



**VERNONIA SCHOOLS PROJECT
TEAM MEETING FIVE**

**VERNONIA, OR
12/3/08**

Participants

Commissioner Tony Hyde, Co-Convener
Tom Kelly, Co-Convener
Rita Bernard, Columbia Co. Commissioner
Dan Brown, Vernonia Planning Commission
Philip Carpenter, OR Emergency Management
Ken Cox, Vernonia School District
Gary Fish, DLCD
Fritz Graham, Office of Senator Wyden
Bill Haak, Col. Pac. EDD
Josette Hugo, Office of Rep. Brad Witt
State Senator Betsy Johnson

Jim Johnson
Jim Krahn, Vernonia School District
Kelly Marks, PCC
Steve Marks, Office of Congressman Wu
Donna Nyberg, Office of Rep. Brad Witt
Randy Parrow, Vernonia City Council
Dawn Plews, Vernonia School District
Ernie Smith, Vernonia School District
Gordon E. Smith, Sentry Market
Kim Wallace, Vernonia School District

Oregon Solutions staff

Wendy Willis, Project Lead
Tobin Krell

I. Welcome and Call to Order

- Commissioner Hyde brought the meeting to order at 4:00 PM.

II. Introduction of Those in Attendance

III. Goals of the Meeting

- Commissioner Hyde stated it was time to hold a team meeting especially since the date marked the 1-year anniversary of flood in Vernonia. The other main goal was to discuss TGM's progress.

IV. Update on Activities

A. TGM

- Commissioner Hyde began by giving a broad overview of the TGM process and the developments thus far. TGM operates through a grant process which identifies the risks and mitigations for sites in which the school could be. Commissioner Hyde said what is hoped for is a 'neon arrow' to a particular site. However, thus far there is still no clear indication.
- Wendy Willis presented the handout of work from TGM. Wendy pointed out that the handout was a week old and already out of date as the process is moving along.
- Tom Kelly reported that TGM is behind schedule by about a month and that the process will play out more fully in January when there is a technical review planned. This will give a clearer indication of where the project is heading. The executive committee has been probing about which site is best, however, they are not giving a clear indication until all of the information is gathered and processed. Tom also stressed that the holiday season is especially hard because

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subcontractors have a hard time gathering info due to vacations, and they are not as cognizant of the need to get the job done.

- Wendy reminded that this project is by far the largest undertaken by TGM and that the current timeline is more realistic. Commissioner Hyde went on to say that a lot is being asked of TGM and that the reality is everything has to go through the District Attorney, and that in fact many facets of the project have been expedited due to the situation in Vernonia.
- Gary Fish reported that he had talked with Matt Crall from TGM and he indicated that they should have something for the Technical Advisory Committee in the latter part of December (23??) followed by a report for the Siting Committee on January 12(?). Gary did state that Matt is fearful of aggressive scheduling this time of year.
- Wendy gave an overview of what the report would entail including: any fatal flaws, infrastructure considerations, preliminary ideas about the placement of buildings (??I know Wendy said this much more eloquently and complete). Wendy also reminded that, if the district were to have bought the services TGM is providing on the 'street', it would amount to about \$150,000 worth of work. Vernonia taxpayers are saving this.

B. Urban Growth Boundary

- Jim Johnson reported that the committee has been meeting and reminded the Team that two of the sites would entail an Urban Growth Boundary. Jim went on to explain the three levels of expansion that are options.
 - 1) Long range- this is the largest scope in which the city looks at population growth futures; this includes population formulas for DLCDC and where the growth will be.
 - 2) UGB for schools- this option is expansion specifically for schools.
 - 3) Trade (land swap)- Land that is inside the boundary can be traded for land outside the city.
- Jim stated the latter would work best only if it is the boot site. This is because the boot site is currently zoned residential, and it more conducive to trade residential lands with other residential properties than it would be to trade for resource land. (Someone?) Has offered to do the UGB application free of charge, however, a site must be chosen first. Jim stated this would be the simplest option.
- Gary Fish said an average timeline for UGB applications are 6 months. However, the timeline after the application and how long the consulting takes are two different issues.
- Wendy said that the TGM report would be inserted directly into the application, expediting that process some.

C. Facilities design

- Dr. Ken Cox reported that SERA had gathered information from the community to assess the size possible for facilities. Through SERA's programs, it had been found that there will be an 8% savings compared to original estimates. Depending on the exact layout the square footage could be reduced from 166,000 square feet to 135,000. This would still allow for growth and be able to accommodate as many as 1000 students.



- Different configurations have been recommended, but Ken had said that one K-12 building would create the greatest savings. The facilities committee is planning to tour different facilities in January to assess the feasibility and compatibility of different facilities to the needs of Vernonia. Schools to be toured include Jewel, Beaverton, Hillsboro, Salem, and Klaskanine. The committee's intent is to tour the schools that have been identified as green.
- Within six months there will be a request for consideration for architects. Dr. Cox wanted to make sure to bring on a project manager so that all aspects of design and construction mesh. There will be a public hearing in January or February to discuss the potentials that are available.
- Regarding phase construction, Dr. Cox had said the specifics would come in time. At this point things like a theater have been cut for space saving, but will hopefully be added later. There are grant possibilities that are more specialized for these kinds of facilities and would be sought in conjunction with overall construction plans.
- Tom Kelly added that there are grants that are designed to happen immediately and ones that play out more in the long run. He stressed the need to be clear about what is reasonable and how it will be paid for.

D. Summary from Fritz Graham

- Fritz Graham had recently attended the state stimulus meeting. Many of the funds that will be available are not specifically geared for schools. However, funds would be available for things like sewer, electric, and infrastructure. There is also a bill coming up in March that is specific to these areas as well. The stimulus will take pressure off other entities, but Fritz stressed the need to 'get on the priority list' so funds can be tapped in the areas of local, state, federal governments as well as earmarks.
- Commissioner Hyde had met with lobbyists to get support at the federal level as well.

E. Preparations for next phase

- Tom Kelly said it was time to begin drafting an RFP. Dr. Cox has some examples of RFP's and is beginning to work on one now. Once this is complete and the criteria are set, they will be sent to organizations that will be likely to help out. Tom said the firm that Dr. Cox has been talking to, has come highly recommended especially in the area of schools.

V. Response to questions and other business

- In response to a question concerning the acquisition of funds from the state and federal level, Commissioner Hyde emphasized the point that many politicians will essentially 'help us help ourselves.' The county and city are going to have to make some painful sacrifices, and once it is shown that everything that can be done is being done; many levels of government will step in.
- Senator Johnson also spoke to the fact that if the cause is right and the passion is there; the funding will be as well. She pointed to the lessons learned from other Oregon Solutions projects and emphasized the point that a strong plan is much more attractive to donors. She also urged the Team to 'stay the course' and reminded that every time something has been asked for, someone has stepped up.



- Tom Kelly had been talking to a number of business leaders in the Portland area who have shown interest in the project. He is optimistic that they will pitch in when the time comes.
- There was a general sense of appreciation for all involved in the project right now as well as the importance of keeping spirits high during this period.
- Kim Wallace mentioned that the Ford Family Foundation gave \$75,000 to the district.
- Dr. Cox reported that the district has approved the foundation and that an attorney from Schwabe, Williamson, and Wyatt will be working on the foundation pro-bono.
- Dr. Cox also announced that FEMA is going to pay for the modules for the second half of the year.
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IV. Request for Executive Committee Authority to Act

- Commissioner Hyde made a motion to allow the Executive Committee to act on decisions that need to be made in the short term. The motion passed unanimously.

VII. Next Meeting

When: January 26, 2008
Location and Time TBA