

Corvallis School District

Facility Planning Committee

FPC Workshop 4—Meeting Notes

Cheldelin Middle, Library

April 25, 2017

ATTENDEES: Kevin Balzer, Ana Bechtel, Darren Bland, Katy Blye, Avery Briggs, Jared Callis, Bill Dougherty, Paul Jennison, Laura King, Adam Kirsch, Catherine Law, Carlos Lopez, James Mellein, Stephanie Mehlenbacher, Melissa Miller, Rocio Muñoz, Asha Pantula, Jennifer Richmond, Kevin Russell, Shahnaz Sahnaw, Adam Steele, KC Stewart, Feliciana Torres, Michael Unsworth, Elizabeth Wyatt, Gordon Zimmerman, Ryan Noss, Kevin Bogatin, Olivia Meyers Buch, Kim Patten, Amy Lesan, Brenda Downum, Board Representatives: Alexis McQuillan, Scott Newsham, Tom Sauret

DLR Group: Karen Montovino, Piper Jaffray guest speaker, Carol Samuels

ABSENT: Eric Wright, Byron Bethards, Andrew Foster

OBJECTIVES

Begin to look at bonding capacity of the school district and possible scenarios and costs.

I. Summary

Superintendent Noss welcomed members of the general public and invited them to observe the discussions and provide written input on the cards provided. He reminded committee members that the first two meetings were heavily focused on data, the third meeting (last month) allowed time for “big idea” brainstorming, and after this evening, the committee will have two more meetings between now and June. At that point, a draft plan will go to the school board and the district will solicit more input and feedback from community.

The superintendent distributed a packet of printed emails received from community members related to the brainstorming ideas. Concerns from the Harding Neighborhood Association, Garfield Neighborhood Association, Franklin parents were noted.

Meeting date change. The May 11 committee meeting was changed to May 10 in order to avoid a scheduling conflict with a community event hosted by students from College Hill.

II. Financing

District Spotlight: District Budgets and Finances—Olivia Meyers Buch, Business and Finance Director

Ms. Meyers Buch presented a power point presentation. The following are highlights of the presentation. The budget is a balancing act. The district’s budget is financial plan for a single year and the fiscal year is July 1- June 30. Planning and forecasting is a continuum for responsible planning. The board sets budget parameters. Themes include equity, sustainability (continued programs), and responsibility (reserves, ending fund balances.)

The largest fund represents the general fund (main operating fund- school operations, salaries, utilities, local option levy), followed by special revenue funds (grants- can only be used for targeted services, debt services fund, and the internal service fund. The power point presentation will available on the district website.

4/25/2017

Total all funds is \$120 million. The biggest portion of funding is from local sources and the majority of expenditures are on salary and benefits, purchased services (student transportation), supplies and materials, capital outlay. Capital outlay is a very small piece of the budget and is currently 0.3%.

The designated facilities fund is just over \$3 million. This is the only source of revenue for capital improvements. Other funding sources include those made available through Senate Bill 447- OSCIM, matching grant, technical assistance grants, and seismic upgrade grants. The district recently was awarded a \$1.8 million seismic upgrade grant for three elementary schools.

Bond Financing: Carol Samuels, Managing Director, Piper Jaffray

Piper Jaffrey works exclusively with school districts in Oregon to navigate the bond process. Ms. Samuels' goal was to make sure that committee members have the same base knowledge of terms. She also provided a power point presentation which will be available on the district website.

The ballot title is due to county two months in advance. Election is in May.

- District Bonding Capacity- value and interest rates review (treasury rates and municipal rates) historically rates are low. Projections are conservative because this is a one-year projection. Assessed value is lower because of Measure 50 (1997). Current outstanding debt-
- Bond structure options- A continuation of the current bond would be \$1.59/\$1000 resulting in \$138 million. Our district is very average compared to other districts in the state.
- Bonds are completely outside of the property tax caps and are not subject to compression

III. Facilities Plan Scenarios

Karen Montovino provided a recap of workshop 3 and reminded the committee that we are still at the high level. Architects looked at the discussion results from workshop 3 and common threads from table group discussions were further developed in a design charrette at DLR Group office. The district Innovation Team met on April 20 and provided additional input.

Three scenarios were presented in a power point presentation which is available on the district website. All plans include the critical infrastructure improvements. The three scenarios for consideration are:

1. Traditional plan- range of costs \$204 mil to 239 mil
2. New Elementary Schools- 2 new elementary schools- significant needs with Franklin \$273- 309
3. Grade Reconfiguration – convert elementary schools to k-4, addresses capital repairs at Franklin, convert LPMS to 5-6, Cheldelin to 7-8, add 58,000 sq. ft. – LPMS add 13,700 sq. ft. \$324-359

IV. Group Exercise--“Developing a Plan”

Table groups were asked to choose the scenario that they think best addresses the needs of Corvallis and discussed critical elements based on priorities and estimated costs.

- Committee members were also asked to indicate individual choices by voting with “dots” on a master copy of the three scenarios.
- Blank “checks” were provided to table groups for “votes” on ways to develop the plan further with targeted projects.

NEXT MEETING is May 10, 2017 at Lincoln Elementary School.