

**LINCOLN COUNTY SCHOOL DISTRICT**  
**Board of Directors- Work Session**  
**Tuesday, November 9, 2010- 6:30 p.m.**  
**Newport High School**  
**Newport, Oregon**

**Minutes**

**PRESIDING:** Ron Beck, Chairman

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

**Also Present:** Tom Rinearson, Superintendent; Laurie Urquhart, Secretary; Pete Gintner, Attorney

**Call to Order- Establishment of a Quorum**

Chairman Ron Beck called the session to order and convened the meeting at 6:30 p.m. with a quorum of all five board members present.

**Information on Construction Manager/General Contractor (CM/GC) Task Force**

Superintendent Tom Rinearson noted the CM/GC task force would be a committee of the Superintendent, rather than the Board. Director of Support Services Rich Belloni said he, Brenda Brown and Julie Baldwin met with attorney Pete Gintner regarding the CM/GC process and task force. So far, Mr. Belloni has received commitments from David Green, Don Davis, Jim Chambers and Bill Turner to serve on the task force.

Mr. Gintner noted one of his duties of reviewing the CM/GC process was to determine where LCSD stood. He said he was impressed with Director Brown's preparation, and said the district has plenty of time to implement it, if it chooses to do so. "I think the public will be served using this process, though I doubt the whole thing would be done using CM/GC," said Gintner.

Chairman Beck asked if the District's current policy would need to incorporate GM/GC. Mr. Gintner replied CM/GC information should be included with the criteria given to bidders on that particular project(s). "We want to benefit the public as best we can, without putting form over substance."

Director Belloni noted staff will come up with a recommendation about which projects should use this process and which should not.

Chairman Beck asked if LCSD policy would be changing about the time the (potential) bond goes before voters. Mr. Gintner said the District has already opted out of using the Attorney General's model rules, and said he would work with staff to streamline the existing policy. "The

second stage is the resolution. You can abandon it later, if need be. Nothing is cast in stone,” added Gintner.

Director Brown said she enjoyed meeting with Mr. Gintner and said she has a much better understanding of the process after reading the material.

### **Board Discussion, Facilities Improvement**

Mr. Belloni noted all architects who have been working on preliminary plans were present at the meeting, and asked the Board to identify projects they feel must be done. He noted the topic of charter schools and their participation had not yet been discussed. Mr. Belloni said if the Board chose to include them, it would be easiest to identify a dollar amount then decide which projects would fit that amount. Superintendent Rinearson reminded the Board the charter contracts designate the charter schools as responsible for their respective facility.

Mr. Belloni asked the Board to identify projects they do not feel should be done.

Board members briefly reviewed a list of projects by school, divided between “bond board goals,” “bond facilities recommendations,” “community and staff,” “CET,” “Sale of Property,” and “Sports.” Director Brown noted the ability of the District to ask voters for \$63 million in bonds does not mean “we have to.” She said the telephone poll should tell the Board how voters are feeling about the projects, and said “I don’t think it would hurt to look at these with a critical eye toward paring back.”

Superintendent Rinearson warned Board members to be careful about paring down too much. “That is probably what happened during the last bond, and we are paying for it now. There is nothing wrong with trying to lower the cost, but we need to be careful.”

Director Turner raised the topic of including the charter schools in the bond projects, saying “They are our kids.” Director Brown agreed they should not be overlooked, but said the District has contracts with each charter school that designate those entities as responsible for their facilities. “They do not pay for use of the building,” reminded Brown.

### **Discussion on Polling Questions**

Chairman Beck asked board members if they had suggestions regarding the polling questions. (The District will poll approximately 400 voters after Thanksgiving to determine their support for a bond measure). Director Bondley noted the age of the portables is not mentioned.

Director Brown asked about a question regarding replacing 39 portable classrooms with permanent space in Lincoln City, Toledo, Waldport and Newport. She felt Waldport should be removed from this question, as the idea is to build an entire new high school there.

Chairman Beck said it is important to state that the District has not deferred regular maintenance to a bond measure.

Director Brown asked if an internal survey would also be done. Mr. Rinearson said it is being considered.

The meeting was adjourned at 8:45 p.m.

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Chairman

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Superintendent