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# COMMUNITY BOND ADVISORY COMMITTEE MEETING #1

Central Linn School District  
January 23, 2024



# AGENDA

- 1. Welcome / Agenda Review**
- 2. Introductions**
- 3. Pre-Bond Team Members and Roles**
- 4. Ground Rules**
- 5. Review and Adopt Charge**
- 6. Pre-Bond Process**
- 7. Board Goals for Bond Process**
- 8. What is OSCIM?**
- 9. Community Concerns – Group Feedback**
- 10. Describe Current Facilities – Group Feedback**
- 11. Next Meeting & Meeting Close**

# INTRODUCTIONS

30 seconds each!

- Name
- Why you wanted to be involved in the Community Bond Advisory Committee
- Favorite class in high school & why

# PRE-BOND TEAM MEMBERS & ROLES

- **Community Bond Advisory Committee (CBAC)**
- **District Staff: Leadership & Coordination**
  - *Candace Pelt, Celeste Van Cleave, James Shannon, Dena Crowell*
- **School Board:** Board members as liaison to BAC
  - *David Caro, Parker Leigh*
- **Wenaha Group:** Process facilitation & strategy
  - *Cassie Hibbert, Patrick Linhart*
- **Wilson Architecture and Systems West Engineers:** Design Support

## CBAC Members

- Chad Schrock
- Jerry Lachenbruch
- Will Rodenhuis
- Glenda Seiders
- Jennifer Duringer
- Sue Frasier
- Steve Carothers
- Sarah Curtis
- Lauri Archer
- Dave Goracke
- Reed Anderson
- Randy Raschein
- Johnna Neal
- JoLyne Walton
- Norman Simms
- Wendi Farris
- Garrett Leabo
- American Legion Rep

# WHO IS WENAHA GROUP?

Native American-owned Owner's Representative,  
Construction Management & Consulting Firm

Leader in Oregon & Washington K-12 school construction

Focused on medium-sized & rural districts

Driven by our Guiding Principles

Recent Oregon projects:

- Silver Falls School District
- Molalla River School District
- Corvallis School District
- Baker School District
- Hermiston School District
- Hood River County School District
- North Marion School District
- Union School District
- Enterprise School District
- Pine Eagle School District
- Milton Freewater School District



# WENAHA GROUP – PRE-BOND SCOPE

- Create Facilities Assessment and Long Range Facilities Planning (LRFP) reports to ODE requirements
- Develop pre-bond process, schedule of activities
- Drive the pre-bond process forward
- Plan & facilitate District's Community Bond Advisory Committee meetings
- Act as “subject matter expert” on Oregon K-12 construction – advise on best practices, lessons learned, market conditions
- Coordinate efforts of other “subject matter experts” – bond finance, bond counsel, architect, cost estimators, etc.
- We think holistically about projects with our design and construction management experience
- We are an impartial third party – the community decides what's best

# GROUND RULES

- Everyone speaks ... & last word opportunity
- One conversation
- eManners
- Success does not depend on consensus
  - Let's recognize that we might not always agree 100% of the time. The expectation is we develop a recommendation we can all support, even if it does not include everything we might have wanted.
  - *"I can live with it, and I can support it"*
- We start and end on time
- Parking boards
  - A place to put topics that come up that are not the focus of the current discussion
  - Issues list
  - Further research list
  - If relevant to committee's work, District/Wenaha Group will follow-up on items and send response to CBAC prior to next meeting. This allows our in-person time to be spent more efficiently.
- Additions to the list from the group?

**ADOPT  
COMMUNITY  
BOND ADVISORY  
COMMITTEE CHARGE**

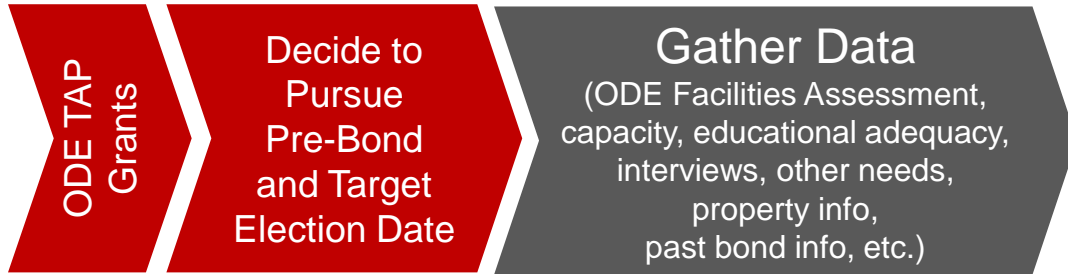


# GOAL FOR RECOMMENDATION



# PRE-BOND – IT'S ALL ABOUT THE PROCESS!

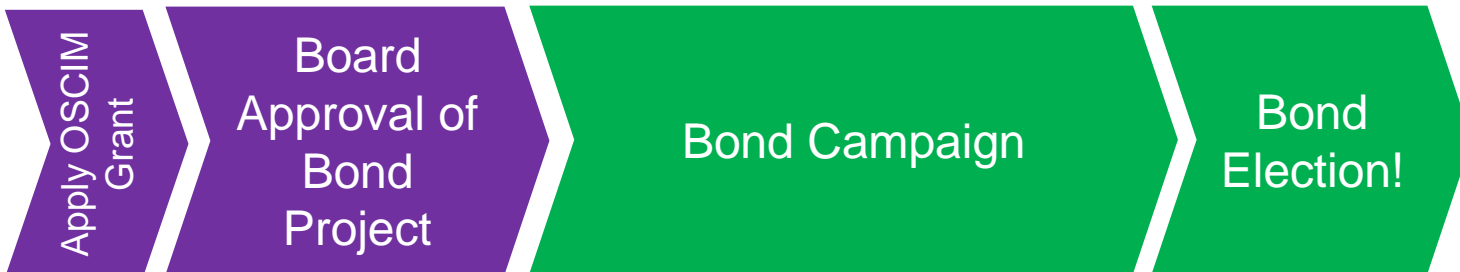
**Step 1:** Information Gathering – 2-3 months (depending on size of District, existing data, and needs)



**Step 2:** Community Engagement – 9-12 months



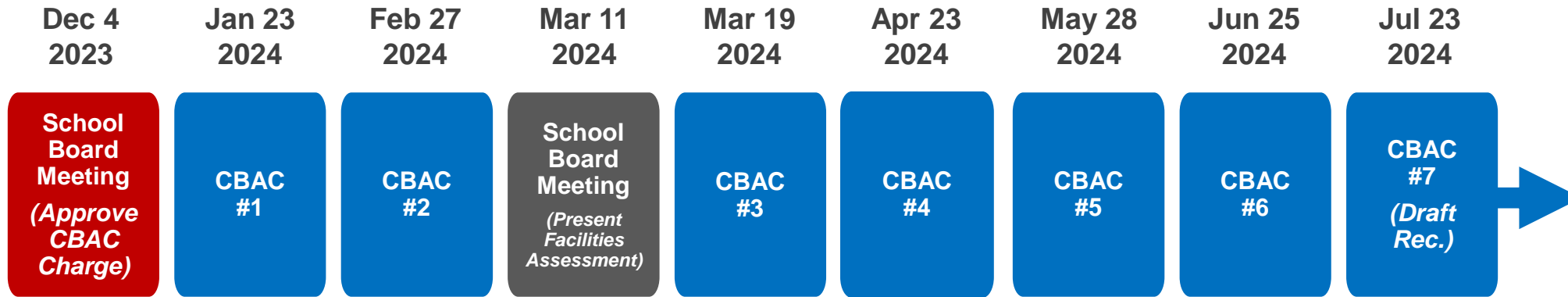
**Step 3:** Approval and Bond Campaign – 5 months



# CLSD PRE-BOND PROCESS

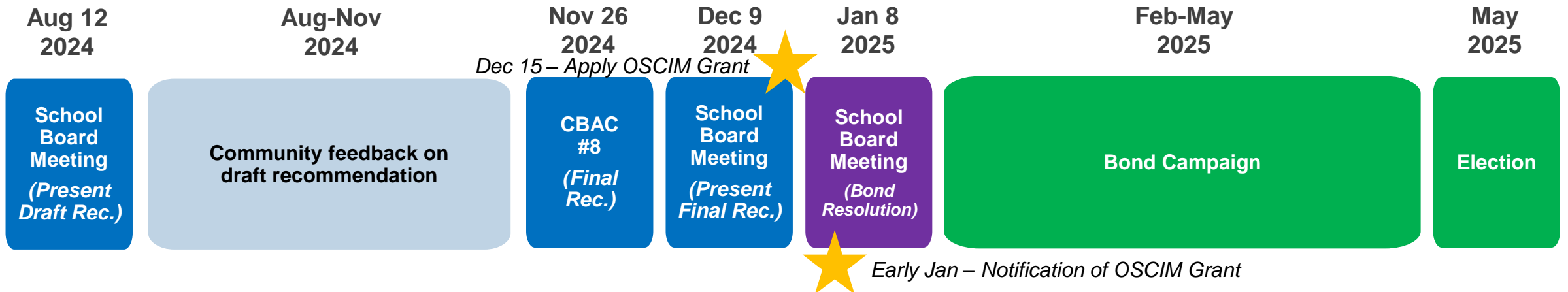
## STEP 1 – INFORMATION GATHERING

## STEP 2 – COMMUNITY ENGAGEMENT



## STEP 2 – COMMUNITY ENGAGEMENT

## STEP 3 – BOND CAMPAIGN



# CLSD PRE-BOND PROCESS

**Understand Process**

CBAC #1 – Introductions/Process

CBAC #2 – Site tours

**Build Shared  
Knowledge Base**

CBAC #3 – Review Facilities Assessment, Initial Priorities, Enrollment, Capacity

CBAC #4 – “The Financial Meeting” – Bond Finance 101

**Prioritize Needs & Wants,  
Threshold for Support**

CBAC #5 – Update Priorities, Brainstorm Target Projects

CBAC #6 – Review Initial Cost Estimates

CBAC #7 – Draft Recommendation

Community Feedback

**Recommendation**

CBAC #8 – Final Recommendation

# BOARD GOALS FOR PRE-BOND PROCESS

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?

- OSCIM grant aka “Awesome”: Oregon School Capital Improvement Matching program grant
- State funding / grant that matches a school district’s local general obligation bond
- Will match one-to-one up to \$6 million of local bond, or the amount approved in the local bond sale, whichever is less
- Limited amount of grant funds – grant is not guaranteed
  - Priority List funding
  - First-in-time funding
- All districts in state receive a priority ranking for grant eligibility. The Priority List’s major goal is to provide districts that have high poverty rates and low assessed values a better chance of securing state matching grants.
- Central Linn SD is ranked #183 (of 197 in 2023-2025 biennium) and is eligible for \$6 million

# WHAT IS OSCIM?



Office of Finance and Information Technology  
Office of School Facilities

## OSCIM Program Pre-Election Commitment Results May 2024

### OSCIM Program Priority List Recipients and Waiting List

*District ID numbers that follow a \* and are highlighted will receive a commitment of Priority List Funds.*

District ID	District Name	Local Bond Amount	Priority Rank	OSCIM Grant Amount
*2210	Ukiah SD 80R	\$4,000,000	26	\$4,000,000
*1964	Coquille SD 8	\$12,500,000	34	\$6,000,000
*2137	Gervais SD 1	\$28,450,000	43	\$6,000,000
*1990	Oakland SD 1	\$4,500,000	63	\$4,500,000
*2056	Klamath Falls City Schools	\$120,000,000	67	\$6,000,000
*2003	Sutherlin SD 130	\$45,000,000	68	\$6,000,000
*2255	Willamina SD 30J	\$2,500,000	72	\$2,500,000
*2043	Eagle Point SD 9	\$30,090,000	86	\$1,955,819
2043	<i>Eagle Point SD 9</i>	<i>\$30,090,000</i>	<i>86</i>	<i>\$4,044,181</i>
4131	<i>North Wasco County SD 21</i>	<i>\$120,000,000</i>	<i>89</i>	<i>\$6,000,000</i>
1897	<i>Pine Eagle SD 61</i>	<i>\$13,335,000</i>	<i>108</i>	<i>\$6,000,000</i>
2084	<i>Fern Ridge SD 28J</i>	<i>\$15,600,000</i>	<i>128</i>	<i>\$6,000,000</i>
2055	<i>Three Rivers/Josephine County SD</i>	<i>\$39,000,000</i>	<i>131</i>	<i>\$533,885</i>
2091	<i>Junction City SD 69</i>	<i>\$57,000,000</i>	<i>134</i>	<i>\$6,000,000</i>
1925	<i>Molalla River SD 35</i>	<i>\$71,460,000</i>	<i>158</i>	<i>\$6,000,000</i>
2240	<i>Banks SD 13</i>	<i>\$45,000,000</i>	<i>173</i>	<i>\$6,000,000</i>

# WHAT IS OSCIM?

- Facilities Assessment (FA) and Long Range Facilities Planning (LRFP) reports are required for grant application
- For May 2025 election, FA and LRFP must be complete and submitted by December 1, 2024
- OSCIM Application due: December 15, 2024
- LRFP requirements per OAR 581-027-0040:
  - Population projections by school age group for the next ten years
  - Collaboration with local government planning agencies
  - Community involvement in determining a) Educational vision of local community; and b) Proposals to fund long-range facility needs.
  - Identification of buildings on historic preservation lists
  - Analysis of district's current facilities' ability to meet district-adopted educational adequacy standards:
  - Description of the plan the district will undertake to change its facility to match the projections and needs for the district for the next ten years.



**STRETCH BREAK!**

# QUESTION

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?

***ASSIGN TABLE LEADERS TO RECORD***

***TABLE DISCUSSION – 5 MINUTES***

# QUESTION

**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?**

***INDIVIDUAL EXERCISE***

***USE STICKY NOTES – 5 MINUTES TO RECORD***

# Thank you!

Next Meeting  
Tuesday, February 27

Site Tours!

Meet at Elementary  
at 5:30 pm

