



**VERNONIA SCHOOLS PROJECT
TEAM MEETING 6**

**PORTLAND STATE UNIVERSITY
FEBRUARY 20, 2009**

Participants

Commissioner Tony Hyde, Co-Convener
Tom Kelly, Co-Convener
Glen Ahrens, OSU Extension Service
Mathew Arnold, SERA
Dan Brown, Vernonia Planning Commission
Chip Bubl, OSU Extension Service
Phil Carpenter, OR Emergency Management
Dr. Ken Cox, Vernonia Schools District
Matt Crall, DLCD-TGM
Dave Ebner, DOWA
Mark Ellsworth, Oregon Governor's Office
Gary Fish, DLCD
Fritz Graham, Office of Senator Wyden
Bill Haack

Jim Johnson
Jim Krahn Vernonia School Board
Priscilla Lewis, Providence
Scott Laird, Vernonia's Voice
Donna Nyberg, Office of Rep. Brad Witt
Randy Parrow, Vernonia City Council
Katherine Persson, PCC
Dawn Plews, VSD 47J
Susan Wagner, CCFUNC
Kim Wallace, Vernonia School District
Allison Wildman, SERA

Oregon Solutions staff

Wendy Willis, Project Lead
Tobin Krell

I. Welcome and Call to Order

- Commissioner Hyde brings the meeting to order at 1:10

II. Introduction of Those in Attendance

III. Update on activities

- Commissioner Hyde reported on the Oregon Way Committee, formed by Governor Kulongoski to identify and support projects that might benefit from the stimulus package. Hyde commented that a number of people from the executive committee had been in talks with Oregon Way. In a recent press conference, Governor Kulongoski had identified Vernonia as one of the top three 'green' projects for potential stimulus funding. The Governor hopes to show Oregon sustainability initiatives as some of the best in the nation, with Vernonia as an example. Hyde commented that the aggressive timeline for getting students into school is now paramount.

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IV. Recommendation from Siting Committee

A. Siting Committee Presentation

- Jim Johnson walked those in attendance through the power point presentation for the Vernonia project with subsequent recommendations. (attached) The power point will be available for viewing on the Oregon Solutions and/or District.
- Johnson explained that there were originally multiple sites that the siting committee considered. This first phase allowed the committee to narrow down the choices to three. Those three sites were considered as part of the extensive TGM process. Both quantitative and qualitative issues were analyzed with a minimum and preferred cost range; however, it will be up to the school district to make the final decision on what costs they are willing to incur.
- Matt Crall of DLCD/TGM said that the costs were rough estimates and the scope of the current analysis did not include in depth surveying on issues of topography, wetlands, etc. More details would have to be known before more exact numbers could be assessed.
- Jim Krahn and Kim Wallace raised concerns that some of the unknown costs for things such as deconstruction, asbestos removal, insurance, etc. that could effect the final decision.
- Hyde among others commented that there were going to be unknowns, regardless.
- Mark Ellsworth commented that though there are unknowns, expert advice would be available to help make informed decisions.
- Based on the TGM reports and the earlier identified criteria, the siting committee recommended the 'Boot' site as the most preferred, however, the exact location within that site is yet to be determined.

B. Next Steps

Next Steps in the siting process:

- There will be a town hall meeting on March 12 to weigh in on the information presented.
- Late March, the school board will make the final decision on the sight.
- The land use process will begin in April, however, the city will need to have control of the site before the UGB process can be expedited.
- Gary Fish commented that the smaller the targeted site, the easier the UGB process will be.
- Jim Krahn mentioned that the city zoning commission has given support to expand residential zoning around the 'boot' sight.
- Senator Betsy Johnson suggested a professional negotiator be hired to set up a package to present to the various landowners of the boot site.
- Jim Krahn suggested that when the presentation is given to the community, there should be some information regarding the sources of the funds for this project.
- Wendy Willis said that there was a rough outline of where funds were coming from and that the top 10 probable sources will be presented.
- Gordon Smith commented that he had always been adamant about resurrecting the current site, however after hearing from the experts around the table and the technical assessment, he believes 100% in the boot sight. Smith said the boot sight makes sense for the school and the community.
- Smith moves that the Oregon Solutions team recommend the boot site.
- Bill Haak seconds.
- The motion passes unanimously.

V. Next Steps/assignments

A. School District

- Ken Cox announced that the foundation has been established to receive funds for the project. Cox also said that he had already met with 17 of the 28 architect firms that had responded to the RFP. Cox stated that a committee would review the proposals and make a decision in the next week or so.

B. Budgeting and funding committee

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- Budgeting and funding committee will meet next week to come up with a timeline and a plan to build a framework for funds.

C. Oregon Solutions

- Wendy Willis announced that, due to the scope of this project, an official declaration of cooperation be signed when the school board makes its decision on the site. This will end the current OS process, so that a new process may be started for the next phase of development. She added that this would also provide the opportunity to show possible funding the gains made in this process.

-Willis also stressed the importance of having team members at the school board meeting to support their decision and articulate the process.

D. Other Business

Commissioner Hyde stated that typical timelines for a project of this nature would not see construction until 2012, however this will not work for Vernonia. The current timeline sees kids in school in the fall of 2010 or the beginning of 2011. Hyde stated that the team must be creative in moving forward on this project.