



**WOODBURN SCHOOL DISTRICT 103**  
**Special Meeting Agenda**  
**Woodburn School District Office**  
**November 3, 2016 - 6:30 PM**

---

**The Woodburn School District Board of Directors met for a Special Meeting at the Woodburn School District Office, Woodburn- OR. The following individuals were present.**

Members Present:

Linda Reeves, Board Chair

Gustavo Gutierrez, Board Member

Gevin Gregory, Board Member

Laura Isiordia, Board Member

Jose Gonzalez, Student Representative

Chuck Ransom, Superintendent

Jenne Garcia, Board Secretary

Not Present: Linda Johnston

Meeting called to order at 6:30 pm

**Special Meeting: Agenda**

1) **Pledge of Allegiance**

2) **Adoption of the Agenda**

Gevin Gregory moved to adopt the agenda as presented.

Laura Isiordia seconded the motion. The motion passed.

3) **Public Input**

None

4) **Discussion Item**

4) 1. BAAC Committee Report

Presenter: Patricia Hyatt

After BAAC meeting the District realized that we had a lot of important information for the Board to understand where we were with the projects. The BAAC will still do an official report at the November 17<sup>th</sup> meeting.

Projects will be moving forward quickly.

Pat Hyatt and JJ Henri presented:

Current Projects:

WC/DO- almost complete

HVAC Screen- on order 2 sides- the rest will be ordered if needed after Success

This screen has been approved by the City.

WHS- design phase

Master plan of sprinklers and of the burned out area

Complete fire loop- enough water and pressure to add sprinklers to entire HS campus.

Sprinklers will be installed by zones.

First zone will be Athletics (gyms) and damaged area to remodel 7 classrooms

Conceptual design for burned out area- general layout.

District and HS staff has been involved with program design with architects.

Right now we trying to figure out how many zones can be sprinkled in one summer.  
Total of 6 fire sprinkler zones in the HS  
In 2020 completed estimated project.  
Sprinklers will be installed at the high school with bond money. Insurance settlement will be used to cover remodel.  
Washington in design phase  
Original plan- changed- kitchen in current gym  
Phase I- 14 classroom addition  
Board Member asked: At what point do we go to the city?  
Soderstrom has been meeting with the City since April of 2016. The City is concerned of the land use process to include fire access and what neighbors will be seeing.  
When Sod met with the school staff and nutrition staff- kitchen issue did come up.  
Central space is important to the BAAC and has been monitored and brought up at the BAAC meetings.  
The new gym will seat 900 students.  
3 diagrams presented- Site plan- discussions with City to date.  
First Original site plan- adding bus loop/fire lane, patched area in plan- hammerhead  
Modulars will removed 12 months after completed time space  
Fire lane- concept  
Initial concept meeting- City did not require storm water  
Submitted and received feedback required continuous loop around the whole building, pushed fire lane out.  
2<sup>nd</sup> revised site plan- clearance in bus lane, relocate ADA parking, required access to Hardcastle- road was going to be used by construction  
City is requiring the sidewalk widening for the front of the school property on Lincoln Street and requiring a sidewalk on Hardcastle. Sidewalk on Hardcastle does not exist (on District property side).  
Original site plan- First submitted in April 2016  
May 4, 2016: storm water plan  
August 2016 City returned design plan with concerns with height of the building, in Marlene's experience it was nothing she saw in the fire code. Which is now pushed the fire lane into the Soccer field.  
Soderstrom has written letters to the City.  
City of Woodburn has provided comment notes after each design has been presented.  
Soderstrom has done everything the City has asked for.  
Soderstrom trying to get the Land Use hearing scheduled.  
Expense has increased  
Original Site Plan- meets code  
BAAC Member: Staff from planning department does not have the experience with these projects  
Supt. Ransom mentioned that the District has worked through this process since April. This was our first real test of getting to know one another.  
December 8<sup>th</sup> next Planning Commission meeting.  
Board Member would like to send a letter to the owner of the house using our property (Hardcastle side).

Nellie Muir- property behind school is being developed.  
Smith Family Trust- developer is submitting a Master plan to the City  
Smith family- donating 2 acres of land to District adjoining Nellie  
District will purchase an additional 4  
City and District communication to have a partnership for a park  
Cost with work with roofing- cost efficient is to sprinkle the building  
Concentrating on the core facilities- currently for 250 but houses 500 students  
Without the Smith property we were limited  
Current roof at Nellie- still functional  
2 issues- rain drain system and HVAC would need to be replaced with new roof

Success- design phase  
Easement still pending  
Adjacent property getting appraised- pending  
Board authorized- eminent domain to require an easement  
We notified the party that we intended to do this in a letter, next step would be to file to the court. Our right to take the land is not the issue.  
We have to pay the owner fair price  
Once filed the District can take the land, start the Success project while moving the suit forward and negotiate the price  
Our offer has to be the first thing that we present. We are waiting from the appraisal company.  
Property owner has not been given permission to get go inside. As soon as we get the appraisal we file with the court. Then there is a 40 day waiting period.  
The City has stated that once we have received the court paperwork for the easement that will be sufficient to move forward.  
We have it in writing. After 40 day waiting period. Easement will be granted.  
We will re-submit with the City. The City has already spoken off the design.  
Solar Array- concept  
Net Metering approval  
Type I permit, requires construction  
Most cities who need to build- take easements- City Beaverton for example.  
It is unpopular but common.

Cost Report-  
WC/DO was a combined project- when the Bond projects were originally planned-  
Splitting into 2 projects with Success.  
The entire scope  
Premium- approved by Board  
ASC- moved into the DO/WC  
Creative solutions-  
Business Center is housing 2 WC staff-  
Asking staff to model and be patient- ASC won't be housed here.  
In 2020 we will stabilize. We are growing.  
Fire hazard?  
Privacy for parents?

WC- peaks and valleys- they can use additional space

BAAC Members mentioned the following:

- concerned with Budget
- Success and DO- did not have a correct budget,
- Impressed with how things are going. Overcrowded district, other Districts built new schools. We have a challenging budget.

Seismic Grant- State has seismic grants available. We have applied twice for Lincoln and Washington and denied. The state has opened more grants. ZCS has been hired to work on our application. Each application will be available to receive up to 1.3 M. 2 grants- would be applied

Pat- request that the BAAC meetings are recorded.  
Request for WCAT for live feed

John J- complex project  
Oversite and accountability is imported.

#### 5) **New Business**

##### 5) 1. Resolution 16-018

Kirby Knagelhout Construction Company Inc.

Washington Elementary School Modular Classroom Relocation Project

Resolution 16-018 read by Linda Reeves

Gevin Gregory moved to approve the Kirby Knagelhout Construction Company Inc. Contract as presented. Laura Isiordia seconded the motion. The motion passed.

Will be done over Christmas Break

\$418,853 contract amount

Fencing will go up-

#### 6) **Work Session**

##### 6) 1. Book Study: The Art and Science of Teaching

Chapters 5 & 6

Author: Robert J. Marzano

Book Study will be discussed at a future meeting.

#### 7) **Board Announcements**

- 11/10-13/16, OSBA Convention @ Portland Marriott Waterfront
- 11-17-16, 6:30, Work Session & Regular Meeting @ District Conference Center
- 12-1-16, 6:30, Work Session & Regular Meeting @ District Conference Center
- No meeting December 15, 2016
- 1-4-17, 6:30, BAAC Meeting @ District Conference Center
- 1-5-17, 6:30, Work Session @ District Conference Center

8) **Adjourn 8:25 pm**