



**Vernonia Schools Oregon Solutions Team  
Meeting & Signing Ceremony**

**June 24, 2009  
2:00-4:15 p.m.  
Scout Cabin, Vernonia**

***Participants***

|                                     |                  |
|-------------------------------------|------------------|
| Commissioner Hyde, O.S. Co-Convener | Jim Krahn        |
| Tom Kelly, O.S. Co-Convener         | Jamal Raad       |
| Matt Arnold                         | Maribeth Healey  |
| Richard Whitman                     | Janet Wright     |
| Ken Cox                             | Victoria Wodrich |
| Ernie Smith                         | Steve Marx       |
| Sally Harrison                      | Bill Haack       |
| Sharon Parrow                       | Gary Fish        |
| Randy Parrow                        | Chris Linn       |
| Gordon Smith                        | Heinz Rudolf     |
| Dennis Sigrist                      |                  |
| Stan Prihar                         |                  |
| Dan Brown                           |                  |
| Kelly Marks                         |                  |
| Mark Ellsworth                      |                  |
| Steve Bryant                        |                  |
| Jim Johnson                         |                  |
| Bob Young                           |                  |
| Tony Hyde                           |                  |
| Dan Heagerty                        |                  |
| Steve Effros                        |                  |

***Oregon Solutions staff***

Wendy Willis  
Steve Bryant  
Tobin Krell

**I. Welcome and Call to Order**

- Commissioner Tony Hyde brought the meeting to order at 2:10pm.

**II. Introduction of Those in Attendance**

**III. Presentation of Donation from Sentry Market**

- Commissioner Hyde brought attention to Gordon Smith's ongoing support to the project and the integral role he has played as a stakeholder.

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- Gordon Smith stated that this project has been an educational process. Because of this learning process he is 100 percent behind the process and the decisions that have been made thus far. To show his support to the community and to the project, he wanted to be the first local business to contribute funds to the project. He, and his partners, Randy and Sharon Parrow, then presented a check to the district for \$10,000.

#### **IV. Update and Questions on the Project**

- Commissioner Hyde stated that from the outset: no one had any kind of agenda; everyone just wanted a school. Now that there has been a site chosen the next step is to find out what the costs will be. He went on to say that a philanthropic campaign without knowing exactly what is wanted. There are a lot of pieces to this project and now the question is: how do we fund this?
- Steve Effros, project manager, began by saying how much of a pleasure it has been to work with the school, city, and the various players that will realize the new school. He went on to report on the following areas:

##### **A. Site**

- Steve again complemented the team for the work done so far. The initial survey of the wetland areas and geoduct studies have been completed. Phase one included the environmental study, historical background of the site and the environmental analysis of the site.
- There are three levels of NEEPA for federal grants. They range from minimal application processes to the full blown process which can cost up to \$500,000, however this latter process will probably not be the case for the school. An RFP has been issued to have on-call services from three environmental services to aid in the NEEPA process. The first thing that will be done will be the access road to the site, Missouri Ave. This first project will be the kick-off of the design and construction of the school.

##### **B. Project Development**

- Boora was selected and started with the initial site review from an architectural standpoint. Steve has met with them about all the possibilities for potential construction which are listed below.

##### **C. Funding**

- There has been much exploration into potential funding. The bond election in November will be a testament of the community support. Bill Haack has been tracking public stimulus funding, including a 1 and 1/5 million dollar geothermal grant. JP Batmale guided Steve and Boora through funding for a \$350,000 lighting system for the school. The Oregon Dept. of Energy also has million dollar grant for an energy feasibility study.

##### **D. Questions and Other Concerns**

- Jim Johnson brought attention to the fact that the city owns Missouri Ave. and therefore there will need to be coordination on how that process proceeds. Additionally, there will have to be some negotiation concerning Spencer Park. The park was acquired through a land and water grant and if it is removed as a park, it has to be replaced somewhere else. The current school site is being considered as the replacement for the park.

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- After the UGB amendment has occurred it will become an institutional zone. Should there be an appeal to the amendment, the DLCDC will do everything it can to expedite the process.
- Co-location on the site is still being discussed. The Vernonia Health Board needs to be relocated. There has been discussion of placing the school district offices within the new health clinic. Both boards are in favor of this, however, there is still conversation about facilities and needs. One concern here is that private clinics cannot be placed within institutional zones. This is to be looked into more closely.

#### **V. Project Design-Boora Team**

- Boora presented the projected design of the facilities for the new school. Currently the team is wrapping up the programming and planning stage. This should be done in July with a preliminary layout. At that time bond amounts will be set. From there the team will work back from fall of 2011. It is an aggressive schedule, but they are determined to keep moving. Boora showed the team the first version of a possible design.

#### **VI. Funding Overview/Workplan**

- Commissioner Hyde reported that he, Dan Brown, Jim Johnson, and Wendy Willis have continued to work with Oregon Way regarding funding. The decision was made to scale back the scope of the project back to just the school. They have also met with the Governor's office and they are eager to keep things moving.
- Bill Haack reported that simply having a budget number will help in approaching funding sources. It has become apparent that grants should be pursued for each element of the process. The team will pursue federal grants, recovery act grants, and programs emerging out of congress right now.
- Haack went on to say that the Ford Family Foundation has committed to help convene other funders and provide some support for the next phase of the Oregon Solutions process.
- Sally Harrison committed to forming an Alumni Committee to continue to raise awareness and resources.
- Bill Haack committed to put together a package to give potential funding sources. He will also construct a master list of possible funding sources.
- The November bond issue is tentatively set at 13 million.

#### **VII. Next Steps**

- Next month a meeting will be set to begin to map current and potential assets. In the meantime there will be 'many moving parts' as mentioned above.

#### **VII. Next Meeting**

When: TBA  
Where: TBA