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Tony Mann, Superintendent



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Board of Directors: Mark Lucht, Neal Lucht, Linda Eskridge (Chair), Craig Loughridge, Amy McNeil (Vice-Chair),  
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*Proudly serving the communities of: Clarkes, Dickey Prairie, Maple Grove, Molalla, Mulino, Rural Dell and Schuebel*

### **Community Bond Advisory Committee Meeting (CBAC) #4 - Meeting notes**

April 4, 2023 5:30 dinner 6pm start

#### **Attendees**

- Molalla River School District staff support:
  - Tony Mann, Keith McClung, Lauree Nelzen, Tony Tiano, Allison Holstein
- MRSD Board Liaisons:
  - Linda Eskridge, Mitche Graf
- CBAC members
  - Present: Sarah McArthur, Tom Eskridge, Corrine Johnsen, Mac Corthell, Leota Childress, Dwight Mason, Michelle Goettel, Jimmy Lanahan, Sally Dillon, Kurt Brandemihl, John Meyer, Julie Bystrom, Lauren Lucht
  - Absent: Ron Higginbotham, Crystal Robles, Neal Lucht
- Consultants:
  - Dale Kuykendall and Cassie Hibbert (Wenaha Group)
- Presenters
  - Kristen Rott, former MRSD Athletic Director; Sean Spellecy, New Dawn Security; Josiah Lopez, Molalla River Middle School student; David Atherton, Molalla High School Principal; Randy Dalton, Molalla River Middle School Principal; Pat Davis, MRSD Athletic Director; Pam Thomas, Molalla River Middle School Teacher; Sasha Wood, Molalla River Middle School Secretary

#### **Notes**

- Recap of CBAC #2
  - Cassie recapped what the committee accomplished during CBAC meeting #2: committee ground rules, roles & responsibilities, process, OSCIM grant, the hopes and fears of

community regarding a bond project, the committee's initial impressions of facilities, and polling.

- Recap of CBAC #3
  - The group debriefed on CBAC meeting #3, which included tours of the Middle School, Molalla Elementary, and High School, as well as the optional but highly encouraged tours of Clarkes Elementary, Rural Dell Elementary, and Mulino Elementary the week of March 20.
  - Wenaha Group thanked the building principals and Facilities Supervisor Tony Tiano for their time and effort in conducting the building tours. Wenaha presented a question to the committee: Think back to your walk through the buildings and what was said and discussed. We know that staff put an enormous amount of love and effort into their spaces, but there's only so much they can do with limited funds and aging infrastructure. What things did you see and hear that made you say to yourself, "We can do better for Molalla kids"?
  - The group discussed security issues, seismic concerns, capacity issues, electric and HVAC concerns, and more. One comment was that none of the buildings reflect the community's concept of "Molalla Proud".
  - Wenaha Group posed another question: In CBAC #2, we discussed your initial impressions of the facilities. Did your impressions change after you toured the facilities?
    - The group discussed each building. They commented on how the buildings look good for what we have and some were surprised at the conditions.
    - There were concerns around the middle school's high maintenance costs and severe lacking in fire suppression.
    - A capacity discussion on how all the schools are near or at capacity, which means limited opportunities to grow programs like CTE.
    - The group commented on how the people, not the buildings, create pride.
    - The HS Gym reflects it and other parts of some schools, but most felt the people were the connection, and gave the middle school as a great example over the past few years.
    - There was a common theme of a disconnect between community perception of our schools and what it actually is.
    - The group feels the District does the best with what they have.
    - Communities in close proximity to us have nicer facilities.
    - The group commented on how incredible it would be to remove the obstacles or barriers for staff in creating the best education for kids.
- Report from Middle School Team – Randy, Pam, Sasha, Josiah
  - Since the committee went on the visit, there have been issues with heating/cooling valves. District Maintenance staff are at the building 3 times a day to work on issues.
  - The staff does a great job inspiring the students, but the building doesn't inspire kids or staff.

- The teacher perspective of 6<sup>th</sup> graders have the smallest lockers, creating a nuisance while staff try to create structure.
  - The Student perspective is they feel they need a safe learning environment, and they don't feel safe.
  - The staff is awesome, and a lot of middle school kids have great potential and deserve a better school.
  - The secretary perspective is the office is heated and cooled consistently, but the halls are either 55 or 85 degrees. They feel the campus is not secure and would be safer with better technology and lockers.
- Report from High School Athletic Directors – Pat and Kristen
    - IAP – Ideal athletic program –focus on facilities tonight as one of the 8 pillars.
    - Molalla PROUD – excellence in academics, athletics, and character.
    - In January 2020 the District brought in PACE for a complete athletics facility assessment. They used a color coded system – red, yellow, green. In 3 years, many capital improvements were done – crows nest at soccer field, new tennis courts, new lights at the football field and new scoreboards.
    - The IAP group started with 40. COVID shrank it to the committee that it is today, around 5-6. They are still moving forward on great work and want to grow it back up to a community group.
    - When the new soccer scoreboard went up, there was a palpable change in the crowd, the players, parents, coaches.
    - Safety is always the number one goal.
    - Partners with Orange and Black boosters club brought ice baths for locker rooms last year, and Boosters is helping with purchasing a tarp for softball field.
    - The group went over the new priorities – a new softball scoreboard, new mats for wrestling room, PE facility upgrades, and JV baseball field upgrades.
    - The Schuebel School sale helped pay for tennis courts, as that money was set aside for capital improvement. Meanwhile general fund dollars have paid for everything except tennis courts.
    - The community has expressed interested in artificial turf, which is spurring conversations.
- 10 minute break at 7:30
- Report from Sean Spellecy from New Dawn Security
    - Sean talked about school safety and education are both number one priorities.
    - New Dawn Security spent 4 days evaluating MRSD's schools and provided the District with an evaluation report. Tonight's presentation is a summary of high-level observations from that evaluation. A safety and security study is an objective measurement based on risks facing MRSD schools, how to mitigate those risks, and

prevent those risks. Other factors include crime rate, drug use, community involvement, threat assessment teams, incident rates, etc.

- Sean suggested that the District consider that all buildings should have at a minimum one layer of safety and security that cannot be broken. The group discussed physical and operational risks and how to get to the one layer of security. They also discussed how get to the low hanging fruit that don't cost as much, and how do we pay for more expensive building modifications.
- Due to its sensitive and confidential security information, New Dawn Security's complete report will not be provided to the committee nor posted online for public viewing.

#### · Facility Assessment

- The Facility Assessment was conducted by Wenaha Group, with support from BRIC Architecture and Interface Engineering. Wenaha Group presented the executive summary of the Facility Assessment work.
  - The Oregon Department of Education (ODE) provides the basic tool for the official facility assessment. This data shows a snapshot of the buildings' current condition and serves as baseline information for the committee to make their decisions. The Facilities Assessment helps the district qualify for the Oregon School Capital Improvement Matching (OSCIM) grant if the District passes a bond.
  - The committee reviewed how the assessment works and talked about physical condition budget total and projected replacement costs for each building. Information included background information on each buildings, recent upgrades, options for projects, safety/security issues, and major systems and where they are in their life cycle.
  - The group also discussed pros and cons for replacement vs. remodel (modernization) of buildings.
- Cassie stated the next BAC meeting will be held on May 2. Nicknamed "the Financial Meeting," topics will include a Bonds 101 presentation from Piper Sandler, information on bonding capacity, tax rate comparison, operations and maintenance funding, and capacity.
  - Meeting adjourned at 8:35pm