



**VERNONIA SCHOOLS PROJECT
TEAM MEETING 4
SCOUT CABIN, VERNONIA
AUGUST 8, 2008**

Participants

| | |
|---|--|
| Commissioner Tony Hyde, Co-Convener | Jim Johnson |
| Tom Kelly, Co-Convener | State Senator Betsy Johnson |
| Glen Ahrens, OSU Extension Service | Richard Krikava, Office of Senator Smith |
| Mathew Arnold, SERA | Jim Krahn |
| Dan Brown, Vernonia Planning Commission | Scott Laird, Vernonia's Voice |
| Chip Bubl, OSU Extension Service | Randy Parrow, Vernonia City Council |
| Phil Carpenter, OR Emergency Management | Katherine Persson, PCC |
| Tim Collier, Northwest Regional ESD | Larry Steele, Cedar Ridge |
| Dr. Ken Cox, Vernonia Schools District | Philip Stroud, FEMA |
| Mark Ellsworth, Oregon Governor's Office | Allison Wildman, SERA |
| Gary Fish, DLCD | |
| Phyllis Gilmore, Providence Medical Group | |
| Fritz Graham, Office of Senator Wyden | |
| Sally Harrison | |
| Josette Hugo, Office of Rep. Brad Witt | |

Oregon Solutions staff

Wendy Willis, Project Manager
Tobin Krell

I. Welcome and Call to Order

Commissioner Hyde brought the meeting to order and welcomed those in attendance.

II. Introduction of Those in Attendance

III. Committee Reports

A. Executive Committee

A.1. Report on work:

- Commissioner Hyde brought up concerns that the process is not moving as quickly as the general public would probably like to see. He did say that committees are doing a good job, but it is getting harder to explain why there is no site yet.
- Senator Johnson expressed that the task for the team is to carefully manage expectations of the process, especially as fundraising is going to be difficult at the state and federal level do to flat revenues. She also expressed that there is a lot of work being done in the committees, with TGM, etc.
- Congressman Wu agreed that the important thing is to properly manage expectations. He said he is a believer in under-promising and over-delivering. He pointed to the

*Vernonia Schools Project
Team Meeting Summary
8/8/08*



schools in Jewel as an example, where now there are beautiful facilities; it has been a 15-20 year process.

-It was emphasized that the any successful process is 90% planning and 10% building, and that is essential not to settle for second best and plan accordingly

-Tom Kelly added that the support from the political end is phenomenal and will aid in the process.

A.2. Next Steps:

-Tom Kelly discussed that there is a meeting to be held with Portland Public Schools regarding the lessons learned in the Rosa Parks Schools process and to garner advice and expertise.

B. Siting Committee

B.1. Report on Work

-Dan Brown reported that the recent meeting was helpful in beginning to frame what the public process is going to look like as the work with TGM continues.

-Brown added that there were some general questions that will need to be answered:

- *the layout of the school buildings*
- *how this may fit in with the prospects of a larger multi-purpose campus*
- *generally, the sites being looked at currently are going to require UGB expansion*

-It was discussed that options taken off the table should perhaps be considered again should there be concerns due to UGB issues. Commissioner Hyde assured the team that the political will was there and guaranteed that the UGB issue would be dealt with.

-It was agreed that past sites would not be considered at this time. Kelly added that strong community consensus around the site will make the work much easier

B.2. Next Steps:

-Jim Johnson moved that there should be a UGB sub-committee formed. Steve Bryant, Dan Brown, and Jim Johnson agreed to sit on the committee.

-The committee will be responsible for working on UGB issues in concert with the school project.

C. Budget and Development

C.1. Report on Work:

-Senator Johnson and Bill Haack stated that the budget is still very early. Estimates at this time regarding space is as follows:

- \$200 per sq. ft.
- 200 sq. ft. per student
- school enrollment to be meeting or exceeding 800 students

-Currently the budget committee has begun to use Beaverton's budget as a model of what might be expected.

-The committee has also developed a working budget for immediate needs, short-term permits, etc. and has been discussed with the school board.

-Senator Johnson stated the development side of the committee couldn't really begin until the site has been decided on. She added that there need to be discipline in prospect approach and delivery. The amounts asked for need to be a concerted effort as well as specific.

C.2. Next Steps:



- Senator Johnson agreed to approach JS May, who has offered to give pro-bono assistance. JS is currently the principle fundraiser for the Portland Art Museum. His assistance would include guidance, structure, and technical assistance.
- Dr. Cox is working to establish a non-profit or foundation that can receive funds

D. Co-Location Committee

D.1. Report on Work

- Dr. Gilmore reported that many of the grants available are contingent on having a school based health clinic.
- Glen Aherns reported on the possibility of a natural resource-based educational model
- There was a discussion on how the vision of co-location should be articulated so as not to alienate the current school base.
- Tim Collier raised the point that when the proposed types of enrichment programs are employed educational levels school wide are raised. Again, it was discussed the need for community support for these types of programs.
- Senator Johnson stated that both PCC and OSU have expressed great enthusiasm in having science, safety, and forestry programs at the site.
- Commissioner Hyde colluded and added that the watershed science and carbon sequestration are all worthwhile programs that exceed current levels of education nation wide.

IV. School District Committee

A. Facilities

- Dr. Cox reported that the facilities committee are to meet on Monday and will gather information, so that when a site is chosen a RFP will be ready. They are meeting with TGM as well.
- As far as the gym goes, a couple of bids have come close to being signed. Another round of bids are due on Thursday.
- While there is some concern around the cost of the gym, the public sees the initiative as a positive thing and there are materials and labor being donated for the effort.
- Dr. Cox assured that the gym reconstruction would not tap any of the FEMA resources available.

V. Public Process and Public Relations

A. TGM and general concerns

- There was much talk throughout the meeting about how information should be presented. There are a number of Town Halls in the coming months. This will allow for a forum to update the community on the progress being made with the project. Additionally, community newsletters are to be distributed with updates and press releases.
- TGM had signed on construction and architect firms for the first phase of the contract. Two representatives from SERA Architects were present at the meeting and were touring the Vernonia sites the same day. The second phase of the contract still needs to be fleshed out by team members and the district.

- Matt Arnold of SERA Architects wanted to be sure what the initial expectations are for the TGM process. He explained that there is much technical work involved in the siting process including geotechnical, hydrological, and topographical assessment that will include the costs and mitigations of the construction work to be done on the sites. Arnold assured that the TGM team is working as quickly as possible. Arnold also stressed the importance of presenting a complete and informed report to the community so that all of the information is available before a decision is made.

*Vernonia Schools Project
Team Meeting Summary
8/8/08*



B. Next Steps:

The Town Hall meeting of Aug.19, there will be a progress report for the project.
TGM should have an initial report to be presented at the October Town Hall meeting.
TGM committed to being present during the Town Hall meetings to field any questions and give information.

VI. Other Business:

-Longview Fiber was present and announced that they were interested in working with the district on finding a site. They are concerned, however, about pending legislation that would prevent active forest management within one-half mile of a school

-The Vernonia Schools Presentation to be used by team members and the community as an educational tool was not given due to technical difficulties. It will be sent out via e-mail for feedback.

VII. Next Meeting:

WHEN: TBA

WHERE: Scout Cabin