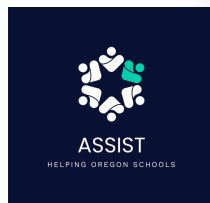




# COMMUNITY BOND ADVISORY COMMITTEE MEETING #1

Scappoose School District  
September 30, 2025



# AGENDA

1. **Welcome / Agenda Review**
2. **Introductions**
3. **CBAC and Roles**
4. **Ground Rules**
5. **CBAC Process**
6. **Community Concerns – Group Feedback**
7. **Describe Current Facilities – Group Feedback**
8. **History of Scappoose School District bonds**
9. **Next Meeting & Meeting Close**

# INTRODUCTIONS

30 seconds each!

- Name
- Why you wanted to be involved in the Community Bond Advisory Committee (CBAC)
- Favorite class in high school & why

# COMMUNITY BOND ADVISORY COMMITTEE (CBAC)

## Committee Members

- 24 members
- Representative of different aspects of community
- Varied and thoughtful opinions throughout political/social/financial spectrum
- People who are engaged in community and will share experience with others



*Committee “charge” defines roles and responsibilities, duration of committee work*

## Committee Support

### District Admin Staff

- Support process
- Offer leadership & coordination
- Represent District’s needs

### School Board

- 3 Board members as observers

### Wenaha Group

- Facilitation
- Driver of the process
- “Right info at the right time”
- Subject matter expert

### Assist Education Services

- Communications support



# WHO IS WENAHA GROUP?

- Native American-owned Owner's Representative, Construction Management & Consulting Firm
- Leader in Oregon and Washington K-12 school construction
- Focused on medium-sized & rural districts
- Offices in Wilsonville and Pendleton
- Driven by our Guiding Principles
- Recent Oregon K-12 projects:
  - Morrow County School District
  - Hood River County School District
  - Hermiston School District
  - Corvallis School District
  - Molalla River School District
  - North Marion School District



# WHO IS ASSIST EDUCATION SERVICES?

- Trusted Pre-Bond Planning & Communications Partner for Oregon School Districts
- Oregon-Based Consulting Firm
  - Founded and supported by consultants with experience in public school leadership
  - Specializes in pre-bond planning, bond communications, and stakeholder engagement
  - Deep understanding of public school districts
- What We Do
  - Guide districts through community-engaged bond development
  - Build strategic communication and engagement plans
  - Partner to reduce staff burden during complex planning processes
- Recent Oregon K-12 Projects Following Failed Attempt
  - Gervais School District – 2024 bond passed after 30 years of failed attempts
  - Sheridan School District – 2025 bond passed after 3 recent failed attempts



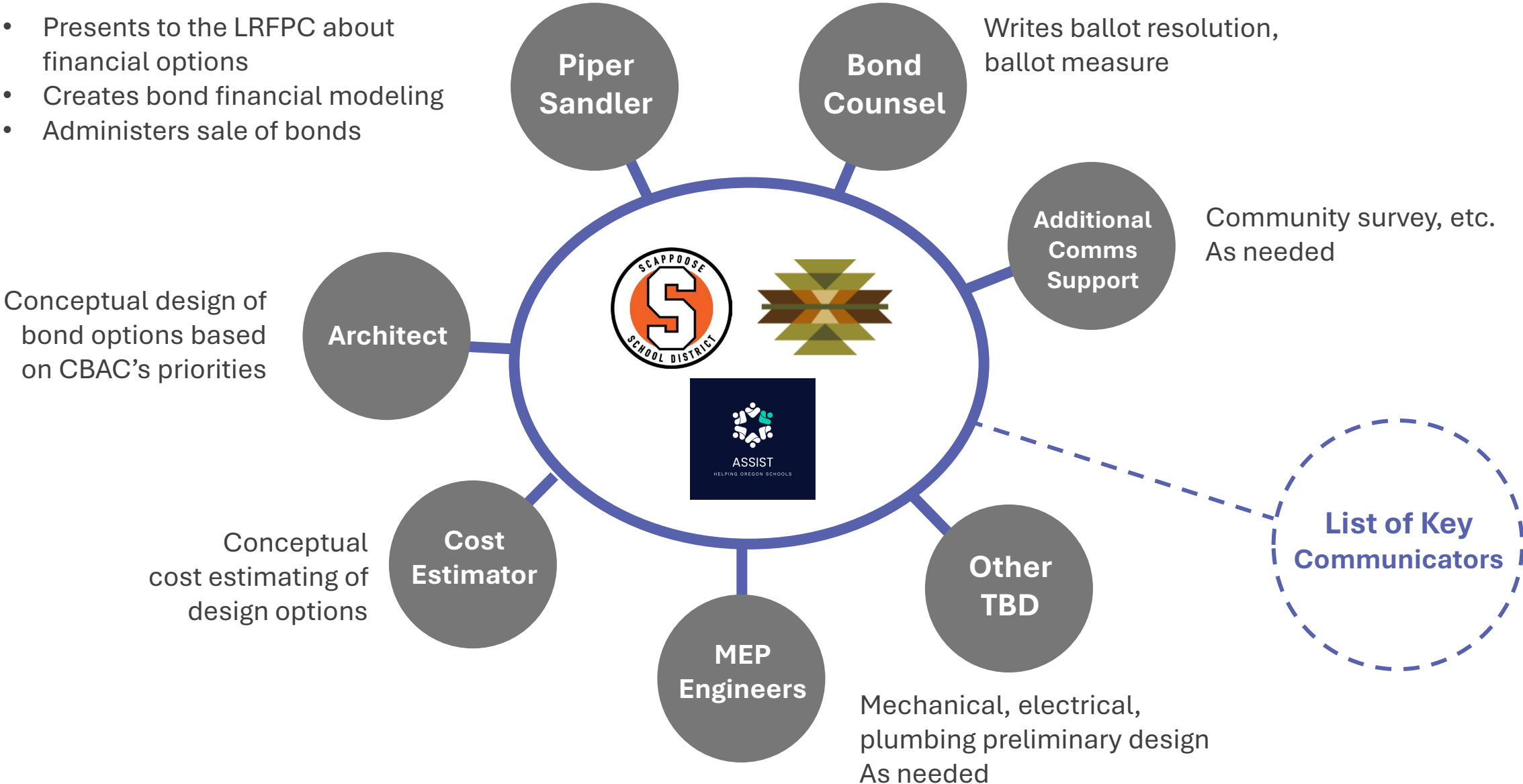
# PRE-BOND PLANNING SCOPE: WENAHA AND ASSIST

- Develop CBAC process, schedule of activities
- Drive the CBAC process forward
- Plan & facilitate District's CBAC meetings
- Act as “subject matter expert” on Oregon K-12 construction – advise on best practices, lessons learned, market conditions
- Coordinate efforts of other “subject matter experts” – bond finance, bond counsel, engineers, cost estimators, etc. (Right information at the right time!)
- We think holistically about projects with our design and construction management experience
- We are an impartial third party and facilitator. The community decides what's best!



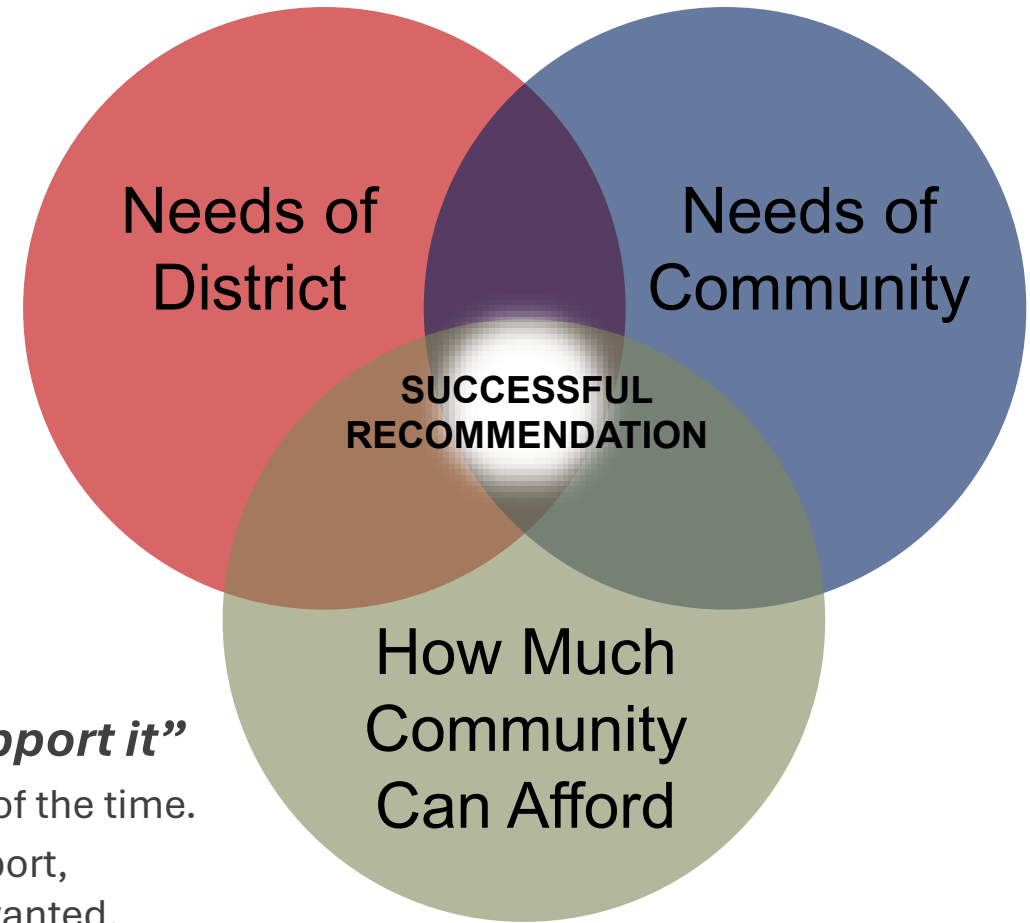
# ADDITIONAL SUPPORTING TEAM MEMBERS

- Presents to the LRFPC about financial options
- Creates bond financial modeling
- Administers sale of bonds



# GROUND RULES

- Everyone speaks...
- One conversation
- eManners
- We start and end on time
- We commit to try our best to attend all CBAC meetings
- Parking boards
  - A place to put topics that come up that are not the focus of the current discussion - Issues/Further research list
- Definition of Consensus = ***“I can live with it, and I can support it”***
  - Let’s recognize that we probably won’t agree on everything 100% of the time.
  - The expectation is we develop a recommendation we can all support, even if it does not include everything we individually might have wanted.
- You’re expected to freely and authentically share the process/ CBAC work with your friends, neighbors, family, colleagues, etc...
- We will strive to remember: This is about what is best for our kids!
- Additions to the list from the group?



# SSD CBAC - DETAILED TIMELINE

2025				2026										
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
<b>Community Bond Advisory Committee (CBAC)</b>											<b>Informational Campaign</b>			
<b>CBAC #1 Sep 30</b>	<b>CBAC #2 Oct 21</b>	<b>CBAC #4 Nov 18</b>	<b>CBAC #5 Dec 16</b>	<b>CBAC #6 Jan 20</b>	<b>CBAC #7 Feb 17</b>	<b>CBAC #8 Mar 17</b>	<b>Community Feedback on Draft Options</b>				<b>CBAC #9 Jul 21</b>	<b>Informational Campaign Outreach &amp; Information</b>		
Introductions & Process	Tour District facilities - Part 1	Admin / Staff Student presentations	Bond/Levy Finance 101	Priorities	Refine options	Draft Rec(s)	Open Houses Community Presentations Survey/Polling				Final Rec	Open Houses Community Presentations		
Community Concerns	<b>CBAC #3 Oct 28</b>	Building Condition Assessment High-Level Overview	How Public Projects / Prevailing Wage works	Brainstorm target projects	Review initial cost estimates		<b>Present Draft Rec(s) to Board April 13</b>				<b>Apply for OSCIM Grant - July 15</b>	<b>Board Meeting Early August Resolution for Election</b>		
Review prior LRF	Tour District facilities - Part 2	Athletics	District O&M Budgeting								<b>Notification of OSCIM Grant</b>	<b>Election Filing Deadline (mid August)</b>		
		Intro to OSCIM Grant									<b>Board Meeting CBAC present final recommendation</b>			<b>Election</b>

# COMMUNITY BOND ADVISORY COMMITTEE



## Build Shared Knowledge Base

- Understand District's general fund budgeting for operations, maintenance, capital construction
- Understand OSCIM grant program
- Understand General Obligation Bonds
- Review facility needs, educational adequacy
- Building tours; reports from admin, staff, and/or students
- Review staff feedback on current facilities
- Understanding of the District's properties
- Understand history of the District's bond projects and facility improvements
- Review community growth and demographic/enrollment trends

## Prioritize Needs and Wants

- What problems do we want to solve?
- Which problems are the most important?
- How can changes to facilities help solve those problems?
- Review and provide feedback on conceptual design and cost estimates

## Threshold for Support

- Discuss what community can afford and what projects they will support
- Consider options for financing improvements

## Draft Recommendation/Community Feedback

- Outreach to community about CBAC draft options for facility improvements
- What did we hear?



**STRETCH BREAK!**

# QUESTION

The Scappoose community is unique and has many different viewpoints. Each person here has a lens into different parts of the community. We want to understand concerns in the community about this effort.

Picture yourself out of the house doing a regular activity or errand.

Several acquaintances approach you; they heard you're on the Community Bond Advisory Committee and they have questions.

These people are possibly enthusiastic, skeptical, nervous, want to learn more, or have complaints. What sort of feedback do they share with you?

***ASSIGN TABLE LEADERS TO RECORD***

***TABLE DISCUSSION – 20 MINUTES***

# QUESTION

Imagine you had friends that were moving to the area next month and were considering enrolling their children in Scappoose School District.

How would you describe the District's facilities to your friend?

***INDIVIDUAL EXERCISE***

***USE STICKY NOTES – 7 MINUTES TO RECORD***

# SSD PAST BONDS

## November 2008

### Passed

3,562 Yes – 3,406 No  
51% Yes – 49% No

**Bond Amount: \$33.3M**

**\$1.71/\$1,000 AV**

**21 year term**

**Sunsets in 2029**

**Prior to OSCIM Program**

- Construct Otto Petersen Elementary
- Additional classrooms at Grant Watts/Warren Elementary
- Renovate entry at Warren Elementary
- Scappoose High School auditorium/additional classrooms
- District-wide upgrades (roofing, HVAC, safety/security, etc.)

## November 2023

### Failed

1,908 Yes – 4,772 No  
29% Yes – 71% No

**Bond Amount: \$110M**

**\$1.22/\$1,000 AV**

**31 year term**

**\$4M OSCIM Grant Available**

- Replace Middle School with new building adjacent to High School
- Remodel High School CTE classrooms, add classrooms for science, band, choir
- Safety & Security upgrades
- District-wide upgrades (roofing, electrical, HVAC, lighting, flooring, windows, plumbing, sidewalks, parking lots)

# SSD SEISMIC GRANTS



## High School Gym

- \$2,499,936 grant
- Grant received 2022
- Project completed 2024
- Structural upgrades to High School Gym

*Business Oregon Seismic Rehabilitation Grant Program (SRGP) requires that upgraded areas continue to be used for 10 years*



## Grant Watts Elementary

- Grant funding for up to \$2.5 million
- Application to be submitted Dec 2025
- Awards announced Spring 2026
- If grant received, work would be performed likely in Summer 2027
- Scope under development – we'll keep CBAC updated this fall

# Thank you!

Next Meetings  
Tuesday, October 21  
Tuesday, October 28  
(Site Tours – wear  
good walking shoes)

Meet at  
District Office  
Dinner at 6:00 p.m.  
Meeting start at 6:30 p.m.



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