



WOODBURN SCHOOL DISTRICT 103
Bond Advisory & Accountability Committee
Agenda
Woodburn School District Office
1390 Meridian Drive
January 18, 2017 – 6:30- 8:30 pm

| <u>Time</u> | <u>Item</u> | <u>Notes:</u> | <u>Presenter</u> |
|-------------|---|--|-------------------------|
| 6:30-6:35 | Welcome | | Committee Chair & Chuck |
| 6:35-6:45 | Election of Officers | | Committee Chair |
| 6:45-6:50 | Approval of Meeting Minutes (see attachment) -October 26, 2016 | | Committee Chair |
| 6:50-7:00 | Public Input | Please fill out: Public Input Request form | Committee Chair |
| 7:00-7:15 | Welcome Center/DO Update | | JJ Henri |
| 7:15- 7:30 | High School Reconstruction | | BB&L / JJ Henri |
| 7:30-7:45 | Washington Elementary Design Updates | | Soderstrom |
| 7:45-8:10 | Other Bond Projects <ul style="list-style-type: none"> • Success High School Update • Heritage/Valor • Nellie Muir | | JJ Henri |
| 8:10-8:20 | Bond Cost Data Report | | Nancy |
| 8:20-8:30 | Announcements/Good of the Order <ul style="list-style-type: none"> • Schedule future meetings | | Committee Chair |

Future Meeting Dates:



WOODBURN SCHOOL DISTRICT 103
Bond Advisory & Accountability Committee
Agenda
Woodburn School District Office
1390 Meridian Drive
October 26, 2016 – 6:30- 8:30 pm

Members Present:

Pat Hyatt, Chair
 Dave Vancil
 George Gubbins
 Pat Bandalow
 Orlando Lopez
 Linda Reeves
 Chuck Ransom, Superintendent
 Jenne Garcia, Board Secretary

| <u>Time</u> | <u>Item</u> | <u>Notes:</u> | <u>Presenter</u> |
|-------------|---|---|-------------------------|
| 6:30-6:35 | Welcome | | Committee Chair & Chuck |
| 6:35-6:40 | Approval of Meeting Minutes (see attachment) -August 24, 2016 Meeting Dave Vancil moved to approve the minutes as presented. George Gubbins seconded the motion. The motion passed. | | Committee Chair |
| 6:40-7:00 | Public Input No public input. | Please fill out: Public Input Request form | Committee Chair |
| 7:00-7:15 | Welcome Center/DO Update Copy of slide show was presented to the BAAC. Staffing Flow chart presented for each project. WC/DO- review of screen has been ordered. | | JJ Henri |
| 7:15- 7:30 | High School Reconstruction <ul style="list-style-type: none"> • Master planning has begun. • Preliminary phase of damaged areas • 5 stages | | BB&L / JJ Henri |

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| | <ul style="list-style-type: none"> ○ Fire zones ○ Sprinkler systems ○ During phases/stages the HS will be sprinkled ○ Water access loop available for entire HS ○ Zones A-F ○ Fire Restoration area will be sprinkled during renovation in B. ○ Phase I- ○ Phases are summers- ○ Gym area ○ Fire sprinkler will be a master plan ○ 2 zones could be done in one summer ○ Old student store will be restored to possibly Athletic Department ○ C-F zones will be in 3 summers ○ Phase 5 will be the fire damaged area in 5 years- 35,000 sq. ○ Bond fund is for sprinkler system and some building require but not fire damage. ○ Why are we doing this now? The HS was part of the bond that we need to sprinkle the entire building. ○ Phase I would eliminate the modulars and restore damaged areas that include choir, band, Special Ed. classroom, ○ CTE- future expansion of our HS program- burned out area. ○ Phase I would be done summer of 2017 after developing a master plan, presenting it to the City. ○ We asked the City if we could bring substation online but the City asked for a Master Plan for the Sprinkler and get it approved. ○ Design together so that in the future you can add on it to save money. ○ If the City signs off on the | | |
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| | <p>Master Plan the work can begin on the 7 classrooms in Phase I.</p> <ul style="list-style-type: none">○ HS will have a separate contractor.○ At some point we want to schedule a meeting for the BAAC to see the HS.○ Choir and band will be restored as is.○ Testing and study skills and athletics are still being○ Life Skills will be stored to it's original purpose.○ Modulares are being rented for \$180,000 a year.○ Hallway will be restored next to new Life Skills and○ Right now we are trying to get this project on track.○ Every one of these projects, what we are going to do with X number of students while we are doing these projects. This will be with every single space. We need to juggle students.○ Bond did not include new HS classrooms.○ We did not want to confuse our voters about mixing the HS settlement with our Bond Projects. Even though during those discussions we realized that the HS would need funds. That was a strategic plan that we made back in 2013 for these reasons. We will communicate to our public why we made these decisions.○ Funding: fire fund 1.9M, we are paying rent for modulares from that fund. 186K for renting them a year. Bond: roof, sprinklers, IT,○ We are not far enough in this plan to know what the cost would be. We will be looking at allocating fund in the future.○ There is a programing phase right now. | | |
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| | <ul style="list-style-type: none"> ○ Bond funds- roof, sprinklers, IT, ○ You could use the premium if needed. That money cannot be allocated until the project cost has been determined. | | |
| 7:30-7:45 | <p>Washington Elementary Design Updates</p> <ul style="list-style-type: none"> ● Submitted for conditional use 185 days ago. ● During that time we planned to move portable classrooms from the east side of the property to the west. The delay has been the fire access roads. ● The portable classrooms have received a temporary conditional use to be moved ● The final application was submitted last Friday. ● April 6, 2016 meeting with the city and they agreed to have 2 hammerheads. They agreed to use existing parking, they agreed storm water retention, and side walk would not be required and that the half street would not be required. That plan was turned in to the city and they came back a month later. They are now requiring a continuous loop, we could use the existing, May 4, 2016 and also storm water, 88,000 gallons, residential properties would need side ● 8/24/16- design review changes, width 1 ½ heights- we told them we would drop the height of the building and they denied. They are not requiring a road to Hardcastle. Analyze to the City system. They denied existing handicap parking because it is not up to code. ● These are above code requirements. They have the authority to let us get away with this but they are not. ● October 15, 2016- secondary access to Hardcastle is required, existing parking lot needs to be widened. They also required widening the fire access. ● When they give us the denials- they | | Soderstrom |

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| | <p>are in writing.</p> <ul style="list-style-type: none">• They are holding us to every single code even when you install the fire sprinklers. We can afford to install fire code• This is just for conditional use not for design process. In effort to keep things moving, lets keep the project moving to get approval. After we get approved, we an take things out. We cannot build anything until we get the conditional use permit approved.• Planning Committee Meeting- we think they would recommend;. At anytime we could have gone to the committee but we did not so that we did not lose our permits.• This is our first process- we are learning on how things work.• Tentions are high. We think the best coarse is to proceed with this.• Present the facts as they rolled out. This is what we presented, this is what we designed,• It will be up to the city to present their reasons.• We are trying to get this launched.• Budget increase for these changes. Whether it is necessary or not we will• We need to work it out with at least one project.• The District is trying to work with the City. The District has more power than the City but right now we have to work with the City.• We also have the community that only sees an Administrative office that is up and running and no other projects have.• The issues we have had are not directly with Jim but with his staff.• We have to get through this process and once we start moving ahead, then we can sit down with the City.• We have not been treated right.• Employees of the City work the City Administrator and there is a rare pushback from the City Council.• We have documented one process and case scenarios. Once we have moved forward we can present | | |
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| | <p>evidence that the District has.</p> <ul style="list-style-type: none"> • We can't rise this project with the permits. • Once we get some machinery we will be able to talk to the community. • We will have a list of costs of how much • Get us out of conditional use first. • "The District and the City has a problem and we need to fix it". • Contractor- to demolish, Fire Department does not want to use the house to use for training. • Conditional Use permit- deadline for their review is 180 days. Snagged on completeness, They have 2 weeks after the 21st. Statutory 120 days. Can we request a meeting? • Planning Commission meeting October 27 and November 10. • 3 week public notice meeting for planning commission • If there is something they will meet twice a month • Can we request a special meeting? • Dave- I think we should let it run it's course like John J. recommended. • Copy that was submitted is included in the packet. | | |
| 7:45-8:10 | <p>Other Bond Projects</p> <ul style="list-style-type: none"> • Success High School Update <ul style="list-style-type: none"> ○ Conditional Use process pending a easement, withdrew conditional use until we can complete the easement ○ Solar panels- will be completed in 2 phases ○ Net metering approval from PGE ○ Eminent domain- before we can file with the court we need to submit an appraisal ○ We are putting pressure on the firm to submit it by Nov. 1 ○ 40 day clock starts ticking, after that the judge would ○ All access only easement ○ After 40 days, we go to court and ask for immediate | | JJ Henri |

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| | <p>access, Jim and City attorney, immediate access with a court order.</p> <ul style="list-style-type: none">○ The City submitted in writing that they would approve after the 40 days with the court order.○ 8 month construction time○ Fire line will come from the practice field for Success.○ Sewer will be from across the creek as well.○ Bringing the fire and sewer line from across the creek is cost efficient than to <ul style="list-style-type: none">● Heritage/Valor<ul style="list-style-type: none">○ Intent to award for roofing and storm front windows.○ Expansion of Valor.○ DOWA was the original architect● Nelle Muir Expansion<ul style="list-style-type: none">○ Smith Family would like to donate 2 acres○ This week they are supposed to finalize their plan.○ We did meet with the City as well. How the City would feel to share a playground with the District.○ Purchased by the District and share the cost later with the City○ Allows us freedom to expand○ The Smiths a few months ago did not want to talk about it publically○ What if we use some space for a bus loop.○ Nellie has been locked down to 500 students○ The Smith property 160+ residential acres○ The modulars were put in with no restrooms, gym space and kitchen.○ We want more core space to accommodate growth.○ It is more cost effective to sprinkle a building first to allow us to get into the interior of a building | | |
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| | <ul style="list-style-type: none"> ○ Church- we pay to lease for parking, Smith family is interested in talking to the church. ○ Church is holding off to see if a Developer ○ In the next few weeks we will know if we will go into real estate transition with the Smith Property ● Professional Surveying Services <ul style="list-style-type: none"> ○ FRQ ○ Reviewing proposals ● Trade Outreach Program <ul style="list-style-type: none"> ○ November 9 training session ○ Let's reach out to Woodburn Glass because they have done large projects ○ We are trying to break out the projects from 10K to 250K ○ We are reaching out to local companies ● We will try again for the 3rd time for the seismic grant. Deadline is December 20th. In the past, the engineering report has been a problem. Applying for Lincoln and Washington- Up to 1.5 M for each application. They were rated the worst. | | |
| 8:10-8:20 | <p>Bond Cost Data Report</p> <ul style="list-style-type: none"> ● Bond ● Success and WC were originally a package deal and that is why it shoes the WC/DO over budget ● Construction excise tax separate fund for purchasing property 700K in the fund | | Nancy |
| 8:20-8:30 | Announcements/Good of the Order | | Committee Chair |

Future Meeting Dates:

January 4, 2017

Moved by Ellen to close the meeting. Seconded by George Gubbins. 8:06 pm