

Ferndale School District No. 502
Bond Oversight Committee
Meeting Minutes February 18, 2020
Recorder: Tammy Bengen

The Bond Oversight Committee met February 18, 2020 at 6:01 p.m. in the conference room at the district's Mountain View site located at 5780 Hendrickson Road, Ferndale.

1. CONVENE

1.01 Call to Order

Riley Cornelsen called the meeting to order at 6:01 p.m.

1.02 Roll Call of Committee Members

Committee members present: Riley Cornelsen, Sandi McMillan, Dan Cornelsen, Brian Lynch and Cathy Raymond.

Also present were Ferndale School District Assistant Superintendent Mark Deebach, Construction Services Group Representatives Tex Ladish and Heidi Hanson, and Ferndale School Board Member Andrew McLaurin. There were two audience members present.

1.04 Adopted the Agenda

The committee considered adopting the agenda.

Sandi McMillan suggested modifications to the agenda as follows:

- add under "New Business" discussion about possible restrictions on sponsorships in relationship to the bond covenants (this will be discussed during item 4.02)
- add under "New Business" discussion about the statement for the levy that was in the voters' pamphlet for the February election (this will be numbered 3.02)
- add under "Unfinished Business" a debrief of the committee's quarterly report to the school board (this will be numbered 4.03)
- add under "New Business" an update on the educational specifications for the high school (this will be part of 3.01.d)
- add under "New Business" discussion about House Bill 1782, pertaining to advisory groups (this will be numbered 3.03)

Brian Lynch suggested adding under "New Business" a conversation about how the committee communicates with one another and as a group.

Committee members agreed to add the items suggested by Ms. McMillan and Mr. Lynch.

Brian Lynch moved to adopt the agenda as revised. Dan Cornelsen seconded the motion. Motion passed.

1.04 Approval of Minutes

Sandi McMillan commented that the minutes didn't reflect the greater discussion that the committee had at its last meeting with regard to state uniform buildings codes, efficiencies, sales tax on school projects, sales tax landfall that goes to the city, levy equalization. Riley Cornelsen said he would be more cognizant in reviewing the minutes.

Sandi McMillan requested an amendment to the minutes. On page three, paragraph four, she suggested that the actual names of the schools that Mr. Jewett had referred be cited.

Sandi McMillan moved to approve the minutes with the amendment of adding the school names "Meadowdale and Northcreek" in the first line of paragraph four on page three. Brian Lynch seconded the motion. Motion carried.

2. PUBLIC COMMENT

2.01 Receive Public Comment

No comments were received.

2.02 Shared Public Comment Received During the Past Month

Riley Cornelsen presented the questions received by the committee since it last met in January. Committee members reviewed and discussed answers to the seven questions received. Those questions and answers are attached hereto and made a part of the minutes. The committee requested these to be placed in a Q&A format on the district's bond webpage and to be shared in the next bond update that is sent by the district superintendent.

3. NEW BUSINESS

3.01 District Comments/Input

- a. Review Bond Related Spending for January 2020
- b. Review Cashflow Plan
- c. Receive an Update on Items Related to the Bond from Ferndale School District and Construction Services Group

Project Manager Heidi Hanson presented a budget update to the committee. She explained that the need for additional Geotech and HazMat investigations will result in a shift in some budget categories -- although there will be no impact to the overall project budget nor the contingency fund. Committee members reviewed the cashflow plan. To date, a total of \$1,081,225 of the bond budget has been expended -- \$737,941 for the high school project and the remaining balance for the maintenance and security items included in the bond package.

Ms. Hanson reported that the Design Team is continuing to refine the site and floor plan for the high school. Some of concerns the team is working to address are: (1) the prominence of the office location; (2) the length of time it will take students to travel from one area of the campus to another; (3) the need for a protected walkway between the new school and exterior buildings; and (4) various safety and security factors.

Committee members requested that as the plans for the design are being developed, that the information be shared with them so they can review and make recommendation as needed. Mr. Deebach said the draft plan will be shared with committee members at its next meeting. Riley Cornelsen suggested updates be sent to the committee every two weeks.

CSG Representative Tex Ladish reported on the GeoTech work that has been done on the high school campus. The broad testing has been completed and the geo-engineers are now working in phase two, which includes investigating the subsurfaces that will have a direct impact on supporting the foundation of the school.

Mark Deebach reported that the Design Team recently toured Anacortes High School and Stanwood High School. The team was excited about what they saw. For example, Anacortes has its woodshop at the front entrance as you enter its plaza. This was purposefully planned to allow the community to see education in action. Mr. Deebach noted that Stanwood High School CTE program is going to be housed in a metal building much like the one our district is planning. The consensus of the tour group was that it is a very attractive and functional building.

Brian Lynch asked if there were any concerns noted with the sites. Mr. Deebach said that Stanwood's high school is huge and consists of 13 different stairwells with a lot of square footage tied up in passageways. Mr. Deebach said the district is trying to keep down the square footage for the high school. Ms. Hansen said that in the preliminary planning, the district is at 199,708 square feet and needs to be at about 178,000 for the new high school. Mr. Deebach also said that there is no parameter fencing

and that doors to the Stanwood school are unlocked during passing times. Mr. McLaurin noted that one of the concerns from the first schematic was not to create a similar situation where people "can just walk through the campus." We want to make access as safe as possible. Mr. Ladish said the high school will be a secure campus.

A question was raised about the timeline for the educational specification process. Mr. Deebach said the CTE plan and numeric program are currently being refined. He will work on providing an estimate of when the plan will be available to committee members for review.

Committee members received, reviewed, and gave input to the plans for secure vestibules at all locations. Mr. Ladish said the District will be engaging with local contractors to get more concrete cost estimates for the vestibules. Work on the vestibules is anticipated to begin this summer. The committee was in favor of a "buzz in" system to gain entry into the buildings. Committee members agreed that the same system used at school buildings should also be used at the district office.

3.02 Discussion about the Levy "Statement For" that was in the Voters Pamphlet

Sandi McMillan brought to the committee's attention the statement that was placed in the February 2020 election voter's pamphlet. Specifically, she noted the paragraph that says "Operating costs continue to rise, but the combined local Levy and State Levy rate is stable when compared to the combined rates from 2017. The District has been a good steward of our tax dollars. They continually receive clean financial audits and have demonstrated good faith in fulfilling the promises of the 2019 bond. The independent Community Bond Oversight Committee has communicated approval throughout the process." She stated concern with reference to the committee.

Riley Cornelsen asked what the impact would be on the design of the new high school should the levy fail. Mr. Deebach said there would be no impact; the district will continue to build the new high school.

Sandi McMillan asked if the district had thought about realigning jurisdictions with Bellingham and Blaine school districts. Mr. McLaurin said that is not something the district is discussing. It's not talking about changing its boundaries.

3.03 Discussion about House Bill 1782 Concerning Advisory Groups

Sandi McMillan brought to the attention of the committee House Bill 1782 in the current legislative session concerning public meetings of advisory groups established by governments and other agencies. This bill would extend the Open Public Meetings Act (OPMA) requirements to these types of groups. Ms. McMillan noted that in 2015 the Washington Supreme Court ruled that advisory boards were exempt from the OPMA since the groups would not act on behalf of the governing body, but provide advice and information to the governing body.

Ms. McMillan said that if this remained the case, it would be easier for BOC to function.

Mr. Deebach said that the big reason the committee exists is to build trust through transparency with the community.

Riley Cornelsen reminded committee members that if they are communicating with each other via email, to make sure they are not communicating with a quorum of the committee.

4. UNFINISHED BUSINESS

4.01 How do we communicate with the Public?

Riley Cornelsen reported that he and Anya Milton wrote a letter to the editor of *My Ferndale News* describing the work to date of the Bond Oversight Committee, and the letter was published online. He also noted the update of the dashboard on the district website.

4.02 Receives an Update on Business Sponsorships of District Programs and Projects

Andrew McLaurin reported the School Board would be considering a new policy regarding sponsorships and donations at its next meeting on February 25.

A discussion ensued about a state law that directs how funds are distributed once a district receives them. Sandi McMillan pointed out section 9 of the Bond Covenants. She said it states that if sponsorships meet a certain level, bonds may lose their tax-free status. Mr. Deebach agreed to check with the district's legal counsel about this matter.

4.03 Debrief of Quarterly Report to the School Board

Committee members debriefed their second report to the School Board, which they delivered on January 28. They thought the presentation to the Board went well, but lacked some context—acknowledgment of BOC's

history and what it would focus on in the future. On behalf of the School Board, Mr. McLaurin complimented the committee for the quality of their first two reports. He said the school board does review the reports prior to its meetings. For future reports to the board, committee members agreed to have a generic introduction about how the committee was established and its role.

4.04 Consider Candidate for Alternate Member on the Committee

Committee members reviewed an application for an alternate committee member position from community member Bruce McKay. Mr. McKay was present. The committee discussed with him his desire to serve. This matter will be discussed at the next BOC meeting.

5. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

The next meeting of the committee is scheduled for March 24, 2020. The agenda and materials for the meeting will be available to the committee for review one week in advance of the meeting.