

**MINUTES**

Special Meeting of the

**BOARD OF DIRECTORS**

Corvallis School District 509J  
 1555 SW 35<sup>th</sup> Street  
 Corvallis, OR 97333

**NOTE: THESE MINUTES ARE UNADOPTED; THEY ARE SCHEDULED FOR ADOPTION BY THE BOARD AT ITS 11/6/06 MEETING.**

**I. CALL TO ORDER AND ROLL CALL**

Chair O'Malley called the meeting to order at 6:04 p.m. in the Construction Management Center (the old Westland Middle School library), 1435 SW 35th Street, Corvallis. The secretary recorded those present as listed below.

<p><u>BOARD MEMBERS PRESENT</u>                  Nell O'Malley, Chair                  Kari Rieck, Vice Chair                  Helen Higgins                  Blake Rodman                  Matt Donohue                  Donna Keim                  Sara Gelser</p>	<p><u>EXECUTIVE STAFF PRESENT</u>                  Dawn Tarzian, Superintendent                  Jim Hogeboom, Assistant Superintendent                  Jeanne Holmes, Human Resources Director                  Fred Wright, Auxiliary Services Director                  Kathy Rodeman, Business Services Director                  Julie Catala, Executive Assistant to the Superintendent</p> <p><u>PRINCIPALS PRESENT</u>                  Gerry Kosanovic, Wilson Elementary                  Mike Strowbridge, Franklin K-8                  Dawn Corliss, Cheldelin Middle School                  James Wickman, Linus Pauling Middle School                  Denise Gorthy, Jefferson Elementary</p>
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A quorum was present and due notice had been published.

Chair O'Malley exercised her prerogative to change the order of agenda, switching the order of the last two items:

- Renewal Of Lease And Other Issues Relating To Westland Middle School
- Decision Regarding the CHS (Corvallis High School) Master Plan and Future of the Franklin K-8 Program and its Current Building.

## **II. PLEDGE OF ALLEGIANCE**

Chair O'Malley led the group in the pledge of allegiance.

## **III. BOARD MEMBER COMMENT AND RESIGNATION**

Director Gelser reported that she had met with the fine arts faculty who were concerned about visual arts opportunities in the District. They were concerned with the lack of elective opportunities, schedule flexibility, and structured art instruction at K-5, which is primarily up to each school's PTA/PTO, leading to varied backgrounds at the middle school level. While they respect the artists that are employed in this way, they ask that the District honor and recognize that there is value in hiring teaching professionals to sequence the art instruction. They advocated expansion of opportunities at the secondary level that would allow more participation and they would like re-entry of formal art instruction at K-5 when the District is able.

Director Gelser stated that she planned to resign from the Board whenever a new member could be sworn in, not before the August meeting or after the first meeting in September. Chair O'Malley replied that once Director Gelser submits her written resignation the process will be put into motion to appoint her replacement, perhaps at the August 14 meeting. Part of the appointment process will be to publicly post the opening.

## **IV. AWARD RECOGNITION**

Superintendent Tarzian publicly recognized some staff and student achievements.

### **A. CHARLES CREIGHTON**

Corvallis Education Association President Eneke Warnke announced that Crescent Valley High School orchestra teacher Charles Creighton had been awarded the Oregon Education Association Excellence in Teaching Award for 2006, which is granted to only one recipient each year for excellence in teaching. A banquet was held in his honor in Portland, which Crescent Valley Principal Cherie Stroud also attended.

When asked to provide background on his work, Mr. Creighton stated that a partnership exists between the District and the Corvallis Youth Symphony. Elementary strings was eliminated in 1990. It has gradually returned through this partnership. There are 350 students in the District strings program, including well over 200 at the elementary level, that are taught by professionals which he supervises. Crescent Valley High School serves as a magnet location for middle and high school orchestra instruction. He explained that this is just one part of a powerhouse program, which is made possible by a lot of people's hard work. Corvallis is a very unique community.

Superintendent Tarzian expressed her appreciation for his heartfelt dedication to making sure students have access to music.

#### B. DENISE GORTHY

Director Gelser announced that the ARC of Benton County Educator of Year Award had been bestowed upon Garfield Principal Denise Gorthy for her work in smoothly transitioning the elementary life skills students to her school this last fall. The award is given annually to the educator who has made the most profound contribution and difference in the lives of children with developmental disabilities. Her efforts included arranging for parents, students, teachers and staff to meet with special and regular educators and gathering parents in the summer to hear their needs and concerns and familiarize them with the site. She also provided avenues for the current Jefferson parents to ask questions. Incoming students pictures were posted in the hallway with their interests listed so that the students were introduced. Wheelchair students are very included and welcomed. Students with disabilities are seen playing with students who do not have disabilities.

Principal Gorthy stated that she was truly honored and humbled and that her work is a reflection of the care and commitment that her staff and Corvallis have. She said the school has been enriched by having these families in their program.

#### C. PEACE JAM – STUDENT ATTENDEES

Extended Learning Services Coordinator Brian Flannery presented a slide show, background information, and student and staff participants of the annual Peace Jam event. He explained that Peace Jam is an international organization that brings middle and high school students together with Nobel Laureates at a conference. He noted that the Corvallis School District is the most represented at the NW conference that has been held here at Oregon State University. Students prepare a peace plan at beginning of year, incorporating a service learning project.

Students came forward in turn to talk about their projects which included:

- A student who had promoted peace through a music concert that he was involved in with another club
- A student who had promoted healthier food in school vending machines.

They reported how they presented their project to the 300-plus Peace Jam attendees, how amazing it was to see people from all over the west coast gather to promote peace, and how memorable it was to lunch with a Nobel laureate and be able to ask questions on a friendship level. They encouraged that whoever has the opportunity to attend Peace Jam should do so.

Mr. Flannery showed the students in action through a slide show and introduced their participating teachers. Students in attendance introduced their parents.

Superintendent Tarzian stated their work was multi-generational, cross-cultural, and tapped into students' natural talents. She encouraged them to keep up the good work.

Vice Chair Rieck stated that she had attended parts of Peace Jam for the last two years, an incredible experience, and recognized Mr. Flannery as a large factor in its success. She provided awards for participating students and staff.

#### **V. INTRODUCTION OF NEW STUDENT SERVICES COORDINATOR**

Superintendent Tarzian introduced Dr. Brook McNamara who has accepted the position of Student Services Director. Dr. McNamara has 25 years of experience in the public and non-profit sector with an emphasis in administration in her education doctorate. She has extensive leadership in working with ethnically, culturally, and socially diverse constituents of all ages in various settings. She has been the director of or consultant to many special education and behavior management programs, most recently the CEO and founder of "In Harmony" on behalf of the nations' children. Superintendent Tarzian read her commendable qualities from a letter of recommendation. Dr. McNamara thanked Superintendent Tarzian for the introduction and expressed her honor to work in the District.

#### **VI. BOARD POLICY BC/BCA – BOARD ORGANIZATION/BOARD ORGANIZATIONAL MEETING – REVISION –SECOND READING**

This policy change allows the Board to hold its annual organizational meeting prior to July 1, having those actions be effective as of July 1 and ratified at the next regular board meeting after July 1, hence negating a requirement for a July meeting.

No one had any questions or points to discuss.

**MOTION #75:** Director Rieck moved, Director Gelser seconded, to approve the revisions to Board Policy BC/BCA – Board Organization/Board Organizational Meeting as presented. (See Supplemental Item #XII-19 in the Official 2005-06 Board Minutes.)

The motion passed unanimously.

#### **VII. PUBLIC TESTIMONY**

(For references to Paths A, B, or C see Supplemental Item #VII-37 in the Official 2005-06 Board Minutes.)

Chair O'Malley asked testifiers to limit their comments to two minutes each. She noted that the Board has heard much testimony and there have been many opportunities for input including the library Government Comment Corner and e-mails. She asked that the audience please hold applause.

Mark Posler, PO Box 1181, Corvallis, parent of Franklin K-8 and Jefferson Elementary students, spoke to his concern with the Board's recent direction, most of his information being from the Corvallis Gazette-Times (G-T), not meetings. He is concerned that the move from open enrollment appears to be a move to eliminate K-8 programs. He recommends that K-8 core knowledge programs not only be kept but that the Board moves to that type of curriculum for the entire District. He added that socio-economic diversity, while laudable, is not a primary educational goal and not justification for closing a school. He recommends "Path A," if those presented are the only choices.

Barbara Potts, 3402 SW Knollbrook Avenue, Corvallis, stated that she is the mother of five students in the District. She stated that it is great that each school can be a fit. Franklin K-8 tried something different which was expected to draw from private and home schoolers. K-8 on one campus is part of that draw. She stated that she has been with Franklin since its inception. Each of her students who have graduated from Franklin has taken upon leadership with other students. The transition to high school saw their leadership blossom. She appreciates the difficult decisions before the Board. She asked that they look at Franklin's parent support, academic success, long waiting list, and private/home school draw.

Bill Wettengel, 2748 NW Rolling Green, Corvallis and Lisa Corrigan, 703 NW 30<sup>th</sup> Street, Corvallis, approached the Board together to present options for Franklin's future. (See their written submission in Section 5 of the Official 2005-06 Board Minutes.) Mr. Wettengel related that due to the short time-frame the Franklin community was not able to develop a group response to last week's Board meeting though he could convey what he has heard since. Path B is not acceptable to anyone with which he has talked; he found no support. Path A also has issues and concerns. Two variations have emerged that he thinks will be a win/win for Franklin K-8 and the District. These options accomplish overall fiscal responsibility, maintaining the proven and innovative K-8, cause minimum disruption, will not cause future capacity constraints, allow more time for changing demographics to become clear, support committees reviewing buildings, boundaries, and grants, preserves a central location, and aligns with the Corvallis 20/20 vision. He expressed his hope that the Board will be able to support one of these variations. Ms. Corrigan outlined the two options:

- Option 1 allows Franklin to stay at its present location until fall 2009 without reducing its middle school while waiting for state seismic money and holds aside some bond funds. This allows time to poll constituents regarding the change of what was presented to voters (utilizing bond money for Harding). Time will also allow other items to take place.
- Option 2 would move Franklin in 2007 to the non-seismically challenged portion of Harding. This gives Corvallis High School the space currently occupied by Franklin. Harding, in that non-seismically challenged section, is already an improvement over the current Franklin site, even without seismic upgrades. She concluded by stating that either of these fiscally sound options will provide a central location.

Kathy Hinz, 420 NW 15<sup>th</sup>, Corvallis, stated that she has two students at Franklin K-8. She stated that life is not about money, but experiences. She is proud to live in Corvallis with its availability of different programs as everyone learns differently. She related that she was a 4<sup>th</sup> grader at Franklin school when it was originally closed and that it took over 4 years for her to re-gather her self-esteem. She feels that

closing a program that is as close-knit as Franklin K-8 would be harder. She asserted that if parents are given a concrete timeline and the amount of money needed to keep the program alive, they will deliver.

Mike Middleton, 111 NW 29<sup>th</sup>, Corvallis, stated that he was speaking on behalf of the College Hill Association. He wanted to reiterate a few points that were made a few weeks ago. He has been gathering signatures on a petition which asked if Franklin moved to Harding, would they be in favor of a small boundary. The overwhelming answer was “yes” from the over 350 people that were asked. As there seemed to be a lot of children under the age of 5, he did a count and found that there were 70. He asserted that if Franklin were to be closed, there would be a void of a centrally located elementary school.

B. K. Kumar, 6935 NW Concord, Corvallis, thanked the Board for their work and expressed his appreciation of living in a community with so many citizens that have patents and doctorates as was related in a recent G-T article. He then shared his concerns that in short course the Board and public comment that had been focusing on tennis courts, Franklin K-8, and the District budget is now talking about closing Franklin. He questioned what happened, whether there were events not occurring at public meetings, and what was the chain of thought. He spoke to the District’s fiscal responsibility as delivering education just as a corporation needs to deliver its product to be fiscally responsible. If something is working, invest in it just like one invests in real estate and stock. He related that Franklin started over ten years ago by two parents who expected that it would be kept until it had served its educational outcomes. He asked the Board if they felt it had served them today.

Caleb Nelson, 6228 SW Chestnut, Corvallis, stated that he was a product of the Corvallis School system. He related that his son was finally admitted to Franklin K-8, having applied each year for six years since kindergarten. He primarily found a spot due to the added class at the 6<sup>th</sup> grade level. While his first grade daughter is thriving at Adams Elementary, he would have found a non-public school system solution for his 6<sup>th</sup> grade boy if he had not been admitted to Franklin. He had discussed the matter with his son’s teacher and principal and they agreed that his son would be better at Franklin than Linus Pauling Middle School. He hopes that the Board and District recognizes that there is not only a high demand for Franklin, but a need. If it does not exist, he wonders how many will seek alternatives to public education. He expressed that after reading the District plans that it seems kids are on an assembly line to get them through the doors as efficiently as possible. He can appreciate managing costs but if the product has deficiencies, one must realize that the method is really no savings in the end. When students are the subject, there is much more to lose than a piece of merchandise. He stated that the long-range plan to move Franklin to Harding would be worth the investment.

Bea Michalik, 3316 NW Firwood Drive, Corvallis, stated that she loved the G-T quote by Superintendent Tarzian to provide excellent education throughout the District. Where she disagrees with her is with the complete uniformity she wants to put in District. She asked whether uniformity or free lunches were expressions of excellence in education. She asked that the District not take away parents freedom to choose for their students. With regard to closing Franklin and the deficit, all of the solutions presented carry deficit. She does not see Harding listed as a choice. It is under-occupied and

does carry some maintenance. She asked how much the District would save by occupying Harding fully. She asked that the District please work with her group and not against them.

Bill Bogley, 3316 NW Firwood Drive, Corvallis, expressed his awe at the Board's time commitment as he himself had worn many hats as a parent that day. He expressed that a split or merger is equivalent to dismantling Franklin K-8. They could be great programs eventually, but they would be different programs. He stated that he understood that a possible Path C was eliminated when characterized in the G-T as a "do nothing" path. He wanted to provide an epitaph of "look before you leap." He avowed that not much solid information is available as to what it would take to move into Harding. He encouraged the Board not to make decisions to try to offset any anticipated closure and consolidation procedures that might need to be taken in three years. If the fiscal decision that the Board makes tonight is the disbandment of the Franklin program, then it is being done without due process. He stated that there are two reasons why he would encourage them to think in terms as a default of pushing it off into the future. The first is that closure is irreversible and it serves to limit future options. The ramifications of the Harding closure that happened in 2002 are affecting this discussion right now in very tangible ways. Secondly, is the emotional and educational impact. Mr. Bogley thanked Director Gelsler for her extra time and patience spent on Saturday with him and his son talking about the situation at the library Comment Corner. His son had some ideas about what the Board should and should not do about Franklin but in the car on the way home he indicated that he was very concerned that the Board should not do anything that closes Franklin because it is his world.

Gary Corgan, 1564 NW Jonquil Place, Corvallis, stated that he understands that the main driver is fiscal responsibility. He noted that Franklin K-8 had the lowest cost per student in the 2005-06 recommended budget and avowed that it would be a cost savings to retain Franklin.

Gigi Sims, 2351 NW Nightingale, Corvallis, stated that she was appearing before the Board as an advocate for her daughter who is in the right place, Franklin K-8. Her daughter chose Franklin because it was a K-8. She stated that she was happy that the meeting started with awards as Franklin had also received a community connections award recently. She received word about two weeks ago that Franklin had received a grant that she worked on. Funds are to come from the Centers for Disease Control, Oregon Department of Education and Oregon Department of Health Services in a three-year coordinated school health grant. She asked that the Board follow the three-year facility plan so that the grant can be carried out as designed.

#### **VIII. DECISION REGARDING THE CHS (CORVALLIS HIGH SCHOOL) MASTER PLAN AND FUTURE OF THE FRANKLIN K-8 PROGRAM AND CURRENT BUILDING\***

\* See Supplemental Item #VII-37 in the Official 2005-06 Board Minutes, "CHS Master Site Plan/Franklin Decision Paths, June 1, 2006" document, as revised for June 5.

## A. INTRODUCTION

Chair O'Malley stated the goal was to vote on one of the two presented paths in keeping with the meeting discussions of December 12, January 9, and April 25, at which meeting the Board had adopted a decision-making timeline. She stated that for some time the Board, District and community have known that Franklin K-8's future is uncertain because the building requires upgrades and is named in the completion of the CHS Master Plan. Over the years, various scenario ideas have been offered; there never has been a predetermined outcome. There will not be a solution that makes everyone happy. Referring to Page 3 of the "CHS Master Site Plan/Franklin Decision Paths, June 1, 2006" document, as revised for June 5, she stated that if the Board chooses Path A, the current decision would be complete; if choose Path B, they would need to determine which option to pursue.

Chair O'Malley called a break at 7:23 p.m. The meeting resumed at 7:37 p.m.

## B. BOARD AND SUPERINTENDENT THOUGHTS

Chair O'Malley asked each Board member in turn to voice their thoughts on the Paths presented.

Director Gelsler's comments included:

- In asking how the District got to this place, she sees three things trying to solve in this "perfect storm:":
  1. Excess capacity that the Program and Resource Review Committee highlighted,
  2. Very real financial problems as in every district in Oregon. Finances can determine student experience.
  3. Facility question. Have high school that at some point needs to be completed. Franklin K-8 is unfortunate to be at the wrong place at the wrong time.
- Despite extra capacity, the District does not have enough capacity to move an entire school without running into some significant problems: either displacing other students, whether that be another elementary or valuable programs that are currently in operation such as at the Harding site, or by questions of facility modifications.
- Seismic conditions are serious, real problems
- Promised in bond campaign that money would not be spent on Harding.
- Path B limits capacity and school choice for all schools.
- Path A problem is Building and Boundary committee, does not want consolidation and closure.
- Supports amended Path A which narrows the possibilities three years out and takes the cloud off of every other school in District:
  - Franklin 6-8 not to be reduced because would not merge with Wilson Elementary
  - Building and Boundary committee scope severely narrowed as would have to consider only two boundaries: Franklin and Harding
  - Only two outcomes regarding Franklin and Harding for 2009/10: 1) if adequate resources found to make Harding safe through alternative funds available through the State and through fundraising without use of Phase I bond dollars and 2) appropriate

placement found for current Harding programs in the seismically safe portion, then Franklin would move intact to Harding with small boundary. If those don't happen, Franklin would close.

- Without an amended Path A, would support Path B and feels it would be a loss of the program.

Director Keim's comments included:

- This District is so much better than so many places in the country. Very concerned about school of choice; do not want competition.
- Has learned there is a solid need for K-8. Also know the District cannot have all that is desired.
- Supports Path A

Director Rodman's comments included:

- Supports choice and open enrollment. It does create competition and is difficult for administration to plan but choice and freedom are messy. Think society values that.
- Decision is not about core knowledge and K-8.
- Takes exception to those that have written that Franklin should be closed as it is like a private school. If Franklin has advantages, remedy them.
- Some say if close Inavale K-8, then close Franklin K-8. There is a difference; Inavale was not fiscally viable. If close Franklin, will take out two education communities that many parents value.
- Coming to settle on Path A mainly because only one that preserves culture of this school.
- Favor moving Franklin to Wilson Elementary if those students are not displaced.

Director Higgin's comments included:

- Only place making decision seems to be fiscal, but not supportive of that. Basis for decision is financial as well as social and community impact.
- Biggest concern is that do not want to make irreversible decision.
- Wants to support choice.
- Would like to get back to focusing on education for kids.
- Path B is not even an option. Path A with Wilson is not an option. Liked Mr. Wettengel's and Ms. Corrigan's suggestions.
- Harding is not closed. There are students and staff. Money has been spent on that sight. More important to maintain or expand working program (Franklin), than to take heat regarding reconsidering use of Harding.

Director Donohue's comments included:

- Between time when running for office and now being charged with fiscal responsibility and providing educational opportunities for all students in District, have done some re-thinking. Believes this District has been underfunding middle and high schools and it is having significant results. Believes it will become very expensive to solve at a time when having increasing deficits. Also, have schools with low and high utilizations at the elementary level and need to stabilize. Need to give ourselves flexibility, both financially and resource wise, to give this

- District the opportunity to deal with these two pressing issues.
- Regarding the problems that we have of building facilities, capacity, unstable financial future, declining enrollment and budget deficits, there is a lot of talk of waiting until Phase II. I personally think the ship is not going to come. Phase I is for seismic upgrades and renovation. We have been telling people that large slabs of concrete were going to fall on their children. That is why we voted for that bond. Phase II is building more buildings which this community may not be able to support. If Phase II does not come, the District is going to have two unenviable options: Leave Franklin where it is and not complete CHS and possibly run into Title IX problems down the road or we are going to be talking about moving it to Harding, another building that is not going to be completed with seismic dollars that we're going to have. It is going to require massive upgrades in the long term and it is going to leave us with a building that if do half of the seismic upgrades we are going to have problems in the future with upgrading the other half. In addition, I have not heard anyone deal with the asbestos issue. As I understand there is asbestos in Harding, so renovate half then the other half when children are there? I am unwilling to do that because I do not want to put children at risk. Franklin is a wonderful program but financially and facilities-wise there does not seem to be the choice to leave it there.
  - If going to renovate Harding, sees better use of building to take overcapacity schools down in population. If move Franklin there will still have overutilization at many schools and have much fewer options for dealing with overutilization with any boundary process. There will not be any new schools built in this District in the next six years, and likely beyond.
  - Would like to Support Path A, but having both the fiscal stewardship and the opportunity to provide education for every student in this District, do not think that I can. That is why I am supporting Path B (K-5 to Wilson and 6-8 to Cheldelin), not because want to. I did not want to close Inavale. If there was anything we could have done to save that school I would have done it, but there was not.
  - I do not see long term, how we can maintain the Franklin program with the resources we have and the constraints that we are looking at without some change now while we have the opportunity to implement the changes without having to cut programs. We can create a soft landing and save as much of the core knowledge program as we can. I see that as being the best option. When we hit 2009/10 and do not have money for Harding and we close Franklin, what does that do? We are then going to lose our core knowledge program. I am not willing to do that. I would like to save what we can now, knowing what we have for the future as far as constraints than to wait and hope. Without acting now will be doing the same thing to Franklin as did to Inavale, giving it a cloud of closure.

Vice Chair Rieck's comments included:

- The decision to close Harding was made after the Long-Range Facilities Master Plan (LRFMP) was developed but previous to the \$86 million dollar capital improvement bond. A lot has changed since then. We need to look to the future, not next year but 5-10 years.
- Franklin is a community school. There are a lot of transfers at schools even though they are limited.
- CHS can be completed now with one exception, which is the grass practice field. The JV field

will not fit there until the District buys houses. Do we need to move a school to create a grass field?

- We have responsibility for student environment. Looking at Franklin and taking all things together, use money when have most buying value. Does not think it is in Franklin's best interest to move them into Harding as it is, using half of the building. If one child were in the seismically-challenged part that would be devastating. Strongly supports Path A, eliminating the Wilson option, focusing on moving Franklin to the upgraded Harding site. Supports leaving Franklin as is until find out if get seismic money, keeping the remaining \$900,000 in bond money until then. Cannot support option that says if do not get seismic grant, Franklin will end. Believe if committed to carry on with Franklin, need to make it happen.
- If need to readdress closing schools in future, believe all elementary schools should be weighted equally.
- Supports Franklin in long-term vision.

Chair O'Malley's comments included:

- Hear a lot of alignment in what we care about as a board. I hear that people are very committed to listening to the community. I hear we value the fact that kids learn differently and we want very much to honor that. I hear that we value choice, K-8's, that nobody wants to be doing this. That is important to acknowledge because I think we all weigh in differently but with similar intent. No option feels right. End goal is to provide best education for children in shrinking enrollment. There is no right way to do that.
- I would move Franklin K-5 to Wilson, 6-8 to Cheldelin where there is room. My reasons are straightforward. I feel this provides the most reasonable way to cut costs and maintain a good program.
- While I think that I can live with Path A, and not with any rancor, it also offers a way to leave no stone unturned and is a laudable goal but there is an opportunity cost to continuing our explorations in this area.
- How does excess capacity at high schools fit with these options? Better use of secondary schools is in the forefront of my mind. Cheldelin middle school gets increased populations with Path B, though it is not perfect. There have been steps taken to meet needs that Franklin's K-8 was originally designed to address; there is going to be a K-8 at Lincoln. Curriculum is being aligned across the District.
- The opportunity cost is too high to have so much energy into one school over three years as depicted in Path A and yet it might be closed and have the cloud that Inavale has. Need to be more equitable in distribution of resources; Franklin population is 5-10% of District.
- Advocate Path B: Franklin K-5 to Wilson and 6-8 to Cheldelin though not with any great passion or joy.

Superintendent Tarzian shared her thoughts:

- The fiscal responsibility for educator turned superintendent is quality of educational experience for kids. If do not have resources in 2009-10 and have to cut teachers it will definitely impact the Franklin program no matter where it is, as well as all the other programs. It is not choosing a program but a way to educate children in our District.

- Have worked hard to provide Harding data. \$898,000 to retrofit Harding excluding asbestos abatement. Does not address fire detection, heating or ventilation systems, security, water piping for lead, additional parking issues, and ADA access besides the current elevator. Those total at this time.\$802,000.
- Was not in District when the decision was made to close Harding Elementary, but supported it. Simply reducing the size of Harding could have been done then. Thought about brick wall that runs against a playground, the secondary students do not play on the playground the way that elementary students do. There is no cafeteria, no library. It would again be saying “this is what we have for you, see if you can make it work, and do a little fundraising.” I’ve been there; we have been in that discussion earlier this year about what it takes to run a school.
- I look at declining enrollment. I look at putting this decision off. I look at retirement and how far I can put the decision off before you would be hiring anew.
- I feel staff and I have been very honest with you about the reality that we are facing.
- I could not agree more regarding asking the community for a \$59 million bond for Phase II of the LRFMP.
- I listened very intently this fall as we ran a process looking at capacity and I took to heart what I heard from this community, including at those forums, that it is time to make some hard decisions about how we do education in Corvallis to fit our programs and our budget. We have gotten stretched thin.
- Have read proposals from Franklin community over the last few years. Recommends Path A. Sustaining, maintaining, and growing the Franklin program was the majority of what was recommended in Paths A, B, and C, acknowledging the quality of that program. She went as far as recommending displacing another school in the District, primarily due to the secondary capacity issue and because of changes in open enrollment. Resounding community input was not in favor. Path A calls for reducing Franklin. She will do anything can do to minimize or not tell students they can no longer attend their school. She did it for Inavale when closing, trying to create opportunities for students to go in groups with their staff to other District schools. Painful and had impact in her willingness to make a similar recommendation this year for Franklin.
- To leave Franklin the same size, and to say maybe, maybe three years from now we will have this all figured out may mean that we have to split kids apart. Do not set kids up that way. I do not have enough hope for that that; let them keep coming, let us fill those sixth, seventh, and eighth grades and maybe something really great will happen. Staff have been in close contact with seismic grant. It is not a silver bullet.
- Adams Elementary will have 480 students with a possible modular. Looking at boundary shifts that need to occur, limiting open enrollment and looking at building capacities is only the first step. I do not know how to change boundaries until this decision is made.
- We cannot legally or in good conscience give preference to home schoolers or private schoolers over District students.
- Encourage a committee to look at all the information.
- Relieved to hear no one suggest disband Franklin.

## C. DISCUSSION

Members discussed the options, with the majority of the conversation focusing on the “Move to Harding” option of Path A. Points made were:

- Concern if Cheldelin Middle School’s population exceeds 700 students. When it was at 750 during the time of Linus Pauling Middle School construction there were significant PE/lunch issues.
- Cannot hold bond dollars in good conscience as they will not buy as much and current students in buildings could use now.
- There is not any money sitting around. So how we are going to peel off \$800-900,000 over the next three years to support making Harding usable have a hard time with. There is a row of high school music instruments that have been sitting for a time that could be fixed for \$2500. Using funds for Harding would result in pitting programs against programs. Even if find money, there will be repercussions just as detrimental as closing Inavale or Harding.
- There are Phase II items of the LRFMP that the leftover bond money could be used for. Some were already approved in the Tier 1 and Tier 2 expenditures for the leftover bond funds. Bond was to take care of critical safety issues. There was \$125 million worth of basic upgrades which were prioritized to \$86 million for the bond. Hoover Elementary has open hallways and parking lot safety issues as an example of remaining issues.
- Hard to tell schools cannot have money because we are saving for some future program’s possible use.
- In Path A, need to find money to move Franklin to Harding. Take knife to cut from somewhere else. Will not have facilities money or budget increases. Just got good news will not have to cut for next few years, and then will go into budget deficit again. Only way to come up with money is to take critical look at all the programs in the District and figure out where we are going to pull the money from. Each one of those programs is then going to feel like it is under attack and each is going to vie to be seen as more significant and valuable so as not to be cut. That is the kind of discussion I see happening with this feasibility study and I want to avoid that.
- Seems we are slipping in the possible closure of Franklin, which has 11 years of success, as a consequence of considering pulling up Phase II of the LRFMP. The Board has not had the values conversation. Why is it okay to make it uncomfortable for Franklin?
- Do not hear endorsement to complete ball fields or closing Franklin just to close Franklin but using money for existing programs or schools as opposed to holding for Franklin’s possible move to Harding. If boilers fail need to use money that comes out of instruction.
- How do we balance what is the best use of the money that preserves instructional dollars in the future, does what we said were going to do with them, and spreads them the furthest that they can go?
- Franklin program cannot stay in that building. The building will need more money to bring up seismically, etc. Not seeing any way without causing serious fiscal pain to all District students. Do not think will get second bond levy so will not have money to improve or move Franklin.
- Did not approve Phase II items in Tier 1 and Tier 2 list of approved projects funded by the leftover bond funds that were Harding, Wilson Elementary, or Crescent Valley High School (gym/bleacher replacement, landscaping, and irrigation). A lot of Phase II items were

addressed.

- Do not have problem spending the remaining \$900,000 of bond funds but want it spent at Harding to make safe drinking water, etc. to provide same environment for those 100 students as at other buildings. It would then be in place for future use.
- Understands the \$900,000 will not do that. Agree if kids are at Harding should make safe. Do not do half of building for lead or asbestos abatement.

Superintendent Tarzian clarified some points:

- Staff built Path A on the understanding that bond dollars would be reserved. Considered what would happen to value of those dollars.
- Reason that there is “other options” is staff is aware of Board resistance to using bond dollars for just any purpose.

#### D. ACTIONS

Director Gelser explained her proposed amendment to Path A and then put it into a formal motion. She explained that the Building and Boundary Committee could be restricted to looking for alternative options for funding the Harding seismic upgrades without Phase I dollars and the boundary for the District to implement. If Harding funding is not found, Path B would be implemented. This would not reduce the 6-8 classes which would displace the “would be” Franklin students.

**MOTION #76:** Referring to Page 3 of the “CHS Master Site Plan/Franklin Decision Paths, June 1, 2006” document, as revised for June 5, Director Gelser moved to propose an amended Path A, which that demolishes the Franklin building in 2009-10. Franklin K-8 remains in its current configuration until 2009-10. The Board establishes a Building and Boundary Committee that will review boundaries for the entire school District and will search for and consider funding to upgrade the Harding building, not to include any Phase I dollars. If that happens, then Franklin in the 2009-10 school year moves to Harding; if not, it then moves to Path B. Director Higgins seconded the motion. Director Gelser confirmed that she meant Path B with both its options: Franklin K-5 to Wilson, Franklin 6-8 to Cheldelin or disband Franklin. (See after Motion #78 for vote.)

Director Rodman commented that the proposal leaves a major cloud over Franklin which could destroy the program over the next three years. It is either do or die basically.

**MOTION #77:** Director Rieck moved to amend Director Gelser’s motion by moving that remaining bond dollars be held and used for moving Franklin into Harding with any additional seismic or additional dollars that can be found, and remove part that says Franklin will be closed if that move cannot happen. Director Gelser stated she would not accept the amendment as a friendly amendment.

Director Gelser acknowledged that though her motion carries a certain extent of do or die it limits that extent and does not leave it there for the entire rest of the community. It is not a “do nothing” plan. Franklin and its waiting list of students will bring the momentum and energy to try to find the resources to do this. Leaving Path A here will put a cloud over the head of Wilson which may not bode well for

Wilson in the coming years. She stated that she could not support setting aside the remaining \$900,000 in bond funds for Franklin's possible move to Harding.

Director Higgins seconded Director Rieck's Motion #77.

When restating Motion #77 Director Rieck clarified her motion to include demolition of the Franklin building in the 2009-10 school year and that Franklin would be moved into the Harding site by 2009-10.

Directors Rieck and Higgins voted in favor of Motion #77; all others voted in opposition. Motion #77 failed by a vote of 2-5.

In discussing Motion #76, Superintendent Tarzian questioned what threshold amount of money would need to be raised through the work of the Building and Boundary Committee that would prompt going one way as opposed to the other. Would it be if there is money to retrofit, but none of the other (fire protection, security system, heating, ventilation, ADA)? Director Gelser responded that it would need to be a safe building that is not a fire hazard and has safe water to drink for all of building, both sides of the building.

Director Rodman questioned that with regard to the State's seismic grants being available in two years and then for the next 15-20 years, isn't it possible that high priority jobs will get approved early and a job such as Harding may not get approved until 2018? Director Gelser responded that was a possibility and the reason that it is not Path C. Those dollars would be looked for in urgency because of the urgent need.

Vice Chair Rieck expressed her confusion stating that she felt that the \$900,000 that she would like to set aside would cover everything but seismic upgrades for which we are looking to the State. Director Donohue questioned where asbestos abatement was covered. Superintendent Tarzian clarified that what her executive team has communicated is that to have Harding at the point where the other buildings are at the end of Phase I would cost \$1.7 million. \$900,000 is very close to being, if one wants to divide it in half, the seismic safety issue, but it would take another \$802,000 to get Harding as safe as any other building in the District that has 340 students.

Auxiliary Services Director Wright explained that the \$3.2 million listed as Phase II building upgrades to Harding would address the asbestos abatement and finish building improvements to that facility. It would make it seismically correct and upgrade interior finishes because of the demolition that would be involved in seismically retrofitting it just as it would in all the other facilities if we were to have Phase II of the LRFMP approved by the voters.

Director Higgins questioned why it would be okay to set \$834,000 aside in Path A to renovate Wilson Elementary if that came to pass in three years but not to hold \$900,000 aside for Harding renovations. Director Gelser stated she did not support holding those funds either.

**MOTION #78:** Referring to Page 3 of the “CHS Master Site Plan/Franklin Decision Paths, June 1, 2006” document, as revised for June 5, Director Rieck moved, Director Higgins seconded, to adopt Path A with the restriction on the Committee to look at boundaries and additional funding for Harding and to not eliminate or reduce the 6-8 program at Franklin, leave it as it currently is.

Vice Chair Rieck stated the Committee would be looking at all school boundaries to which Superintendent Tarzian questioned doing that prior to the 2009-10 Franklin decision. She added that the state seismic grant funds would have to be known in 2007-08 to carry forward with Path A. She went on to calculate that Motion #78 would have the community raising \$350,000 within the timeframe of Path A (\$1.7 million in needed Harding renovations, less District’s \$900,000 in leftover bond funds, less \$450,000 in possible state seismic grant funds).

Directors Rieck and Higgins voted in favor of Motion #78; all others voted in opposition. The motion failed by a vote of 2-5.

When Director Keim expressed that the options the Board was suggesting could be covered by the Building and Boundary Committee in Path A simplifying the Board’s decision this evening between Path A or B, Director Gelser responded that the difference is that her proposal would not be pursuing other options, but putting Phase I bond money to work immediately and being consistent with its stated purpose while allowing the possibility and advantage of this new opportunity to use state seismic grant funds.

Directors Donohue, Higgins, Gelser, and O’Malley voted in favor of Motion #76; all others voted in opposition. The motion passed by a vote of 4-3 to amend Path A.

**MOTION #79:** Referring to Director Gelser’s approved Motion #76,” Director Rieck moved to adopt the amended Path A. Director Higgins seconded.

The recorder reiterated the modified Path A when asked.

Directors Higgins, Keim, Gelser, and Rodman voted in favor of Motion #79; all others voted in opposition. The motion passed by a vote of 4-3.

Vice Chair Rieck clarified that the reason she voted in opposition was because she disagreed with not holding the \$900,000 in leftover bond funds for Franklin’s future possible move to the Harding site and that she could not agree to the do or die mode with which it puts Franklin.

Director Donohue stated that he believed he had adequately articulated his views.

Chair O’Malley called a five minute break. The meeting resumed at 9:37 p.m.

## **IX. RENEWAL OF LEASE AND OTHER ISSUES RELATING TO WESTLAND MIDDLE SCHOOL**

Auxiliary Services Director Fred Wright, District legal counsel Joe Richards, Calvary Chapel Administrator Curt Duever and his assistant approached the Board to state their objective.

Mr. Wright reviewed the historical timeline related to the church's rental relationship with the District under Tab 1 of the May 26, 2006 memorandum he had sent to the Board. (See Supplemental Item #VII-38 of the Official 2005-06 Minutes.)

Background information provided by Mr. Wright included that:

- He had given the church a copy of the seismic report
- Previous to renting the old Westland Middle School the church had simultaneously rented 4-5 other facilities in the area to meet their needs. Renting Westland allowed them to be all in one place.
- Timeline has church rental history with District which became higher due to the church assuming utility costs when the District's central kitchen vacated the premises.
- Current lease terminates June 30, 2006.
- Have draft renewal lease that ends in 2008. Mr. Richards will comment later on the many changes to the document.
- Intent from initial lease with church was the understanding that the District would not subsidize. The District has not. Their rent of \$6,000 per month plus utilities more than offsets District costs including maintenance.
- District uses some Westland spaces for storage. Would like to move out by July 1 as it is very expensive for the District to stay.

Mr. Duever thanked the District for use of the facilities that they have been using for about 9 years. He stated that Calvary started in June of 1995 with 15 people and has grown steadily. Normally 700 adults attend services on Sunday, with youth and children's ministry the number comes to about 1000 – 1100 people. During most of this time they have been in search of a permanent home, which is a challenge. July 25 of last year they purchased property near Chip Ross Park. Since that time, they have hired an architect to do a master plan and design. They have had serious conversations with a local contractor and are very close to having funding lined up with the bank. They are moving ahead as aggressively as they can. Westland is a very, very expensive school to operate so there is incentive to not support Pacific Power and NW Natural. He requests that the lease be extended so that they can make an orderly transition to the new property.

Mr. Richards explained that he drew up an 8-page lease instead of the 2-page one used previously. The lease addresses standard issues. The main thing is the indemnity agreement and liability insurance for \$3 million for any accident, but \$5 million for the total of injuries for any one accident. He related that he wrote a letter Friday that answered a number of questions. He stated that the Oregon short claim act is a very powerful limitation that limits district liability to \$500,000, though there is the possibility of collecting up to the insurance limit. If one did not have insurance would not have to

respond over \$500,000.

Discussion on the topic ensued with these points being made:

- The CH2M Hill seismic report did not identify what size of an earthquake would collapse the building. It spoke to any seismic activity.
- Mr. Duever stated the church is moving as fast as it can to move to their new accommodations. They understand that it is a thorny issue but they are facing the same situation that the District would have if the bond measure had not come to pass.
- Legal counsel did advise that postings be made around the facility regarding its earthquake worthiness and also where one could locate a copy of the seismic report so that users could be fully aware of the risk.
- Though allowing use of the facility might be legal, it was questioned whether it was ethical knowing the seismic risks and it not being core to the District's mission of education, a philosophical question that all have to answer.
- Because of the costs of the building, Superintendent Tarzian expressed her hope that if it is not rented that decision would come with the decision to demolish the building.
- The church currently uses about 62% of Westland, with the gym seeing the heaviest use. Allowing the church to use the site but not the buildings, save the old library and gym, would likely not be feasible as it would take approximately 40 modulars to reach the same equivalent of space, the worthiness of which the church would find questionable. It would also involve pursuing a conditional use permit with the City.
- Retrofitting the gym for earthquake safety would involve vacating it, still not providing the church its much-needed space, akin to full eviction.

**MOTION #80:** Director Rieck moved, Director Keim seconded, to renew the rental agreement between the District and Calvary Chapel Corvallis as presented. Director Keim voted in favor of the motion; all others voted in opposition.

The motion failed by a vote of 1-6.

**MOTION #81:** Director Gelser moved that the current rental agreement between the District and Calvary Chapel Corvallis be extended through August 31 to allow adequate time for transition. Mr. Wright noted that the current contract has a 90-day termination clause.

The motion died for lack of a second.

**MOTION #82:** Director Rieck moved, Director Donohue seconded, that the current rental agreement between the District and Calvary Chapel Corvallis be extended by six months to allow adequate time for transition.

Mr. Duever stated that certain aspects could be moved in 6 months though they could not have the sanctuary built in that time.

Mr. Wright stated that it would take a few months to retrofit the gym.

The motion passed unanimously.

**MOTION #83:** Director Gelser moved, Director Donohue seconded, to direct staff to go out for a bid to demolish the Westland Middle School building.

The motion passed unanimously.

Director Gelser expressed what fantastic tenants the church has been and stated that she was sorry for the tremendous burden and inconvenience.

**X. OTHER BUSINESS – CHS CONSTRUCTION ITEMS**

While she stated that she understands that it is not desired that funds be funneled to Harding, Director Higgins requested that planned CHS expenditures be reviewed, particularly \$250,000 for the climbing wall, ticket booth, fencing and heated batting cage. Items such as these were big for credibility at a Comment Corner.

Director Donohue responded that he would like a list of things not included in the construction of CHS because of costs as he understands built in files did not make the list. Now files are seen stacked in violation of OSHA (Occupational Safety and Health Organization). He is unwilling to take funds from CHS when items were not done due to lack of funds.

**XI. ADJOURN**

Being no further business, Chair O'Malley adjourned the meeting at 10:19 p.m.

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Kari Rieck, Chair\*

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Dawn Tarzian, Superintendent

\*Chair at the time the minutes were submitted for adoption.

Prepared by Jolene Shute

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