entities is scheduled for February 2, 2017.

Recap – Mr. Gardner briefly reviewed the District Facilities Committee’s minutes from February 2014 where the Committee recognized the efficiency of one campus and recommended building a common campus K-12. He spoke briefly to the five plan options considered by the Board last winter when discussing a bond in May 2016 (1. Do Nothing, 2. Triage & Fix, 3. Repair, 4. Repair CLES/Replace HS, or 5. Build new K-12).

The Board reviewed copies of the May 2016 Ballot Measure Question/Summary; a voter fact sheet that reflected voter participation in the different precincts; and, the highlights of the previous Board work sessions held in August and November 2016. Mr. Gardner reminded the Board the district had attempted to hold focus group meetings for gathering community input but those meetings were poorly attended. The district then sent a survey to all those that voted in the May Election. The results of the survey basically told us those voters wanted to see a detailed plan; separation of age groups; and the plan for the building left in Halsey. Also, the language “sports complex” may have confused people, we should have stated, new track and football field.

Staff Preference and Why with the Understanding the Board and Voters make the Decision. Mr. Gardner listed reasons the staff was in favor of a K-12 Dome School on the current high school site.

- All new, it all works
- Contracted services savings \$60,000+ a year
- Potential of \$290,000 operation savings
- \$60,000 energy savings
- Long-term maintenance cost effective (HVAC, Floors, Lights)
- Historically low interest rates
- Healthier schools
- \$400,000+ savings per year ongoing
- Place savings dollars in maintenance reserve to cover major repairs based on life cycle replacement
- Long-term stability for Central Linn Schools for facilities and from consolidation (K-12 Charter if needed) and state mandated spending

- Increased opportunities for cross grade mentoring, and
- ONE CENTRL LINN

Superintendent Gardner shared contracted services costs to repair and keep existing buildings functioning; expenses the district would not spend with a new school: 2014-15 totaled \$83,036; 2015-16 totaled \$82,339; and 2016-17 to-date \$72,324.

Additional comments:

More efficient ways of using staff and through attrition save up to \$300,000;

Dome buildings are 70% more efficient representing approximately \$60,000;

Lighting would go to LED; replacing lights less often;

Save on man hours waxing floors; look at polished cement floors;

Maintenance from old to new building repair costs go away but would keep in mind we need to invest in preventive costs and maintenance replacement fund;

Greater opportunity for student mentors;

K-12 campus lends itself for Central Linn teachers to teach college level courses at Central Linn; and

Would have the *option* to operate a K-12 Charter School if needed. (No current plans to do so; never discussed with staff, but an option if consolidation were to become an issue. Must be one campus to be charter school.)

Political Realities – Superintendent asked Board members to list (wall activity) their perception of the community and the political realities regarding a bond. A summary follows:

- Brownsville and Halsey's water/sewer needs
- Brownsville and Halsey's taxes
- Personal economic impact
- Limited available housing
- Show plan and follow through on maintenance/savings/replacement
- CLES building: attachment to old building or visual of an old decaying building
- 1997 bond resentment
- Asked for too much money May 2016 Ballot Measure
- Distrust of Administration (hiding something)
- Improve Communication
- Apathy and resistance to change

CLES Priorities - The Board reviewed the Rehabilitation Narrative Scope of Work for Cost Estimate for the elementary school as generated by Bergsund & Delaney Architecture. The scope addressed the following primary goals: Site Work, Envelope Work, Systems Work and Interior Work. Under each primary goal was a detailed listing of needed repairs specific to that goal. Mr. Gardner asked the Board to prioritize (wall activity using colored dots) those lists as to **Red Tier I** = Can't go without, a must do, can't continue school without; **Blue Tier II** needs attention but could do something for the next 2-5 years, maybe pieces we could self-fund; and **Green Tier III** = Nice to have. The results of the wall activity will be reported at the next work session. The Board was asked to vote (using stickers) on what does the minimum satisfaction point look like for them, Tier I, Tier II or Tier III. Two Board members voted for Tier I and five Board members voted for Tier II.

Superintendent Gardner stated the price estimates for this scope of work would cost the district approximately \$10,000 and would take up to twelve working days to complete. It was the consensus of the Board to move forward with obtaining the cost estimates. It was suggested the district obtain costs to eliminate the skylights over the library (weak spots).

Director Schneiter suggested a reconfiguration of the elementary office to include a reception window to the left of the front door for parents and others to use.

Preliminary Plans & CLES Worksheet – Sample building designs for a K-12 School; single Jr/Sr High School and Elementary School on separate sites were submitted by architect, Leland Gray, for the Board to review. The designs were for monolithic dome structures.

Estimated cost for a K-12 School was \$25 million and included 35 classrooms; two cafeterias; one kitchen; two shops, gym, elementary exercise, media center, auditorium and one administration. Estimated costs included demo and soft costs but did not include if the district put in a new pipeline, a new track, or furnishings. Estimate for high school only was \$17 million.

Estimated cost for elementary only, with 22 classrooms, cafeteria, library was \$11 million. This included maintaining some existing outside building walls to secure the playground and preserve the heritage of the existing campus. An elementary with 16 classrooms estimated \$7 million.

Mr. Gray also submitted a plan for using the elementary site if a K-12 school was built on current high school site. It included retaining the current elementary gym and cafeteria and remodel the west building for bus maintenance. It would also maintain some existing walls for a semi-enclosed courtyard area for school and community outdoor events. Grounds would include two soccer fields. Estimated cost \$650,000 - \$700,000. It was suggested we could include a “no depth water play area” (fountain) as well.

Financial - Superintendent Gardner informed the Board Central Linn was #18 on the OSCIM Program Priority waiting list and #17 on the OSCIM Program First in Time waiting list and not likely going to receive any OSCIM grant funds. The grant is based on the number of students it has and its tax base. Per the state, Central Linn has a large enough tax base, and has the funding mechanism available to meet its' needs. He explained how districts must pass a matching bond to receive those funds; if districts don't pass their bonds, districts on the waiting list move up the list. Next fall there will be additional requirements for applying for this grant. The state will be requiring a facilities plan approved by a state approved planner, costing \$30,000 to \$50,000. As Central Linn is low on the priority list we do not qualify for the grant money available to help cover those costs.

He shared the following required levy rates per \$1,000 for bond financing:

	<u>20 YR</u>	<u>30 YR</u>
\$15 MM Bond	\$1.139	\$0.859
\$20 MM Bond	\$1.516	\$1.143
\$25 MM Bond	\$1.894	\$1.428
\$30 MM Bond	\$2.278	\$1.718

If we went with the K-12 School and were saving \$400,000 a year we could self-fund a new track and football field. We considered self-funding and \$1 million on a 25-year term = \$6,000 a month or \$72,000 per year.

The Board needs to consider the district needs, the political reality and what it is going to cost. The filing deadline is March 16; however, the bond counsel needs to draft the resolution, and the Board needs to adopt it prior to the filing date. Some Board members felt it was too short of a timeline.

Next steps would be to see the estimated costs of repairing the elementary and another work session to digest that information against the different type of building designs and decide whether to move forward or not. It was the consensus of the Board to hold another work session on Wednesday, February 8, 6:30 p.m. at the high school.

Adjourned at approximately 8:30 p.m.



Respectively submitted,
Susan Beaudin
Board Secretary



C. Mark Penrod
Board Chairman