

AGENDA	CORBETT SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE MEETING ZOOM virtual 35800 E Historic Columbia River Highway Corbett, Oregon 97019	via ZOOM virtual only Monday, September 26, 2022
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1. Call To Order

1. You are invited to a Zoom webinar.

When: Sep 26, 2022 07:00 PM Pacific Time (US and Canada)

Topic: CSD Bond Oversight Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85495448724>

Or One tap mobile :

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- 2. Review and Approve minutes of May 24 and August 16 meetings 2
- 3. Construction Update Soderstrom Architects
- 4. Financial Report 7
- 5. Matters for the good of the order (next meeting date)
- 6. Adjournment

May 24, 2022 Bond Oversight Committee Meeting Minutes

The 6th meeting of the Corbett Bond Oversight Committee was held via Zoom on May 24, 2022. BoardBook Premier was used to organize the agenda and meeting materials.

The following committee members were in attendance:

1. Tamie Tlustos-Arnold (Chair) TTA
2. Stayce Blume (Vice Chair) SB
3. Bob Buttke BB
4. Liz Conner LC
5. Cindy Duley (ex-officio) CD
6. Todd Redfern TR
7. Steve Salisbury (ex-officio) SS
8. Dan Wold DW (ex-officio)

Robert Hattan RH NOT IN ATTENDANCE

Michelle Vo MV NOT IN ATTENDANCE

Representing Soderstrom Architects were Ian Mickelson and Carson Shields. Holly provided technical assistance.

There was __ public audience member in attendance as noted by MV.

1. The meeting was called to order by TTA at 7:01 pm.
2. Motion to approve meeting minutes sought. Postponed because minutes were not attached in BoardBook.
3. Progress report and timeline called for by TTA. Who on point? Marlene Gillis.
 - Marlene alone tonight. Carson send an update before the meeting. Frustration with Multnomah County, taking the max time for everything. Completeness review is done, they will take 45 days to do the review of the review; can lead to comments that need to be addressed. Can't get building permit until this is done.
 - BB noted they are understaffed.
 - SB noted the review can take 120-150 days.
 - MG we are getting through land use process now. Technically they finished that type two review and we've moved into step 1 of 2 for the type one grading process. Application is complete and they are reviewing it, will take up to 45 days. If no comments, move to apply for building permit.
 - RF expects mid-July.
 - SB Have we requested an emergency process with the County?
 - BB They don't care

- MG They have one shot to get what they need. They aren't motivated by permit seeker needs. Safety issues can go on for years without the County moving things forward. They don't have authority to move things forward faster.
- BB why didn't they ask for a type one when they reviewed it the first time? They don't care, but they have the power. Gresham says three weeks to do their part.
- MG Expect mid July update. Soderstrom will check in strategically to remind them of the work.
- TR Could have someone check in from another angle if desired.
- MG If it's done carefully.
- TTA Express community excitement and concerns.
- MG Remind of roof and other issues
- SB Concerned about finding a safe alternative as soon as possible. Maybe County could tour?
- BB If we are too forceful they will take other actions like on the reader board. How about a countdown timer for the permitting?
- DW The district has been responding in a timely fashion.
- TTA Any other updates? MG no.
- TTA Is there a pricing update from Ian?
- MG will have it for next time. It's been a while.
- SB Asked for alternatives to lights, hardwood ceilings. Looking at scaling back to basics.
- TTA any updates from Board on cost saving measures?
- TR Value engineering list created by Soderstrom and school committee. Doesn't have details on the list. New estimate after the project goes to bid. Good quotes then value engineering. Instead of third party estimate now.
- BB that's what we decided.
- SB How many days are we into this?
- BB 150 plus 30 plus 45
- TR we will be close to 250
- MG asked to share her screen. Showed December credit tracking log. Went by email 12/20/21. Could work up more formally.
- TR went to building committee but not bond oversight committee.
- DW our task is to spend money as promised. Purposes overlap but our committee hasn't been burdened with these tasks.
- MG we've been drilling down to a detailed level to be prepared to capture savings, omits, sharpen pencil to focus on function.
- TTA called for next agenda item Accounting
- CD presented financial report, spending in fund 08, 09, project summary, budget vs actual. Will be GS Roof costs shown at next meeting.

- TTA Next meeting: August 16 at 7:00 pm by Zoom. Could meet in person. Doesn't need to be public if it's a Superintendent's Committee.
- TR requests calendar notification for the next meeting. DW will do that.
- Motion to adjourn by SB, seconded by TR.

The meeting adjourned at 7:48 pm.

DRAFT

August 16, 2022 at 7:00 pm via Zoom

Bond Oversight Committee

Agenda

1. Call to Order - Tamie
2. Review and Approve minutes of May 24 meeting - Tamie
3. Construction Update - Soderstrom
4. Financial Report - Cindy
5. Matters for the good of the order – Tamie
6. Adjourn – Tamie

Minutes

In attendance

Marlene Gillis

Derek Fialkiewicz

Bob Buttke

Liz Conner

Todd Redfern

Ian Mickelson

The Zoom meeting link had expired. A new link was sent just before 7:00 pm by C. Duley.

Discussion on if sufficient numbers in attendance to proceed. This is a committee.

7 members, 4 in attendance. Agreement to proceed.

Meeting commenced at 7:10 pm

Minutes approved 3-0.

Marlene: The Board meeting update last night by Ian was the most comprehensive update. Not much to add. Process is moving forward. Sense from team is to let permit process play out. 2-4 weeks expected to hear back from the County.

Bob: Isn't this a new person?

Ian: He did the initial reapplication review.

Todd: Need to keep playing along. But if the request for expediting the project came from community members, that might work.

Marlene: How about an electronic petition or statement? Frustrated by time taken, need appropriate facilities. Send it in first thing next week.

Bob: No way to know if it will work or result in delays.

Ian: Can hire a land use attorney.

Todd: People are fired up to contact the Oregonian. Concern about appearance of threat, but need to get out to bid.

Ian: Bremick asked for status update. Fall/winter contracts being set now.

Todd: It will be nine weeks more without any action from us.

TAMIE JOINED THE MEETING AT 7:24. The updated link arrived in her email box very late.

Marlene: Could offer to pay expediting fee to the County. Has been done by others, is usually a nominal fee. Could share timeline with them and ask what we can do to expedite.

Ian: Plan in hand for stamping.

Discussion of risk of selecting the general contractor now ensued.

Marlene suggests scheduling a new meeting. Discussion ensued of if meeting should be rescheduled.

Recognition discussion centered on non-bond oversight work.

Discussion of next date ensued. August 24 surfaced as the best date.

Tamie announced we will meet again August 24 at 7:00.

Ian not available. Marlene can make it work.

Meeting concluded at 7:37 pm.

It was subsequently determined the District could not host a meeting 8/24. The District suggested and Chair Tamie Tlustos-Arnold approved a revised meeting date of 9/26.

Corbett School District No. 39
Report of Financial Activity for General Obligation Bonds
As of 6/30/22

1	Improvements, renovation and/or construction of facilities for grade and middle schools, high school and District offices and facilities, including high school remodel for additional office space and grade school roof repairs.
2	Furnishing, equipping and improvements to facilities, including for CTE, Title IX and ADA.
3	Site improvements, refinance loan for land acquisition and improvements, demolition, bond issuance costs.

Resources	General Obligation Bonds, Series 2021	\$ 4,000,000.00
	OSCIM Matching Grant	4,000,000.00
	Interest Earned	2,683.27
	Total Resources	<u>\$ 8,002,683.27</u>

Expenditures			<u>Bond Title Purpose</u>
	FF&CR Prepayment in Full	2,923,885.82	3
	Costs of Bond Issuance	76,300.00	3
	Oregon School Bond Guaranty	1,523.41	3
0322	Repairs & Maintenance Services	1,005.00	1
0329	Other Property Services	4,554.00	1
0383	Architect/Engineer	637,244.08	1
0520	Building Acquisition	21,984.00	1
0640	Dues and Fees	9,593.00	1
	Total Expenditures	<u>\$ 3,676,089.31</u>	

Remaining Project Funds from Bond and Matching Grant	\$ 4,326,593.96
Remaining FFCR Balance	<u>2,059,230.00</u>
Total Project Funds	<u>\$ 6,385,823.96</u>