

## Community Bond Advisory Committee Meeting #1 January 23, 2024

### *CBAC Members*

- Present: Chad Schrock, Jerry Lachenbruch, Will Rodenjuis, Glenda Seiders, Jen Durringer, Sue Frasier, Steve Carothers, Sarah Curtis, Lauri Archer, Allen Buzzard and Dan George with the American Legion
- Absent: Garrett Leabo, Johnna Neal, Reed Anderson, Randy Raschein, Dave Goracke, Wendi Farris, Jolyne Walton

### *CLSD Staff*

- Present: Candace Pelt, Celeste Van Cleave, Dena Crowell

### *Board Member Liaisons to CBAC*

- Present: David Karo
- Absent: Tony Isom

### *Consultant Team:*

- Present: Cassie Hibbert, Wenaha Group; Patrick Linhart, Wenaha Group

### Introductions

On January 23, 2024, the Community Bond Advisory Committee (CBAC) convened for their first meeting. Superintendent Pelt introduced Wenaha Group to the committee members and Wenaha Group provided an overview of a bond process.

### Team Members and Roles

The CBAC will consist of committee members, Wenaha Group, district staff and board members. District leadership staff and board members will participate in committee discussions but will not be involved in voting processes. Committee members were asked to be present at each meeting to build a shared knowledge base for informed and productive decision making.

**Who is Wenaha Group?** Wenaha Group is a Native-American owned construction management and consulting firm with a focus on medium size and rural school districts; capable of offering design and construction experience. With board approval, Wenaha Group was asked to facilitate the pre-bond process and help bridge the relationship gap between the district and the community. Wenaha will act as an impartial third party driving the pre-bond experience, plan & facilitate the CBAC meetings, as well as provide the Facilities Assessment and Long Range Facilities Plan to the Oregon Department of Education (ODE). Wenaha's fees to CLSD will be offset by technical grants, with the district covering the remaining balance of \$32,000 which will be paid out of general fund.

### Ground Rules

1. Everyone speaks and will get the chance to talk. If members do not openly talk, they may be asked to share their opinion.

2. The committee will share in one conversation; not to hold table conversations but to talk as a whole. Notecards are provided at each table where members can write comments, ideas and clarifications which may be brought to the beginning of the following month's agenda.
3. Make phones silent, put them aside and be present.
4. We will not agree 100% of the time but consensus is defined as "I can live with it and I can support it".
5. Meetings will start and end on time.
6. Outside of meetings we want committee members to talk. Share exactly how you feel with others, this way we can get an idea on what recommendation the community may support.
7. Parking Boards will be used to write down clarification questions; Wenaha Group will research and bring back information. to the CBAC.

Consensus approved the CBAC Ground Rules.

### Review and Adopt Charge

The school board is considering a potential capital construction bond measure in May 2025 to address facilities needs. The charge of the committee is to consider various options for a new bond proposal and will meet 8-9 times, consist of 15-20 members, who will collectively make a recommendation to the board. Board representative, David Karo, stated that the Board will support the recommendation of the committee for they're tightly aligned in the bond project. It was stated the first step of the committee is to build the trust of the community and with the new leadership within the district, a new school board, and the positive changes made we hope to have rebuilt those broken relationships.

When asked about bond proposals, Wenaha Group stated that the committee will create two options for the community feedback period in August-November 2024. When the CBAC creates their final recommendation in December 2024, the committee will decide on a single option for its recommendation to the School Board.

*Postponed the adoption of the CBAC Charge.*

### Pre-Bond Process

Committee members reviewed the pre-bond timeline.

- Gather facility data, create a report that will be shared with the committee (2-3 month process)
- Community engagement (9-12 months)
- Approval and campaign (5 months)

The CBAC Charge was approved by the Board in December 2023. The CBAC will present its draft bond recommendations at the August 2024 Board Meeting. Between the months of August and November the community will be asked to provide feedback on drafted recommendations in order to make a final recommendation to the board at the December 2024 Board Meeting. After the bond resolution is approved by the board, the bond campaign will begin for the May 2025 election cycle.

### Adopted Board Goals for Pre-Bond Process

The Board developed goals for the bond project at the August 2023 Board Retreat, which were adopted at the October 2023 Board Meeting. Goals were as follows:

1. Create a supportive identity and learning environment for Middle School age students.
2. Both the High School and Elementary campuses are to remain active. Demonstrate good stewardship of District facilities and explore options for increasing energy efficiency.
3. Consider opportunities for community use of District buildings.

4. Support a holistic approach for wellness and safety for students and staff.

**What is OSCIM?**

Oregon School Capital Improvement Matching (OSCIM) program grant is a one-to-one state funding grant that matches district local general obligation bonds up to \$6 million. Currently, CLSD is priority ranked #183 of 197 Oregon school districts for eligibility but can also be chosen under the First-in-time funding (random draw). To qualify, Facilities Assessment and Long Range Facilities Planning reports must be submitted with the application by December 15, 2024.

The remainder of the meeting was spent in CBAC discussion. Wenaha Group presented the following prompts to the CBAC:

- “The Central Linn SD community is unique and has many different viewpoints. Each person here has a lens into different parts of the community. We want to understand concerns in the community about this project. Picture yourself out of the house doing a regular activity or errand. Several acquaintances approach you; they heard you’re on a school bond committee and they have questions. These people are possibly enthusiastic, skeptical, nervous, want to learn more, or have complaints. What sort of feedback do they share with you?”
- “Imagine you had friends that were moving to the area next month and were considering enrolling their children in Central Linn School District. How would you describe the District’s facilities to your friend?”

The next meeting is scheduled for February 27 with committee site tours.