

Agenda
Citizens Oversight Committee
November 18, 2019
District Office Board Room
6:00 p.m.

Andy Bellando
Interim Superintendent

Bob Archer
Facilities Director

Debbie MacLean
Director of Fiscal
Services

Tim Larson
Athletic Director

Committee Members

Glen Miller
Committee Chair

Matt Forsberg

Vonnie Good

Gary Suderman

Jonathan Schrock

Micky Garus

Lee Schlenker

Secretary
Kate Hall

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- 1.0 Welcome**
- 2.0 Approval of Minutes – October 23, 2019**
- 3.0 Project Updates**
 - 3.1 Financial**
 - 3.2 Long Range Facility Plan – Survey Update**
 - 3.3 HVAC Update**
 - 3.4 CTE Update**
 - 3.5 LaCreole Exterior Lighting**
- 4.0 Public Input**
- 5.0 Next Meeting – December 16, 2019**
- 6.0 Adjourn**

Minutes
Citizens Oversight Committee
October 23, 2019
Dallas School District Board Room
6:00 pm

Present: Bob Archer, Vonnie Good, Dennis Engel, Debbie MacLean, Micky Garus, Gary Suderman, Lee Schlenker

Guests: Gordon Gentry

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 Lee Schlenker and passed unanimously.

3.0 Project Updates

3.1 Financial – See attached report. The major expenditures at this time are the four rooftop units at Lyle. There will be no problem in reaching the required 85% spend-down by December of 2020.

3.2 Long Range Facilities Plan – The survey Michelle started was located. Bob is going to work with Andy to revise the survey and put a plan together for community input. Andy has requested that we wait a month so he can finish up with the SSA project. The online survey will work well to start. Vonnie also suggested OSFMA as a resource.

3.3 Drainage Issues – As a follow-up from a previous meeting: Action Drain conducted a camera inspection of the terra cotta drain behind the stadium that seemed to be broken. They were only able to go eight feet before hitting a rock well (drain termination). There is a similar drain at the northwest corner of the track. Both were repaired and so far there have been no issues. There are four and eight-inch tile drains throughout the area. We don't really know how many or where they all come from or go. We will keep an eye out for water intrusion.

The track has had concrete amendment added and so far there has been no trouble with water. The water table is only two feet under grade. The artificial turf field has some sort of drainage installed. But, we don't know if there will be erosion problems or not as it was installed without district input. Erosion is likely, however, because there is no retaining wall at the south end, where all the water drains.

Drainage was part of the original bond plan but was deferred as there were more critical needs with building infrastructure and envelope. Micky mentioned it could be problematic if the turf fails in the next few years.

The boosters raised the field by approximately three feet. The changes the boosters made from the original plan required the district to raise the track, as well. Additionally, the original plan was to have much of the water drain to the north. However, it actually still drains to the south. Rather than a retaining wall at the south end, rock is tapered at a 3% grade.

The track surface should last eight to 10 years. The rock slope has been compacted. There is no real way to guarantee how long it will last. Had money been no concern, the project would have certainly been done differently. The contractor assures us that if the area is properly taken care (use crowd control barriers, keep people off of the rock slope, etc.) it should last at least as long as the track surface.

Bob pushed for a retaining wall but was told there just isn't enough funding. Gary said he feels the district was bullied into the turf project. The COC had voted against it more than once (due to funding concerns). But now "we are stuck with it" and if/when it fails, we (the district & tax payers) are "on the hook". Dennis noted that there will always be challenges and failures, especially in a project this size. We just need to be aware and prepared.

The contractor increased the curb size from six to eight inches to accommodate the fence rail. They did that at no extra charge to ensure the rails do not break out of the curb. Bob is very happy with Hal's construction. They've been very honest and easy to work with. So far there have been no change orders costing the district money. Everything has been handled in-house, working together with the contractor.

There has been some in-the-field problem solving in relation to event locations. Because of the way the south D zone was completed (with slopes to three catch basins) placing the field events (shot put, discus, javelin, pole vault, etc.) has been a challenge. Hal's has been great to work with to figure out how to get these events placed in the most cost effective, reasonable and usable fashion.

- 3.4 CTE Design Discussion** – Bob is working with a geotech to determine the best location for the CTE building. There is some concern that there may be a problem with the current proposed location. There is a lot of ground water and flooding that occur in the baseball area, behind the stadium, the football practice fields, etc. which may affect where the CTE building is located. We will also need to get soil and compaction testing. It may be a possibility to demo the current maintenance garage so the CTE could be built closer to the New Options building. There is a concern regarding what to do with the equipment and other maintenance items currently stored in that location.

Henry met with Tim Ray last week and is working on final conceptual drawings.

Tim should be providing Henry with an equipment list so he can capture the electrical needs. He should have them by the next COC meeting.

- 3.5 ODOE / ETO** – After further investigation, we do not qualify for the potential funding mentioned last month. The rebates were offered through PGE and we have Pacific Power. Bob still plans to meet with North Coast regarding lighting upgrades, specifically the exterior parking lot lighting at Dallas High School and LaCreole Middle School.
- 3.6 2019 Summer Project Update** – Bob shared a slide show highlighting some of the summer work completed.

- 4.0 Public Input** – There was no public input.
- 5.0 Next meeting** – The next meeting is scheduled for November 18, 2019
- 6.0 Adjourn** – The meeting was adjourned at 7:15 p.m.

Glen Miller / Committee Chair

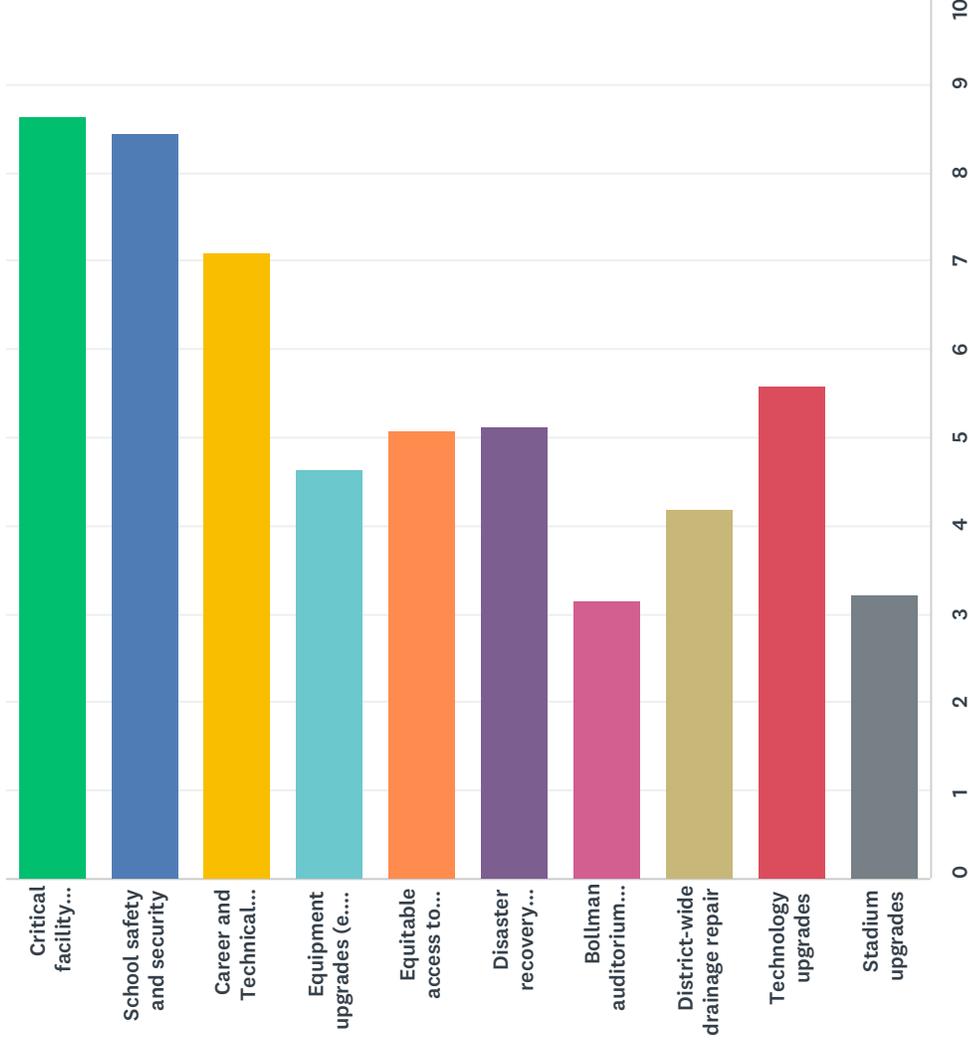
Date

Kate Hall / Committee Secretary

Date

Q1 Please rank the following items in order of priority for Dallas School District's long range plan:

Answered: 252 Skipped: 0



1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE

Long Range Facility Planning Feedback for Dallas School District (2019)

Critical facility maintenance, repairs, and improvements	33.06%	82	35.89%	89	13.31%	33	8.06%	20	4.44%	11	2.82%	7	1.21%	3	0.00%	0	1.21%	3	0.00%	0	248	8.63
School safety and security	43.50%	107	22.76%	56	11.38%	28	5.28%	13	6.10%	15	3.66%	9	3.66%	9	1.22%	3	1.22%	3	1.22%	3	246	8.45
Career and Technical Education space and tools	12.50%	31	15.73%	39	22.98%	57	15.73%	39	10.08%	25	7.66%	19	8.06%	20	5.24%	13	1.21%	3	1.21%	3	248	7.10
Equipment upgrades (e.g., grounds equipment, vehicles, heavy machinery)	0.00%	0	3.70%	9	8.64%	21	11.11%	27	12.76%	31	14.40%	35	14.40%	35	16.87%	41	9.88%	24	9.88%	24	243	4.65
Equitable access to facilities (e.g., ADA, privacy for all, personal learning environments)	2.87%	7	5.74%	14	7.38%	18	13.11%	32	18.44%	45	11.89%	29	11.07%	27	12.30%	30	8.20%	20	8.20%	20	244	5.08
Disaster recovery upgrades (e.g., seismic rehabilitation, generators, etc.)	0.81%	2	4.88%	12	10.98%	27	13.82%	34	12.60%	31	17.07%	42	16.26%	40	10.57%	26	6.10%	15	6.10%	15	246	5.13
Bollman auditorium upgrades	0.82%	2	0.41%	1	1.63%	4	4.90%	12	5.31%	13	6.12%	15	16.33%	40	18.37%	45	27.76%	68	18.37%	68	245	3.16
District-wide drainage repair	2.45%	6	0.82%	2	6.94%	17	7.35%	18	8.98%	22	12.65%	31	16.33%	40	18.37%	45	15.92%	39	15.92%	39	245	4.18
Technology upgrades	2.82%	7	8.06%	20	12.90%	32	12.90%	32	18.55%	46	14.92%	37	6.85%	17	7.26%	18	12.50%	31	12.50%	31	248	5.58
Stadium upgrades	2.82%	7	2.82%	7	4.84%	12	6.85%	17	3.23%	8	8.06%	20	6.05%	15	8.87%	22	16.13%	40	16.13%	40	248	3.23

Q2 What else would you like to share with us?

Answered: 98 Skipped: 154

#	RESPONSES	DATE
1	Nothing	11/7/2019 10:48 AM
2	Ready to support the next Bond	11/6/2019 6:29 PM
3	NA	11/6/2019 5:19 PM
4	NA	11/4/2019 4:57 PM
5	Heating and cooling even through our schools. Old schools need this fixed. To hot or to cold poor student productivity	11/4/2019 4:41 PM
6	smaller classrooms, AC for all schools	11/4/2019 8:31 AM
7	Increased technology in the classroom for student learning would be my priority	11/3/2019 12:54 AM
8	I feel that these things have been prioritized in the past and then the funds have not been spent as promised. If feedback is requested, it's important to follow through on the plans. Thanks.	11/2/2019 2:09 PM
9	More teachers! More school days! Smaller class sizes	11/1/2019 4:06 PM
10	Since I do not know the details behind some of these options it is not easy to prioritize. Thanks for the opportunity!	11/1/2019 3:15 PM
11	Lyle needs secured doors like Oakdale where someone has to let them in.	11/1/2019 2:21 PM
12	The majority of the play ground equipment are outdated and does not address the sensory needs of some students.	11/1/2019 1:57 PM
13	Although money is tight, a little better landscaping would go a long way. Yes, our buildings are old, but landscaping is ran down to the point that it looks like we don't have any pride. I think this works against us. That is the first impression people get, and if we cant take care of that, how can we be trusted to take care of anything else when we ask for bonds etc. I think people would be more willing to support new bonds if it at least looked like we are trying. I know that might not be whats most important on the list, but public perception means a ton, and I think this would help.	11/1/2019 1:01 PM
14	Please contribute to the music program: band in high school.	11/1/2019 10:27 AM
15	N/A	11/1/2019 10:14 AM

Long Range Facility Planning Feedback for Dallas School District (2019)

16	<p>Career Exploration and meaningful instruction and attention to what's after high school needs to be given to all students. They need help figuring out what's next. Even the smartest students are not getting information that they need on possible careers and how to explore college. I am disappointed that DHS did not send a busload of Juniors up to the recent College Fair in Portland. If we can't afford a bus, then flyers should go home to all high schools students, all grades, telling them about such opportunities. The College fair was FREE and open on the weekend too. Many of the students I talk to have no clue what they want to do for a career, nor do they have the support and instruction on how to go about exploring careers. Many don't even know what is possible or what they are good at. Many are told that college is too expensive and they don't even think about going. No one is encouraging them to look at options. They don't know what "expensive" really means and how to select a college that is a good value for the investment. They don't understand that there is help out there and with good grades and effort, they can go to college and dream bigger than they do. Many students would be well served by going into the trades. I did see one very encouraging bulletin board in the hallway at school that talked about careers in the trades. But, how many students read it? This kind of stuff needs to be in a serious and focused careers class, starting Freshman year and then a followup class the Junior year. Sophomores could benefit from it too. By the time they are Seniors, they should have a plan for what's next. Getting them through high school is not enough. We need to educate and prepare out students to enter the workforce, continue their education, and have successful life paths.</p>	11/1/2019 10:07 AM
17	<p>There is a large drug problem in the Dallas High School student population. Weed, coke and various other drugs. There needs to be more surprise drug dogs or something. This is getting out of hand.</p>	11/1/2019 9:18 AM
18	<p>We have a district of highly educated professionals and a very supportive community! If the district can come together on priorities it is crucial to provide ways to communicate & involve our community!</p>	11/1/2019 8:22 AM
19	<p>Air quality in classrooms at Lyle is terrible. Heaters in building is also terrible.</p>	11/1/2019 8:18 AM
20	N/A	11/1/2019 6:51 AM
21	.	11/1/2019 6:19 AM
22	Na	11/1/2019 6:12 AM
23	<p>District needs more funding to provide adequate salaries to teachers and to be able to employ enough teachers for the very large class sizes. Funding to also keep schools open not schedule for "budget reduction" days. Its discouraging when two weeks in a row there is no school one or more days because they simply cant afford to be.</p>	11/1/2019 1:56 AM
24	<p>Teachers need a pay increase and the kids need more hours in school!!</p>	10/31/2019 10:40 PM
25	<p>This seems fairly straightforward. However, I hope there is a long range vision for what the Dallas School District could be - a vibrant, inclusive place where students excel at acquiring the skills and knowledge necessary as they enter adulthood in the 21st century. On a more immediate note, with all the new housing going in, is there adequate space and teachers for all these new families?</p>	10/31/2019 10:24 PM
26	<p>I'm not sure what the drainage repair is, but I'm assuming it's a big problem since it says, "district wide." I would like to see our school district and community put as much focus on academics and music as they put into the turf project. I personally think organized sports are overrated and don't understand why so much more money and support are poured into them over other hobbies students have.</p>	10/31/2019 9:24 PM
27	<p>I believe Dallas is in desperate need for a new High School building with up to date facilities. This has been needed for many years and is long over due.</p>	10/31/2019 8:42 PM
28	<p>You're doing great!</p>	10/31/2019 7:52 PM

Long Range Facility Planning Feedback for Dallas School District (2019)

29	Teachers deserve better pay for the incredibly selfless and challenging work they put in every day to shape our children into the future leaders of America.	10/31/2019 7:43 PM
30	Concern with enrollment and the ability of current facilities to manage the projected growth of the community	10/31/2019 7:41 PM
31	Focus on education of the students.	10/31/2019 7:20 PM
32	Smaller class sizes, more Education Assistants to support teachers, more hands on classes	10/31/2019 6:59 PM
33	There also needs to be more classrooms built.	10/31/2019 6:47 PM
34	Water lawns, pull weeds in beds, plant some shrubs, make the outside of the buildings look like we take care of them. More trades career options (construction, plumbing, elect, welding, auto), CAD classes, computer technology	10/31/2019 6:26 PM
35	We'd like to see more focus on infrastructure of educational facilities and education. Less on sports and social activities.	10/31/2019 6:05 PM
36	I will always vote no. Spend what money you have more responsibly	10/31/2019 5:56 PM
37	The safety and security of our children and staff should be first and foremost the top priority for the district. Our schools need upgrading. They are old and run down, they don't fit the class sizes we have now. Many entrances at school make it impossible for the campuses to be secure throughout the day. This needs to be fixed.	10/31/2019 5:12 PM
38	LaCreole is lacking BASIC safety equipment such as automatic locking doors and cameras	10/31/2019 4:21 PM
39	na	10/31/2019 4:07 PM
40	This is not a fiscal priority, however a critical strategic necessity is the enthusiastic encouragement by faculty and staff for students to be excited about being prepared to engage in trade training. This will prepare students for entry into a professional occupation, and/or predispose them to be excited about continuing training and education beyond high school.	10/31/2019 4:01 PM
41	The district and the COC has done a great job with previous maintenance bond management. I will happily vote yes on the next school district maintenance bond.	10/31/2019 3:58 PM
42	HVAC at LaCreole needs repair. Air conditioning in the gym at the High School	10/31/2019 3:55 PM
43	School could use some updates	10/31/2019 3:54 PM
44	Better equipped staffed and workspaces for special needs.	10/31/2019 3:39 PM
45	More parking	10/31/2019 3:33 PM
46	Upgrade school facilities and layouts.	10/31/2019 3:29 PM
47	.	10/31/2019 3:28 PM
48	The district needs to invest in providing a safe environment for learning and more support for kids not college bound. All will benefit from technology enhancements and from attending to critical maintenance as well.	10/31/2019 3:28 PM
49	I wish you guys could actually do something to stop bullying besides just "talking" to the bully repeatedly... Go to the bullies parents, send the bully home, etc. My daughter finally had to be removed from lacreole because nothing was actually being done to stop the bullying. My son even occasionally complains about being bullied. I know there's always been bullying, but it's really something that needs to stop.	10/31/2019 3:26 PM
50	I would like to see morrison get upgrades to its facilities.	10/31/2019 3:21 PM

Long Range Facility Planning Feedback for Dallas School District (2019)

51	I really want to share how much our children need technical and career training and equipment. I think we should be pushing for trade schools more than college their cheaper and they make more money upon graduation. Without all the student loans that can haunt then for years to come. Plus our country has millions of skilled labor positions available and waiting to be filled. We need electrical, plumbing, carpentry, mechanics. These all would be much more.valuable to the average student than an overpriced education.	10/31/2019 3:21 PM
52	Dallas really needs to consider replacing or expanding schools. The high school, jr. High, and elementary schools feel maxed out on space. Classes are over crowded.	10/31/2019 3:17 PM
53	I appreciate the Dallas school district!	10/31/2019 3:13 PM
54	More mental health counselors and resources in the school would be AMAZING	10/31/2019 3:08 PM
55	Unfortunately, I didn't know what some of these things are, so it was difficult to rank them. I also think something needs to be done to make the Whitworth entrance point (the "real" entrance where students get off the bus). It looks like a prison.	10/31/2019 2:56 PM
56	Plumbing is a real problem. Both staff and student bathrooms frequently become stopped up and unuseable. This is a health issue.	10/31/2019 2:48 PM
57	Some of the items are very difficult to score because I am not aware of the current issues. Such as what are our drainage problems? What ADA problems are we having etc...	10/31/2019 2:30 PM
58	If leaky faucets were fixed, there might be a savings in money.	10/31/2019 1:57 PM
59	classroom size needs to be addressed especially if we continue to grow as a town and also continue to deal with increased trauma in students and mental health issues.	10/31/2019 11:53 AM
60	Good luck	10/31/2019 11:51 AM
61	Please look into ALICE training for school safety. The current method is outdated.	10/31/2019 11:25 AM
62	Student safety should always be first.	10/31/2019 11:04 AM
63	Safety in our schools is becoming a more serious issue with regards to behavior. Community support does NOT have to be in the form of federal and state dollars. Volunteering during lunch and passing times at the upper grades and with the littles during class would make a huge difference.	10/31/2019 11:03 AM
64	Building infrastrucuter (HVAC, plumbing, lighting upgrades, theater upgrades, ie stage lighting/curtains/catwalk should all be of the highest priority along with the necessary maintenance equipment to make those things happen most efficiently ie, lifts/service vehicles, etc.	10/31/2019 10:42 AM
65	We need another building in order to lower class size for the elementary schools.	10/31/2019 10:10 AM
66	It's time to put major security measures into our schools. We have volatile people that have free access to teachers and students. We need safer buildings with lockout and monitoring capabilities.	10/31/2019 10:02 AM
67	#1 priority get stadium,track,field draining,lights done right.	10/31/2019 9:56 AM
68	The middle school would greatly benefit from a SRO. The reality of the times is catching up and as of right now the safety of everyone in the building should be a priority. Systems like the Salem-Keizer have would be beneficial so that parents or anyone can't just walk into the building.	10/31/2019 9:24 AM
69	Class sizes are WAY too high! There should NEVER be more than 30 students in a class K-8 and no more than 35 in classes 9-12 unless there is multiple teachers or teachers are compensated with extra prep and pay.	10/31/2019 9:00 AM

Long Range Facility Planning Feedback for Dallas School District (2019)

70	Security (keycard entry, remodels so parents/random people can't just walk in and not check in, security cameras for student safety, SOC officer to help with blow student behaviors)	10/31/2019 8:46 AM
71	Parent support/mentoring/classes/ training.....	10/31/2019 8:39 AM
72	Reducing class sizes so that students can get more individualized instruction, attention, and aid from the teacher should be a priority.	10/31/2019 8:37 AM
73	CTE is a driving force for graduating students ready to enter the community as contributors. There is a lot of industry in need of motivated labor and most all have OJT with successful career paths.	10/31/2019 8:36 AM
74	Grant money and bond money should be use with integrity. Rewording descriptions of projects like the track so they "fit" in the terms of the grant and bond wording should not be a practice Dallas School District engages in	10/31/2019 8:27 AM
75	Have a great day.	10/31/2019 8:27 AM
76	Security should be our number one priority. We should have locked facilities with badges/buzzers to enter.	10/31/2019 8:24 AM
77	Three main needs -- Secure entrances at all schools Common keys at all schools Security cameras at all schools	10/31/2019 8:03 AM
78	Air conditioning and heating at DHS, needs updated	10/31/2019 7:59 AM
79	Security is a huge concern in our building. I would love to see key card access and exterior doors locked throughout the building.	10/31/2019 7:56 AM
80	The facilities are becoming and some are already unsafe, we are a lawsuit waiting to happen.	10/31/2019 7:53 AM
81	DSD district facilities (i.e., the "curb appeal") of our schools is horrendous. If you were a family looking to move here, and you did a drive-by to look at future school for your children, you would turn around and drive away! Simple weed eating/control, shrub placement with drought tolerate grasses, etc, would go a long way in projecting a good outward appearance. Remodeling by past companies at some of the schools - never got completed or was done hastily and not supervised by district staff well. There are still holes in walls/ceilings, uneven/cracked flooring, outlets not put in correct place or accessible, tack boards not put up, etc. Security at schools needs to be addressed. Key cards for staff to enter schools would improve the safety. All schools could use some type of outside/inside updating. As stated before....in/out "curb appeal." These are old building as it seems all that continues to happen is additions or some required "updates," and not looking at long-range for future purposes.	10/31/2019 7:52 AM
82	LaCreole MUST get an elevator for the the upstairs gym. It is not ADA compliant while many sports are played up there and family members cannot attend if in wheelchairs.	10/31/2019 7:51 AM
83	Post high needs new siding and a new roof... 20+ years old	10/31/2019 7:46 AM
84	Technology upgrade to LMS Cafetorium.	10/31/2019 7:36 AM
85	When was the stadium built? How old is the stadium? Is it a liability right now? Is it safe?	10/31/2019 7:26 AM
86	athletics are huge at this school, our weight room needs a serious upgrade	10/31/2019 7:26 AM
87	Let private donors support the football team. Or cut it entirely. Stop prioritizing games over learning. (Being in a classroom can "build character" too... novel concept, right?)	10/31/2019 7:13 AM
88	Nothing at this time.	10/31/2019 7:13 AM
89	Oakdale Height have many classrooms that don't have running hot water. Also we have many outside classrooms doors that don't latch/lock when you shut them.	10/31/2019 7:10 AM
90	The visitors side of the stadium is embarrassing. The bathrooms are gross and dingy.	10/31/2019 7:03 AM

Long Range Facility Planning Feedback for Dallas School District (2019)

91	thank you for your work on this committee	10/31/2019 7:01 AM
92	It's disappointing to see "maintenance" instead of remodeling. We are patching holes that will need to be patched again in a few years.	10/31/2019 6:59 AM
93	The Sports facilities outside of football could use some serious attention.	10/31/2019 6:59 AM
94	With the new upgrades to our athletics facilities these are the sites most used by the public. In coming years after the track complement we'll be able to host OSAA events and we should be displaying our best for the sites that the public sees the most. Furthermore, better facilities that the public can see will draw in more students overall creating a bigger budget for our district in the future.	10/31/2019 6:55 AM
95	I've probably said too much already.	10/31/2019 6:54 AM
96	a new facility as opposed to fixing problems (band aid method)	10/31/2019 6:52 AM
97	The toilets at LaCreole don't flush. It is unsanitary and disgusting and I don't know how we get away with that.	10/31/2019 6:51 AM
98	Secure entrances for all schools.	10/31/2019 6:49 AM