

**Agenda**  
**Citizens Oversight Committee**  
**May 20, 2019**  
**District Office Board Room**  
**6:00 p.m.**

*Michelle L. Johnstone*  
*Superintendent*

*Debbie MacLean*  
*Director of Fiscal*  
*Services*

*Tim Larson*  
*Athletic Director*

**Committee Members**

*Glen Miller*  
*Committee Chair*

*Bill Blair*

*Matt Forsberg*

*Vonnie Good*

*Gary Suderman*

*Jonathan Schrock*

*Micky Garus*

*Greg Hess*

*Jana Fogg*

**Secretary**  
*Kate Hall*

*Dallas School District*  
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- 1.0 Welcome**
- 2.0 Approval of Minutes – April 15, 2019**
- 3.0 Project Updates**
  - 3.1 Financial**
  - 3.2 Long Range Facility Plan – Survey**
  - 3.3 HVAC replacements at DHS**
  - 3.4 Exterior Repairs - DHS**
  - 3.5 Concrete Work - LMS**
  - 3.6 CTE**
- 4.0 Public Input**
- 5.0 Next Meeting – June 17, 2019**
- 6.0 Adjourn**

**Minutes**  
**Citizens Oversight Committee**  
**April 15, 2019**  
**Dallas School District Board Room**  
**6:00 pm**

**Present:** Glen Miller, Greg Hess, Micky Garus, Kevin Montague, Jon Schrock, Michelle Johnstone, Vonnie Good, Jana Fogg

**Guests:** Megan Fogg

**1.0 Welcome**

**2.0 Approval of Minutes** – A motion was made by Micky Garus to approve the minutes. The motion received a second by Vonnie Good and passed unanimously.

**3.0 New Member Recruitment Update** – Welcome new members; Greg Hess of Van Well Building Supply and Jana Fogg, Windermere Western View Properties

**4.0 Project Updates**

**4.1 Financial** – There have been no significant changes this month. We have secured an engineering group to work on the HVAC project for DHS.

**4.2 Seismic Grants** – We were not awarded the seismic grant for the gym at DHS. We will reapply in the next round. We did get the assessment grant which will set us up for the next opportunities for the other four schools. The assessments are required in order to get the seismic upgrade awards, so it is good we were awarded the assessment grant.

The grant process is very competitive and more school districts have been applying. Kevin will continue to monitor available grants and apply for them. The FAR, SRFP and seismic assessment grants are all awarded through the department of education. The seismic rehabilitation grants are not offered through the DoE and harder to get. We have been using ZCS to assist us with the applications. They have been very good at telling us which buildings are more likely to receive awards. This round is the first time we were not awarded a grant we anticipated.

Kevin shared the history surrounding how the seismic grants work. Several years ago a team from the state did a “Rapid Visual Screening” in which they drove by buildings and did exactly what the name suggests. Grants were then created via the legislative process to fund the upgrades. The seismic rehabilitation grants will not be issued without a complete seismic assessment.

There are different types of occupancy after a seismic event. There is “immediate

occupancy” which is exactly what it says; the building will be safe for occupancy during and after a seismic event. Whitworth was upgraded to “life safety”, which means the building will not collapse during the event and will allow occupants the ability to exit the building but will not be safe for occupancy during or after the event. The cost of the upgrade at Whitworth was \$1.5 million.

Because it has been realized that \$1.5million is not enough for many of the buildings needing upgrades, the legislature has decided to increase the grant amount to \$2.5million and allowed separate sections (additions) to be upgraded separate from the main building. However, the additional funds must bring the rating to “immediate occupancy”. That amount would allow us to bring the DHS gym up to that rating and tie it in to the rest of the building.

DHS and LMS are identified as Red Cross shelters which would require them to be at the “immediate occupancy” rating. It is also important that we work towards Lyle rehabilitation as it is the evacuation location for Dallas Retirement Village.

- 4.3 Long Range Facility Plan Survey** – The survey was sent out and received 328 responses so far. The survey will close tonight. Michelle will get the data out to this committee as soon as she can.
- 4.4 HVAC replacement at DHS** – We have structural/mechanical engineers and architect on board for this project. Two of the units at DHS are on year 25 of 15-year rating. The units are showing signs of imminent failure. Maintenance will be touring the site with the engineers and architect on Thursday. The plan is to replace them this summer. The units serve the science wing, main office and half of second hall (8-10 classrooms). The HVAC units are all original district wide. The boilers were replaced in 2009/10 with the exception of the two raypacs in the north boiler room at LMS. The maintenance team frequently has to manufacture replacement parts in-house because the parts are obsolete. All of the units need to be replaced. However, current funding will only allow us to replace the very worst of the worst, which are two of the units mentioned at DHS.
- 4.5 ETO Energy Information** – Kevin is working with Energy Trust of Oregon to see if we can get retro-commissioning at DHS and to see if there are any more opportunities for energy savings.

The LED upgrades at Whitworth are giving us an energy cost savings of approximately 40%. We were able to reduce classroom fixtures to 9 per room (from 21) while giving better and brighter lighting. The upgrade eliminated the flicker light issues as well as the need to replace ballasts (which are expensive in both parts and labor). The lighting upgrade should show a positive payback in 7 years or less.

- 4.6 Track Replacement** – Kevin is working with the engineer and architect to keep this project moving forward. They should be providing the check-set for review this week. There will be a pre-bid walk on May 8 and bids will be due May 21.

Kevin gave a quick summary of the project for the new members, explaining the previous bid and that this re-bid separates the earth work from the surfacing work, while the original bid was the complete project. Michelle said that the original anticipated cost was approximately \$275k and that the board set aside \$330k. She said the board had not been included in the original bidding process. She mentioned that while Janet is a good engineer, Greg Locke will offer cost saving ideas to the project. The rebid will require line-by-line detailed costs to show what each specific item will cost. She also shared that the district will seek financing, as needed, to complete the project this calendar year, potentially including CTE and potential building purchase in the financing.

- 4.7 CTE** – The district is still waiting to see what will happen with the old Tyco building. American Gas & Technologies, (the current owners), recently held a liquidation sale. Kevin went to see what they were selling and it didn't appear there was much left in the building. Kevin's dad spoke with someone there who mentioned they were hauling out the third truckload of copper wire. The building auction was originally postponed until April 22. It has now been postponed to May 6.

The minimum bid is \$4.8million with the county assessment value at \$3.6million. If the district is able to acquire the building it would solve a lot of program needs. Industry and families generally do not move to communities with poor schools. The potential for program growth the purchase of this building would provide would be a much needed boost for the school district.

- 4.8 Bond Newsletter** – There was discussion as to how the newsletter should be addressed. The general consensus was to address it to "District Stakeholders". Kate shared that she had finished editing the voters list. Out of over 17,000 registered voters there were approximately 8,700 addresses. There was further discussion regarding prioritizing topics for each newsletter. Kate will provide a timeline for sending out the newsletters at the next meeting.

The original bond list had approximately 328 line items. Kevin quit tabulating costs when he reached over \$45million dollars of projects. We have nearly completed \$17million worth of bond projects and over \$2.5million in grant projects. We've been able to leverage those dollars to an even greater value which is very impressive, especially since much of the project management has been done in-house with our current maintenance crew.

If we are able to pass another facilities and maintenance bond the cost to the community would hold steady, meaning there would be no new/additional/higher

cost to the community. This is a very conservative board and community. For now, it is a better path to keep level than to raise costs and risk losing community support. If it seems, in the future, the community would support more, then that option could be looked at.

**5.0 Public Input** – Megan Fogg shared some concerns she and some of her fellow students share. Those included the cost of the Yonder pouches, how much money is being spent on sports and athletics versus other groups such as band, theater, other arts and clubs such as FFA.

She mentioned that if band or theater go to state it's treated as no big deal. It makes these students feel unimportant. Band won first place and was awarded a trophy. There was no celebration or mention of it yet there are sports pictures regularly displayed in the hallways. Jazz band is often unrecognized, as well.

Students wonder if grades have improved since the implementation of the Yonder pouches. If they are made to use them, they should be included in the data collected from that use.

Megan also mentioned that the students don't like the lock down drills because it seems they are done to frequently. While the committee could understand that feeling, it was pointed out that the thing that truly saves lives in an emergency situation is when people know what to do. Megan suggested that a safety meeting at the beginning of the school year might help students better understand that.

**6.0 Next meeting** – The next meeting is scheduled for May 20, 2019

**7.0 Adjourn** – The meeting was adjourned at 7:30 p.m.

\_\_\_\_\_  
Glen Miller / Committee Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kate Hall / Committee Secretary

\_\_\_\_\_  
Date

**Bond Projects Financial Report  
GO Series 2017**

	2017-18	2018-19										All Years Combined	
	Total Year 1	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	Total YR 2	Total Actual	Outstanding			
<b>RESOURCES (Through Phase III Energy Projects)</b>													
Interest	\$ 71,028	\$ 7,765	\$ 9,147	\$ 9,692	\$ 8,549	\$ 9,291	\$ 8,605	\$ 87,355	\$ 158,382	\$ 17,000			
State Grants	\$ -							\$ -	\$ -				
Energy Incentives	\$ 10,537			\$ 3,631				\$ 7,139	\$ 17,676				
Seismic Grant	\$ -	\$ 83,745	\$ 542,278					\$ 626,023	\$ 626,023	\$ 66,445			
Bond Proceeds (Recover Prior Year expense)	\$ 7,905,951							\$ 8,065	\$ 7,914,016				
<b>TOTAL RESOURCES</b>	\$ 7,987,515	\$ 91,510	\$ 551,425	\$ 13,323	\$ 8,549	\$ 9,291	\$ 8,605	\$ 728,582	\$ 8,716,098	\$ 83,445			
<b>REQUIREMENTS</b>									<b>Total Expended</b>	<b>Encumbered/Contracted</b>			
<b>000 - General Bond Management</b>	\$ 196,369	\$ 16,051	\$ 15,864	\$ 15,951	\$ 15,617	\$ 19,185	\$ 22,130	\$ 170,809	\$ 367,177	\$ 54,823			
200 - Parking Lots & Grounds (SubCat = Landscape, Irrigation, Drainage, Concrete, Fencing)	\$ 3,524	\$ 951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,809	\$ 26,333	\$ 41,354			
300/400 - Energy Projects (SubCat = Windows, Electrical, HVAC/Boilers, Technology)	\$ 134,070	\$ -	\$ 815	\$ 13,659	\$ 1,320	\$ 825	\$ 4,405	\$ 140,662	\$ 274,732	\$ 16,426			
500 - Roofing & Envelope, Ancillary Bldgs (SubCat = Windows, Athletic Complex, Siding, Gutters)	\$ 10,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 705	\$ 11,308	\$ -			
600 - Interior Repairs & Renovation (SubCat = Flooring, Paint, Interior Remodel)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
700 - Health & Safety (SubCat = Seismic Grant, Survey, Access Controls, Cameras)	\$ 194,521	\$ -	\$ 8,463	\$ 19,040	\$ 60,582	\$ 5,500	\$ -	\$ 710,588	\$ 905,110	\$ 12,644			
800 - Plumbing (SubCat = Restroom Privacy, Re-piping)	\$ 14,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,131	\$ 21,632	\$ 28,094			
900 - New Construction (SubCat = MPRs, CTE, Kitchen)	\$ 2,574,565	\$ 4,343	\$ 170,211	\$ 29,377	\$ 18,475	\$ 157,484	\$ 8,216	\$ 513,913	\$ 3,088,477	\$ 187,917			
<b>TOTAL REQUIREMENTS</b>	\$ 3,128,153	\$ 21,345	\$ 195,354	\$ 78,026	\$ 95,994	\$ 182,994	\$ 34,751	\$ 1,566,616	\$ 4,694,768	\$ 341,259			
<b>ENDING FUND BALANCE</b>	\$ 4,859,363									\$ 3,763,516			

	Amount	% Expended
Bond Series 2017 (Second Issuance) of 36 months	17 of 36	47.2%
Par Amount 2017 Issuance	\$ 7,905,951	
State Grants	\$ 700,160	
Awards and Issuances	\$ 8,606,111	
Actual Expenditures to Date	\$ 4,694,768	59.4%
Committed/Contracted/Encumbered	\$ 341,259	4.3%
<b>TOTAL Spent/Committed</b>	\$ 5,036,027	63.7%
* 85% of Issuance must be "substantially" Spent/Committed by December 2020		
	\$ 6,720,058	

Notes: Current interest rate 2.75%