

May 19, 2021

SILVER FALLS LONG RANGE FACILITY PLAN

Silver Falls School District

Meeting Minutes – Long Range Facility Meeting 12

Attendees

See attached sign in sheet

General items:

This meeting was held via Zoom.

- **Welcome, Agenda, Sign In**

- BLRB Architects walked through the agenda
- SFSD noted a couple items:
 - Remaining meetings would begin again in the fall with the actual date TBD and hopefully in person.
 - A separate Superintendent's workgroup would be formed to figure out a formal process to gain input from the K-8 communities. Further information will be coming in the next few weeks.
 - Any questions from the committee members should be addressed to the Superintendent.

- **Open Forum**

- The entire group was welcomed to provide comments or questions to the group.
 - Personally struggling to reconcile the thought that the bond would just be for deferred maintenance; may want to ask the Board to see how budgets may accommodate more for deferred maintenance in the future to allow the bond to fund educational items.
 - Could the meeting minutes be emailed to the team after the meeting?
 - It's important that we share with the community how this will impact their taxes in a way that's relatable.

- **BLRB Presentation**

- BLRB reviewed a summary of the upcoming schedule:
 - LRFP committee meetings 13 and 14 to resume in the fall, presumably August/September.
 - Superintendent's Workgroup Meetings through June, July, and August.
 - Presentations to the SFSD Board in August for a LRFP progress update, November for the final recommendation and December to present the 10 year LRFP.
 - Community forums will occur in August and October to present LRFP information.
 - BLRB will reach out to the City of Silverton Planning Department during June and July.

- **BLRB Presentation**

- BLRB reviewed the previous meeting's information regarding various Bond dollar amount options and related priority work. These included simplified graphs showing several options as discussed by the group:
 - An approximately \$68.2 million project budget for Priority Tier 1 items.
 - An approximately \$81.6 million project budget for Priority Tier 1 and 2 items.
 - An approximately \$94.5 million project budget for Priority Tier 1, 2, and 3 items.
 - It was noted that the items were mostly deferred maintenance items pulled from Facility assessment reports and were prioritized to keep students 'Warm, Safe and Dry.' Larger dollar amount items consistent throughout the projects included re-roofing and other exterior repairs, HVAC upgrades and replacements and ADA upgrades.

- **BLRB Presentation**

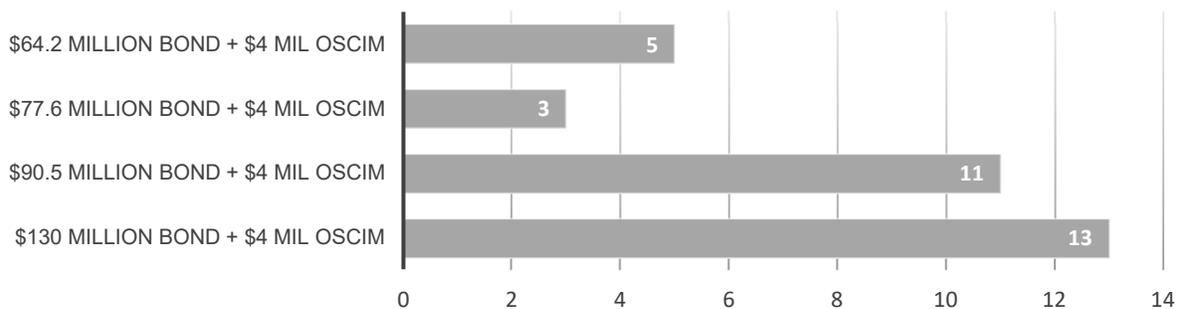
- BLRB reviewed a summary of the General Obligation Bond Scenarios presented by Piper Sandler in Meeting #11 on April 21, 2021.

- Current general fund tax is \$4.5458/\$1000 assessed value – this is the general amount taxed for the general education fund for the district. Current bond repayment is just under \$2/\$1000 AV for a total cost to taxpayers of around \$6.50/\$1000 AV.
- A reminder that due to the recent lower interest rates, the district was able to ‘refinance’ the current bond to save the taxpayers \$1.3 million and effectively lower the overall cost to said taxpayers.
- Going for the ‘level’ bond structure (i.e. same amount over duration) may be a good option considering unknowns with the current (COVID) financial/political state.

- **Committee Discussion and ‘Temperature Check’ Vote**

- The team discussed which direction the group was leaning with their 10-year plan recommendation.
 - Wariness about making an official decision was noted due to some outstanding questions regarding the K-8 communities.
 - Having a clear understanding of how much the bond would actually cost taxpayers would be crucial to know what they would be willing to support (and provide clarity for the LRFP path).
 - It was noted that this vote would not be decisive in providing a singular recommendation to the Board.
- The group was allowed (2) votes to gauge which bond dollar amount option (and subsequently the amount of work they were leaning towards recommending, the results as follows:

Which Bond Option Do You Prefer?



- **Closing Forum**

- The entire group was welcomed to provide closing comments or questions to the group.
 - Need to reemphasize that the LRFP needs to focus on educational aspects and then facilities.
 - The 10 to 20-year plan needs to focus on the immediate needs and then ensure there is room for expansion if capacity needs increase. Looking further (30 years) is difficult to do or to guess.
 - Need to re-review the PSU enrollment study to verify that the in-town schools will have enough space in 10 years.
 - A script with clear talking points regarding items like when the District will be going out for the bond, how much it will cost to taxpayers, what items it will cover and any future plans would be helpful in talking to the public. Having that script for engaging the community this summer would be helpful.
 - If we are planning for prolonging building life’s for 50+ years, shouldn’t we be looking at a 30 year plan?
 - Reaching out to the K-8 community is good and can clear up some questions the committee has.
 - Need to be honest in the communication with the public to minimize any future ‘surprises.’ For instance the 1994 bond was only for a portion of a new HS, so when the community was surprised when they were approached for another bond to complete the remaining portion.
 - Need to remember that if most of our buildings are already 50+ years old, we are planning for these buildings to age into 100+ years. We need to plan flexibility into the buildings to allow for changes over time.
 - Has the District been using mapping program (5Maps)? This would help the committee understand where kids are, are going to be and where more space may be needed in the district.
 - The District really needs to work on ADA upgrades.
 - Taking care of the deferred maintenance is really only half of the task of the committee, and really the previous LRFP’s have faltered since there is still so much outstanding maintenance.
 - What is the 5-10-20 year plan if this bond doesn’t pass?
 - Looking forward to the outcome of the Superintendent’s Workgroup!
 - What does the District (and how it functions) look like post-pandemic?

- The cost to the taxpayer is not necessarily a black and white issue in that the lowest cost is the best cost. Some folks would intend to live in the district for a longer time may want to invest more into the District now instead of a 'bandaid' bond.
 - Bonds are typically labeled as for 'Capitol Improvements' so the language on the bond needs to be careful and clear (since the majority of the work is for deferred maintenance) so as to not give folks a reason to support the bond.
 - A lot of the work included in the deferred maintenance list is really beyond just a 'bandaid.'
 - Need to remind taxpayers that in not passing the previous bonds they have effectively cost taxpayers more in the end as the building issues have not gone away (and presumably gotten worse).
 - Where would we be if the previous bond had passed? Money that should be going towards the kids and their education has instead had to go towards building maintenance issues.
- **Chat Conversations/ Q&A**
 - Are all these projections for 20-year bonds? No 30-year bonds?
 - Yes, with the exception of the \$130 mil option which is a 30-year.
 - What is the combined levy rate for the \$130 mil option?
 - About \$3.10/\$1000 AV, current is about \$2/\$1000 AV
 - If you're looking at an assessed value of \$300,000, the general operating cost is \$1,363.74 + \$995 for 30 years to pass a \$130 mil bond, the cost would be about \$2,3584.74.
 - Does anyone have a total cost assessment for all the identified maintenance needs? My understanding is that the Priority 3 list is still short of the total need.
 - From the matrix from the 4/21/21 meeting, the deferred maintenance total cost is \$117.5 mil. This does not include project development costs, escalation, and has not been adjusted.
 - Can we get a map put on the LRFP site with where students for each school live?
 - Yes, the District can put something together in the coming weeks.
 - **Next Steps**
 - See comments regarding the schedule above.

Next Meeting – Tentatively *September 22, 2021*

Meeting Minutes prepared by BLRB shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to BLRB within three (3) calendar days of distribution of this document.

Prepared by Jonah Jensen, BLRB Architects

LONG RANGE FACILITY PLANNING COMMITTEE

May 19, 2021

SIGN-IN SHEET

	<i>Name</i>	<i>Representing</i>	<i>Email</i>
X	Aaron Koch	Evergreen, SHS	aaronkoch97381@gmail.com
	Allen Plas	Scotts Mills	aplasconsulting@gmail.com
X	April Newton	SHS	lychees@hotmail.com
	Barb Richter	Butte Creek Title 1	richter_barbara@silverfalls.k12.or.us
X	Brandon Kester	Butte Creek	
X	Brett Davisson	Silverton Middle School Principal	davisson_brett@silverfalls.k12.or.us
X	Brett Miliken	SFSD, Director of IT	
X	Colin Scott	M Twain, R Frost, SHS	colinScott@grasslandoregon.com
	Connie DeYoung	Mark Twain ES	deyoung_connie@silverfalls.k12.or.us
	Dan Busch	SFSD Asst. Superintendent	busch_dan@silverfalls.k12.or.us
	Dana Pedersen	SFSD Special Services Director	pedersen_dana@silverfalls.k12.or.us
X	Eliza Torlyn	Butte Creek	etorlyn@gmail.com
X	Erin Scott	M Twain (teach), R Frost, SHS	scott_erin@silverfalls.k12.or.us
	Georgenne Kuenzi	Butte Creek ELD Assistant	Kuenzi_georgenne@silverfalls.k12.or.us
	Greg Kaatz	Mark Twain ES Principal	kaatz_greg@silverfalls.k12.or.us
	James Schneider	Victor Point	jamestonyas@gmail.com
X	Jackie Renoud	SHS	renoud_jackie@silverfalls.k12.or.us
	Jason Gottgetreu	Silverton City Planner	kgottgetreu@silverton.or.us
X	Josh Ort	Victor Point, SFSD	catdome09@gmail.com
	Katie Gardner	Victor Point, SHS	ktmgardner@gmail.com
	Kirsten Linthwaite		klinthwaite@gmail.com
	Kori Hagler	Scotts Mills Instructional Assistant	hagler_kori@silverfalls.k12.or.us
	Leslie Roache	Director of Curriculum	roache_leslie@silverfalls.k12.or.us
X	Lisa Kuenzi	Victor Point (Secretary)	Kuenzi_lisa@silverfalls.k12.or.us
X	Lori McLaughlin		
X	Lorin Stanley	SFSD Maintenance Supervisor	stanley_lorin@silverfalls.k12.or.us
X	Melissa Seifer-Briggs	R Frost, M Twain, SMS	melissaseifer@hotmail.com
	Patty O'Sullivan		rbrs4@comcast.net
X	Peter Matzka	SMS, SHS	peter.matzka@oregonstate.edu
X	Ray Kaser	At Large Member	rkaser.enif1@frontier.com

LONG RANGE FACILITY PLANNING COMMITTEE

May 19, 2021

SIGN-IN SHEET

	<i>Name</i>	<i>Representing</i>	<i>Email</i>
	Ryan McGraw		ryanmcgrawse@gmail.com
X	Scott Drue	SFSD Superintendent	drue_scott@silverfalls.k12.or.us
X	Shawn Pool	Silver Crest ES (Teacher)	pool_shawn@silverfalls.k12.or.us
	Shelly Nealon	SFSD Board Member	nealon_shelly@silverfalls.k12.or.us
X	Sierra Kester		kester_sierra@silverfalls.k12.or.us
X	Steve Nielsen	SFSD Business Manager	nielsen_steve@silverfalls.k12.or.us
	Tim Roth	Community Member	troth1913@gmail.com
	Tom Buchholz	SFSD Board Member	buchholz_tom@silverfalls.k12.or.us
X	Tom Newton	SHS	garagehousetom@gmail.com
X	Wally Lierman	At Large Member	wally.lierman@gmail.com
X	Richard Higgins, AIA	BLRB Architects	rhiggins@blrb.com
X	Jonah Jensen, AIA	BLRB Architects	jjensen@blrb.com
X	Angela Crooks	BLRB Architects	acrooks@blrb.com