

LINCOLN COUNTY SCHOOL DISTRICT
Board of Directors- Work Session
Tuesday, April 13, 2010- 6:00 p.m.
Newport High School
Newport, Oregon

Minutes

PRESIDING: Ron Beck, Vice-Chairman

Present: Ron Beck, Vice-Chairman; Jean Turner, Brenda Brown, Karen Bondley, Directors

Also Present: Tom Rinearson, Superintendent; Rich Belloni, Director of Support Services; Laurie Urquhart, Secretary; approx. 10 members of the staff, media and interested patrons

Excused: Chairman Jana Cowan

Call to Order- Establishment of a Quorum

Vice Chairman Beck convened the meeting and called the session to order at 6:06 p.m. with a quorum of four members present. Chairman Cowan was excused from the meeting.

Insurance Coverage on Non-School Buildings

Director of Support Services Rich Belloni reported PACE (LCSD's liability insurance carrier) did a survey of LCSD buildings. They would like the district to lower values for insurance purposes on buildings not being used as schools (the old Taft Elementary, the old middle school in Waldport and Mary Harrison). Generally, the values would be reduced by half.

Mr. Belloni explained if a facility burned down, insurance coverage would provide funding to rebuild it. If the District decided not to replace the building after it burned, the insurance company would depreciate the (former) building at 1% per year of the age of the building, going no lower than 50% of value. As the buildings in question are 50 years old or older, Mr. Belloni agreed with the insurance company's recommendation. Premiums will go down for these buildings if this method is used.

Mr. Rinearson asked about the affect of doing so on the reversionary clauses at the old Taft Elementary and at Mary Harrison. Mr. Belloni will check.

Draft Facilities Plan

After the last Board work session on facilities planning, Mr. Belloni met again with community and school representatives in all areas to continue discussions and scale back original "wish lists." The total for the wish lists district wide is over \$73 million. Mr. Belloni reduced the preliminary projects to \$60.5 million, still higher than the district could issue bonds for (keeping the same tax rate as the current general obligation bonds). He summarized preliminary ideas for projects in each area along with estimated costs, and distributed a sheet presenting ideas from every school and area.

North Area

Oceanlake. Using the same criteria as reported at the last meeting (phasing out the use of portables; reducing class sizes in grades K-3 to a ratio of 18-22:1; moving Waldport High out of the tsunami zone; and improving communication), preliminary plans at Oceanlake are to add classrooms to compensate for the removal of five portables, move the office, build a new gym, music room, computer lab and two classrooms. This building also needs a new boiler. Mr. Belloni stressed throughout the evening these are preliminary ideas and cost estimates. He listed maintenance dollars for each building as well.

Taft Elementary. There are four portables to be replaced. Bathrooms may need to be added, given the square footage at the school. Roof repairs are needed. (The school was extensively remodeled two years ago, so fewer changes/additions were suggested there).

Taft 7-12. Suggestions for this school include funding for roof and heating repairs. Heating units there are failing.

Preliminary total in the north area is \$12,311,000.

West Area

Sam Case. Suggestions here include building an elementary sized gym, a bigger playshed and two classrooms. The kitchen should be enlarged, though this may occur over the upcoming summer.

Newport Prep Academy. The proposal here is to replace two portables with two classrooms. The hallway is crowded; this may need to be addressed.

Newport High. The suggestion is to replace four portables and the band room. Addressing ADA requirements is part of this school's plan.

Newport Intermediate. Plans here are for a covered playshed.

Preliminary total in the west area is \$9,815,000

East Area

Toledo Elementary. A group of staff members has been meeting for about a year for this school. Their ideas include building eleven classrooms to eliminate the portables, building a cafeteria and moving the office. Some improvements may use construction excise tax funds; a decision about using that funding for improvements versus architectural plans needs to be made.

Toledo Jr./Sr. The proposal here is to add four classrooms and widen the hallway so the 7th and 8th graders have their own space. Seven portables at the school are slated for removal.

The larger project at this school is building a new gym and locker rooms. One suggestion is to have two gym spaces available for simultaneous events. Also, the school needs an elevator to address ADA requirements.

Preliminary total in the east area is \$14,323,000

South Area

Waldport High. The current high school is in the tsunami zone. A steering committee has been meeting to develop ideas for a new high school to be located next to Crestview Heights. Ideas for the new school are evolving. One proposition is to build adjoining the current K-8 school. "We need to get to about 50,000 square feet," said Belloni. A new football field, track, baseball fields and grandstands are part of the proposal. Committee members are looking at the use of existing space at Crestview, and considering having one office space for both schools.

Crestview Heights. Maintenance funds are the only suggestion here.

Preliminary total in the south area is \$22,230,000.

Charter Schools

Mr. Belloni reported he put a dollar amount of \$750,000 for the charter schools in Siletz and Eddyville. LCSD's contracts with these schools state the charter schools are responsible for maintenance of the schools. A decision about whether or not to include them will need to be made at some point.

The Board discussed next steps with regard to the preliminary plans and the possibility of seeking a bond measure. One idea is to bring representatives from all areas of Lincoln County together to meet with architectural firms (an interview committee).

Director Beck noted the west area has significantly fewer dollars allocated for improvements, and suggested adding a synthetic turf field.

Director Bondly noted her preference that architects who work on schools exclusively be interviewed. Director Turner noted community members in the south are still interested in developing a "green" school in Waldport.

Director Belloni will develop a Request for Proposals for architectural services for the Board to consider at the next meeting. Decisions on whether or not to move forward after that can be made later.

The meeting was adjourned at 7:35 p.m.

Chairman

Superintendent