

Planning Advisory Committee Meeting #7 Summary

MEETING DATE: Tuesday, March 19th, 2019

LOCATION: Sheridan School District Office, 435 S. Bridge St., Sheridan

TIME: 5:00 pm – 6:30 pm

In Attendance

Committee Members Present

Michael Griffith
Matt Ross
Barbara Running
Dean Rech
Bill Rasar

Staff and Consultants

Steven Sugg, Superintendent, Sheridan School District
Robert Collins, DAY CPM
Allison Brown, Facilitator, JLA Public Involvement
Carol Samuels, Presenter, Piper Jaffray

Audience / Members of the Public

None present

Overview

- This meeting was a presentation from Carol Samuels of Piper Jaffray on a possible school bond measure, and a review of the comprehensive list of projects, with some clarification on initial cost estimates.
- The next meeting will be held on April 9th, 2019.

Welcome & Agenda Review

Allison Brown, JLA Public Involvement, welcomed the committee and reviewed the agenda.

Presentation: Bonds 101

Carol Samuels, managing director at Piper Jaffray, gave a presentation to the committee outlining some information on school bonds, and giving insight into how a potential school bond measure would work for Sheridan. The PowerPoint presentation is attached in this appendix of this document. Some of Carol's key points included:

- Most General Obligation (GO) bonds go to the ballot in May or November (although there are four calendar month options for elections), since those are elections that only require a simple majority to pass (50% of voters who show up, plus 1).
- Per Oregon law, ballot titles must have a 'do-not-exceed' amount. It's possible to borrow less than that amount, but not more.
- Most school districts opt for terms between 10-30 years. 20 years is a common term for bonds.
- Oregon law specifies that bond funds can be used on tangible items with a life of 1 year or more. This means that building, remodels and things of that nature definitely qualify, and some materials like computers may apply. It's a good idea to have a mix of items outlined in a bond measure, to ensure that the average life of the items listed is longer than the average life of the financing.
- Carol recommends never promising voters in any campaign communication that their tax rates will not increase. Municipal bonds are all fixed rate, but the assessed value of property can change (and that will affect the levy rate).
- In the timeline of things, it's a good idea to bring a bond attorney on early in the process, and not make sure that the school district Board is able to approve anything well ahead of the election schedule.
- The OSCIM (Oregon School Capital Improvement Matching) program is an opportunity for the school district to get up to \$4 million in matching funds from the State. While it's never a guarantee, Sheridan School District is well-placed to receive these matching funds.
 - In order to qualify for these matching funds, a school district must have a facility assessment and a Long Range Facility Plan ready to submit along with their application.
- Sheridan School District has a few unique opportunities coming up that might make a bond measure successful:
 - Voters have passed bond measures with fairly wide margins in the past in Sheridan
 - The current bond will expire in 2022, so the passage of a new bond before that expiration is not necessarily projected to result in an increase in property taxes.
 - Interest rates are generally low right now (although they may go up by the time a bond measure could be passed).
- The best time to put forth a school bond measure would likely be in November 2021 or May 2022

Discussion of Project List

Robert (Bob) Collins, DAY CPM, led the group through a discussion on an updated list of potential projects, which includes estimates on costs. Bob noted that these costs include the "soft costs" (permitting and architectural fees,

among others), giving a more accurate estimate of what the true cost of each item might be. This list is included in the appendix of this summary. The committee discussed a few changes, edits and clarifications to this list. Those discussion points included:

Sheridan High School Project List:

- Line item 3: Change to two (instead of 3) bottle-fill drinking stations.
 - Bob noted that cost estimate includes all aspects of installation, including plumbing, etc.
- Line item 4: Steve indicated that the School District has already invested in the heating system, so he advocated for removing this item from the list.
- Line item 12: Bob asked if there were any additional needs in the kitchen. Steve and Bill confirmed that the floor is the most pressing issue in the cafeteria kitchen. The committee had some discussion on the different types of flooring that could be used.
- Line item 16: The committee noted that some of these furniture upgrades could be done through a bond, but it would be preferable to address these through the general budget.
- Line item 22: This was clarified to include the staff restrooms at the high school, which are currently not ADA accessible.
- Line items 31 and 32: One committee member asked how these items are different. Bob clarified that fire protection would include sprinklers, and therefore is different from the alarm system.
- Line item 33: A committee member asked how the modular might be demolished. Bob provided a few scenarios on how that might work but indicated that it would be contingent on whether the modular contain asbestos (and that might be different for each modular).
- Line item 34: Bob clarified that the roof cannot be salvaged, and instead must be entirely removed and replaced.

Items to be added:

- A cost estimate for replacing the lockers at the high school.
- Exploring the option of entirely new bathrooms in the Old Gym (during the roof removal process), rather than remodeling the existing bathrooms.

Faulconer-Chapman Project List:

- Line item 1: The committee wondered about the feasibility of this item, but agreed that it would be a much better solution to relocate the heating and cooling units (that are currently on the roof). They would like to see this as a long-term investment in the building.
- Line item 6: Bob noted that it wouldn't be feasible to add natural lighting in the building hallways.
- Line item 16: The group discussed the locker rooms in the gym, and the need to change the entryways to gate off locker room access, while allowing the public to use the restrooms.
- Line item 29: Bill clarified that this is where the pumps are located, and they do need to be accessed for maintenance. Bob might explore a solution for this.
- Line item 31: The committee noted that this issue has to do with the entryway. Bob asked if a larger entry pad might address this, or a vestibule. These two options will be explored further.

Bob asked that the committee send any additional thoughts or feedback on possible projects, or ways to address the issues they have identified in each school, via email.

Some of the feedback received through email from the committee includes:

- If the old gym roof at Sheridan High School is going to be removed and the locker room gutted, add a second floor above the locker room. I think it would be less expensive to add the second floor to the gym, over the weight room. This space could be used for wrestling practice, film room and additional classroom or office space. Since this would be a practice area and classroom, an elevator would have to be considered.
 - Consider moving the two small locker room restrooms from the southside to the east side of the locker room.
- The issue with the donut ring of dirt around Faulconer-Chapman is also strongly connected to better entranceways at the school on West South and East sides. The entrance slabs must be different and we need to incorporate better dirt and water removal systems at those entranceways (not just a case of getting rid of donut ring of dirt).
- Add to the list need a gator and tractor. The tractor is having lots of issues and it needs fixed or replaced. Staff are currently using a lawn and garden mower to apply fertilizer and spray, which keeps breaking down.
- Line item 43 for SHS notes a storage location/pole barn. It would be nice to have power and water to it, and a large door for getting equipment in, with enough space to work on equipment indoors (out of the rain). Currently, there's no space for storage.

More feedback may be received before the next meeting, and that will be shared with the committee at future meetings.

Next Steps

At the end of this discussion, the group discussed next steps and upcoming meetings.

- At the next meeting, the committee will begin to look at how they prioritize this list of projects, using the guiding principles.
- The meeting in April will be moved to April 9th. This meeting should include some report on the demographic research conducted by PSU, and should help the group with their prioritization of projects.