



Bond Oversight Committee Meeting Notes July 19, 2021; 5:30-7:30 pm

The meeting was held online due to COVID-19. All committee members were provided with a link to participate in the meeting via “Go-To”.

x	Rich Arnold, Committee member	x	Terese Jones, School Board Liaison
x	Amy Crump, Committee member		Ryan Noss, Superintendent
	Brad Hamlin, Chair	x	Kim Patten, Director of Facilities & Transportation
x	Jennifer Richmond, Committee member	x	Olivia Meyers Buch, Director of Finance & Operations
x	Emily Valdez, Committee member	x	Brenda Downum, Communications Coordinator
x	Gordon Zimmerman, Committee member	x	Joni Olsen, Administrative Assistant
	Vacancy	x	Dale Kuykendall, Wenaha Group

1. Welcome and Member Updates/Community Feedback

Director Patten welcomed committee members and thanked them for their attendance. She also introduced district staff Joni Olsen who will be taking notes at committee meetings. Joni is also the fiscal clerk for the bond program and interim office manager in the Facilities and Maintenance Department.

Due to Chair Hamlin’s absence, Director Patten led the meeting and invited members to share any community feedback. Comments included neighborhood excitement about the progress at Lincoln Elementary and some concerns about the salvage process. The information on the district website was helpful in providing accurate information.

Garfield neighbors are interested in know more about the modular classrooms that will be located at Linus Pauling and how that might relate to the bond promise of removing modular classrooms. Director Patten shared that the district is experiencing an enrollment bubble at Linus Pauling that is due in part to the LifeSkills and Dual Language Immersion programs at the school. The district expects to lease the modular classroom for two years. This is not a bond program expenditure and is more closely related to the adjustment of school boundaries which was tabled by the school board at the onset of the pandemic.

Positive feedback was received from community members involved in the design process at Franklin School.

If community members have very specific questions regarding budget and spending, those questions should be directed to Dale Kuykendall or Kim Patten.

Jennifer Richmond was nominated and elected as chair for the 2021-22 school year. Emily Valdez expressed interested in serving as chair for 2022-23. Thank you to Brad Hamlin for his service last year.

2. Project Hot Topics

Garfield Elementary - water detention ponds

- South detention pond will stay as is. Large boulders at the bottom were added and there shouldn’t be any visible water except during a major rain event. There is a 4 foot fence due to code restrictions. North detention pond is about 6 feet deep and will have a 6 foot fence due to location in the playground.

Garfield Detention Pond Discussion: Concerns from neighbors about kids climbing over the fence into the detention pond area. Suggestions included completing a risk assessment and installing signage to limit liability.

Harding Center/College Hill - budget estimate

Two independent estimates are coming in and will be shared in the August Bond Report.

Lincoln Elementary - salvage and demolition

- District staff spent a week removing items for re-use in other schools including technology equipment, HVAC controls, fire alarm elements, restroom accessories, door hardware, and useable furniture in good condition.
- Demolition contractor salvaged Glulam beams and wood paneling materials from the gym that will be repurposed in other District projects.
- Demolition materials are being separated into metals, wood, and concrete. The obsolete and broken solar panels were separated as well.

Wildcat Elementary - land use application

- District is currently working with City of Corvallis to receive building permits based on the land use approval. The drawings include the detention pond in Wildcat Park, and the removal and replacement of the planter strip along Satinwood. Neighbor concerns were received late in the planning process, however, the District proceeded with permitting as originally designed to keep construction on schedule.
- Based on neighborhood feedback, the District intends to apply for a Land Development Option (LDO) to leave the planting strip and move the detention pond to the SE corner of the site and place it underground.
- A Development Agreement will allow construction to proceed while the LDO is under consideration. If an LDO is approved, the district will modify the design and request an adjusted permit from the City.

Jaguar Elementary & Wildcat Elementary – permitting

- Demolition permits have been received and the work is progressing.
- The design team has been working with the City to acquire building and PIPC permits.
- The City of Corvallis is allowing courtesy inspections to allow some of the construction work to proceed. We anticipate permits being issued as early as this week.
- The project management team is following this closely to determine any potential impacts to the start of school.

3. Charter Revision Review

The first review of charter revisions took place in June, the final draft was presented with no additional requests for revisions. The revised Bond Oversight Committee charter will be shared with the school board at their August 12, 2021 meeting.

4. Communications

Key messages (see item 2 above) were provided to all committee members as a separate document.

Committee members were reminded that technical questions should be directed to Dale or staff liaisons to the Bond Oversight Committee. Community questions and the response will be shared with the full committee so everyone has the same information.

A community mailing is in process and will be sent to all voters in the Corvallis School District. The Bond Oversight Committee will be listed as well as highlights from the bond program. The current vacancy on the BOC is also noted in the document. We will begin promoting the vacancy on the district website as well.

5. Committee Business

Chair Richmond led a discussion about a return to in-person BOC meetings. We will continue to meet monthly and will do so in-person with the option to attend virtually. The next meeting will be at the Wenaha trailer which is adjacent to the district administration building.

Committee members will be receiving an invite to attend building tours at Garfield and Lincoln Elementary Schools on August 30 & 31 respectively.

The next meeting will be held August 16, 2021.
Meeting adjourned at 6:55 pm.

Notes compiled by Joni Olsen