
Community Bond Advisory Committee Meeting #7 - Meeting notes

July 11, 2023 5:30 dinner 6pm start

Attendees

- Molalla River School District Staff: Keith McClung, Lauree Nelzen
- MRSD Board Observers - Linda Eskridge, Neal Lucht
- CBAC members - Sarah McArthur, Tom Eskridge, Dwight Mason, Jimmy Lanahan, Kurt Brandemihl, John Meyer (virtual), Julie Bystrom, Lauren Lucht, Corinne Johnsen, Mitche Graf (virtual), Mac Corthell, Michelle Rickles, Leota Childress
- Absent – Tony Mann, Tony Tiano, Allison Holstein, Ron Higginbotham, Crystal Robles, Sally Dillon

Consultants

- Cassie Hibbert /Wenaha Group
- Kieron Spellman/Wenaha Group
- David Johnson/BRIC Architecture

Community Member observing

- Kattie Riggs

Notes

Welcome and Agenda Review/Recap of CBAC #6

- Cassie Hibbert with Wenaha Group welcomed the group, introduced Kieron and Dave, reviewed the agenda, and gave an update to the overall process. She provided a recap of CBAC meeting #6 on June 6. She stated this is the start of prioritizing projects to draft the final recommendation to the Board.

Update on the Molalla Police Bond

- Cassie led a discussion about the upcoming Police Facility Bond in the November 2023 election. It is a \$22 million project (\$16 million general obligation bond; \$6 million from Urban Growth Renewal) that will cost taxpayers \$0.97 per \$1,000 assessed value on a 25 year bond term if passed. The committee asked Wenaha Group and Wright Public Affairs to bring back information on the percentage of voters in the Molalla River School District that live within the City limits that would be voters for both the police facility bond and the potential school district bond and those voters who would only vote for the potential school bond and not the police facility.

Population Study Data

- Keith McClung gave an update to the data from the PSU Population Study. He stated more solid numbers should be in by August. He will update the group when he gets the data.

OSCIM Grant/Senate Bill 285

- Cassie gave an update on SB 285 and the OSCIM Grant program. In this legislative session, the legislature approved raising the base OSCIM grant amount from \$4 million to \$6 million. The updates to the OSCIM program will take effect January 1, 2024. Since OSCIM grant applications for May 2024 election are due in December 2023, there is a pending question if districts planning for the May 2024 election will be eligible for the grant program changes. MRSD has reached out to Oregon Department of Education for clarification on this issue.
- Cassie asked the Committee if they would like to stay the course to put a bond on the May 2024 ballot if the grant award were \$4 million, or push it out to November 2024 or possibly May 2025 to receive the \$6 million. The group discussed the pros and cons, agreeing that the November 2024 election raised concerns around negativity in general, but possibly spacing the bond out further from the Police facility bond might be a better option. The group also discussed that November bond measures historically do not fare as well as May bond measures for the Molalla River School District. A hand vote showed the majority of the group would like to press on and stay the course for the May 2024 ballot.

Business Oregon Seismic Rehabilitation Grant Program (SRGP)

- Cassie led a discussion about the SRGP. The next round of applications are due in December 2023, and the District's priority for application is 1) Mulino, 2) High School, and 3) Clarkes, the areas that were not upgraded with the 2020 seismic grant. The maximum the district could get is \$2.5 million.

IAP Update/Turf Discussions

- Keith McClung discussed the most recent progress with the Board and the IAP program at Molalla High School. Dwight Mason also discussed the grant the group is considering applying for.

Middle School Programming

- Dave Johnson with BRIC Architecture led the group through the process of programming a new middle school. The program assumed a 700-student capacity, 25-30 students per class, a 6 period per day schedule with teacher prep in their classrooms, and 2 lunches per day. BRIC provided a base option with 115,000 SF, and an enhanced option with 134,000 SF.
- The group then discussed the two site options for a new middle school: the current property on Leroy and the Land Lab site on Vaughn Road. The Leroy site would be a "flip-flop" construction, building on the north end of the property and then demolishing the old school when the new one is complete. The Land Lab site proposal has the middle school at the south end of the property, not affecting the existing land lab buildings. The group discussed the pros and cons to both sites.

- The committee received two handouts: one was the cost options for both the Leroy and Land lab sites. The other one was Piper Sandler's summary of scenarios for potential overall Bond costs on 20, 25, and 30 year Bond terms as presented in CBAC #5.
- The discussion included concerns about the significant site development costs and unknown conditions at the Land Lab site (County rezoning, new septic system because there is no city sewer, creek and wetland considerations, etc.). There was discussion about the value of the Leroy property and what sale price if the Land Lab site was the committee's choice for a new middle school site.
- Cassie and Kieron handed each committee member one red dot. The committee members were asked to place their red dots on one of the two sites. The majority of the committee placed their red dots on the Leroy site as the preferred option.

Safety and Security Update

- Cassie gave the committee an overview of the recent meeting with the District, Molalla Police Department, Wenaha Group, and Sean Spellecy from New Dawn Security regarding the District Security needs. That meeting resulted in a recommendation for safety and security upgrades to the facilities that could be considered for the Bond project.

Priorities Discussion

- The group was given time to review the potential projects that could be part of the Bond project that were brainstormed during the last CBAC meeting. Each committee member was provided with three yellow dots and asked to place the dots on the projects they see as top priority. After the group finished, they discussed the top collective results, which were safety and security improvements, accessibility (ADA), athletic facility improvements, and HVAC improvements.

Next Meeting and Closing

- The next meeting will be August 1 starting with dinner at 5:30pm and the meeting from 6-8:30pm. The agenda will include the results of the next polling and creation of a draft recommendation.
- Meeting adjourned at 8:30pm