

November 28, 2022 at 7:00 pm via Zoom

Corbett Bond Oversight Committee Draft Minutes

Zoom host – Brie Windust/Corbett School District

In attendance:

The meeting commenced Zoom at 7:01 pm and recording began. No one on the public side.

Members present and members not present:

Name	11/28/2022	
Tamie Tlustos-Arnold	Present	member
Stayce Blume	Present	member
Bob Buttke	Present	member, ex-officio
Liz Conner	Present	member
Michelle Vo	Present	member, ex-officio
Robert Hattan	Not Present	member
Todd Redfern	Present	member, ex-officio
Steve Salisbury	Present	member, ex-officio
Cindy Duley	Present	member, ex-officio
Ian Mickelson	Present	
Marlene Gillis	Present	
Derek Fialkiewicz	Present	member

TA: Meeting called to order at 7:03 pm.

Robert Hattan can't attend. He requests meeting not be held on Monday evenings.

**Minutes:** Review and approve minutes from September meeting. Call for motion. Bob moves to approve, seconded by Stayce Blume. Michelle Vo abstained – was not present. Brie asked for a roll call vote.

**New Business:** TA outlining recommendations for school board in the coming week. Meeting frequency, purpose of committee and structure to optimize and reduce redundancy with board members. Consider having additional community members as we move to more aggressive review.

DF: Question on roles and responsibilities set out in committee formation document. Number of Board members is currently as shown in the document.

TA: We haven't really done a lot and will have more to review, will need to meet more frequently to meet the intention of the group on oversight of bond expenses meeting voter approval. Seems redundant to report to the Board when half the Board is on the committee. Feels like we aren't accomplishing checks and balances, not providing oversight.

TR: Understand frustration on progress and process. Until now we didn't know anything. Just selected a contractor. Other than the grade school roof, nothing else has been done. The duties we signed up for

have been delayed and it's been frustrating. Four community members, all active, three board members, three district members, Ian and Marlene from Soderstrom made a wide group to oversee multiple parts of the projects.

MV: Committee advises the Board on whether or not funds have been expended according to the bond language. Team of experts selected because of their backgrounds in the community. The composition was recommended.

TA: Change of composition isn't a committee recommendation, it's under discussion. Also recommend Board liaison instead of Board members on the committee. Board should receive committee minutes.

MV: Established that the Board will receive quarterly reporting.

**Construction Update:** TA called for a construction update. TR called for Marlene or Ian to update.

Ian: Status update: Waiting on responses from WebSteel to the city's comments on structure. There's been back and forth, now waiting on WebSteel.

TR: Multnomah County septic division update?

BB: Is there a sign-off still needed?

Ian messaged Carson. Civil engineers have signed off. Waiting for a preliminary construction meeting.

SS: Lindsay would like to have a pre-site construction meeting with everyone. Need to have contractor on board and can't name them yet. We have a septic contractor, just need the main general contractor.

TR: This was same for manufactured home project; had to have a pre-site meeting before sign off.

SS: Questions on asphalt, etc but maybe January until this meeting can happen.

Ian: We need the building permit to move forward.

MV: Moving the committee back to bond oversight, not construction decisions.

TA: Any other updates?

DF: We are in contract negotiations, contract is with our attorneys. Board needs to approve contract before we can announce contractor.

TA: Appreciated that information; seems like many things going on. Any additional questions? Move on to the financial report.

Financial Report: Fund 08 and Fund 09 detail reports provided on BoardBook. CD presented an overview of cash on hand and grant funds receivable as shown:

	22-23 BFB	22-23 Rev	22-23 Exp	Balance
Fund 08	2,059,230	-	224,282	1,834,948
Fund 09	633,681	3,886	2,572	634,995

Fund 10	193,847	690,188		884,034
Cash on Hand	2,886,758	694,073	226,854	3,353,977
OSCIM Match Available				3,115,966
Project Funds				6,469,943

CD will monitor and make grant claims monthly on the 15<sup>th</sup>.

TTA: Setting next meeting: should we start in January meeting on a more frequent basis?

LC: We need accurate information, it seems like more often than quarterly wouldn't have much new information at this point.

SB: As things accelerate we could have a quick update more frequently. Need to ensure we are spending as community voted.

LC: Don't need a higher frequency until we break ground and start spending the money.

TTA: Continue quarterly for now, reassess as needed. So that puts at February. Not Mondays requested. Tuesdays discussed. Next meeting Tuesday February 7<sup>th</sup> at 7:00 pm. Hybrid meeting format will be used, Zoom and in person.

TTA called for motion to adjourn. LC motion to adjourn. TR seconded. All approved. Meeting concluded at 7:45 pm.