

Gervais School District #1
School Board Working Session Meeting Minutes
Thursday, April 8, 2021

WORKING SESSION

Director Martin called the School Board of Gervais School District #1, Marion County, into a Working Session on Thursday, April 8, 2021, at 6:05 p.m. via ZOOM online. Board members present included: Henry Bustamante, Maria Caballero, Ana Contreras, Lorraine Martin and Debbie Sullivan. Others present included Caryn Davis, Sandra Segura, Dandy Stevens, and Rebecca Stuecker.

1.0 CALL TO ORDER

1.1 Pledge of Allegiance

Director Martin called the School Board Meeting to order with the Pledge of Allegiance at 6:05 p.m.

2.0 INTRODUCTIONS & ANNOUNCEMENTS

None.

3.0 APPROVAL OF MINUTES

None.

4.0 PUBLIC FORUM:

None.

5.0 REPORTS

None.

6.0 BOARD FOCUS/MEMBER TOPICS:

None.

7.0 CONSENT ITEMS:

None.

8.0 ACTION ITEMS

None.

9.0 DISCUSSION ITEMS

9.1 Long-Range Facilities Plan Presentation

Ms. Stuecker (IBI Group) started her presentation sharing her background and highlighted the following in regards to the planning process.

Ms. Stuecker presented a diagram of all the pre-planning steps when going for a bond.

STEP 1-ESTABLISH ROLES, EXPECTATION, & WORKPLAN

-Involves seismic assessment, facility assessment, population projections, capacity analysis, and educational adequacy.

➤ **Seismic Assessment**

- Assessment was done by tk1sc for all the schools and district buildings.
- Shared details on recommendations for the buildings in order of importance.
- There were no immediate concerns pointed out.

➤ **Facility Assessment**

- Oregon Department of Education template was used to assess facilities.
- Facilities have been well cared for.
- Some building systems are beyond their expected life.
- Roof in the main building in the high school needs replacement.

- Exterior material and windows are a high need at both the elementary and high school buildings.
- Mechanical upgrades to the elementary school main building is a high need.
- Resurfacing and restriping driveways and parking lots was the greatest exterior expense.
- Shared estimated costs for seismic upgrades and facility infrastructure improvements.
- **Educational Adequacy Assessment**
 - Principals are interviewed, walk through the buildings and talk to students and teachers.
 - Evaluating the building adequacy as a teaching environment, and not necessarily the building.
- **Population Projections**
 - Provided a study that included historic data for school years 2009 through 2019 obtained from the Oregon Department of Education and forecast data for 2025, 2030, and 2035. A 15-year analysis was broken into grade levels elementary, middle, and high school enrollment.
 - Enrollment will increase in a slow steady progress.
 - Based on pre COVID enrollment numbers.
 - Newest housing development is not included in the data provided.
- **Building Capacity**
 - Provided a capacity number that is accurate to the programs and grade levels currently being taught in each building, teaching station capacity, building overall square footage capacity, and projected future capacity.
- **Evaluation Methodology**
 - Evaluation was done by interviewing principals, building tours, student surveys, staff surveys, and online staff sessions.
 - Shared details on the topics that were on the surveys and key takeaways for each school from the responses.
 - Shared details on the manner in which every classroom sized space within the facility is currently utilized for all schools.

PART 2-REPORT FINDINGS: LONG & SHORT-TERM NEEDS

- **Setting the Long-Range Goals**
- **Exploring the Solutions**
- **Setting Priorities**
 - Work from the Long-Range Facility Committee begins its work at this step.
 - Committee involves different stakeholder groups.
 - Shared details on responses from questions that were asked from the different stakeholder groups in regards to the district vision.
 - Developed six guideline principals priorities from the input gathered from the different stakeholders from all the meetings.
 - Shared ideas on spaces in facilities that support STE(A)M, CTE, & Project Based Learning and Emotional Learning.
 - Shared a project prioritization matrix listing level of priority for each project that the committee prioritized.
 - Shared some visual ideas of what the committee plays with in regards to adding different things in the buildings.

PART 3-LONG-RANGE FACILITY PLAN REPORT

- **Finalized the Short Term Plans**
- **Board Resolution for Ballot Initiative**
- **Bond Campaign**

There was a brief discussion on the need of more space for student learning, and the recommended master plan strategy to present needs to the community to pass a bond to be able to get items done in chunks since there are so many needs for all of the district buildings.

There was a brief discussion about the next steps to move forward trying to pass a bond or seeking state grants or a combination of both. Details were discussed in terms of the timeline of state grants available. The next step would be to put out an RFP to have an architect put a plan in place on how much it would cost to get certain projects done. Estimated costs were discussed to hire an architect as well.

Ms. Stevens said that she would have this as an action item for the next regular session to give the board some time to process and to take action giving her permission to move forward with an RFP to hire an architect.

9.2 PERS Pension Bond

Ms. Davis said that the district is coming to the board for approval if the situation is right to participate with twenty four other districts and five community colleges in a Pension Obligation Bond the reason for this is to pay for PERS UAL.

Ms. Davis said that one reason is that interest rates are at all time lows right now.

She shared data on the following things:

- 10 year treasury rates vs. 30 yer treasury rates.
- Oregon pension bond issues 2001-2018.
- Probability that present value is more than \$0.
- Rate credits will be volatile-idealy, rate credits will exceed debt service payments.
- Background data on 2007, 2017, 2018, 2019 valuation on PERS for the district.
- Payroll growth for employees covered by PERS from 2007 to 2019.
- Current bond side account analysis from 2004 to 2028.
- New pension obligation bond-senitivity analysis summary. Provided three investment earnings scenarios.

Ms. Davis stated that we need to let them know what option the district would like to move forward with if the ditrict decides to go for this bond. This bond is aside from tax payers bonds and the duration is until 2024.

There was a brief discussion by the board in regards to interest rates going up and approving for Ms. Davis to proceed with option one and not waiting until June. The board members asked Ms. Davis to email them all the information that was presented tonight and reports with figures instead of having another meeting before approving a resolution at the next regular meeting.


10.0 FUTURE AGENDA ITEMS

11.0 ADJOURN

11.1 Adjourn Regular Session

Director Martin adjourned the Working Session at 7:42 p.m.

APPROVED


Board Chairperson


Board Secretary

