

**Redmond School District  
School Board Work Session  
July 7, 2010**

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In Attendance: Board Chair Paul Rodby, Vice-Chair Jim Erickson, Directors Cathy Miller, Dan Murphy, Ric Little, Superintendent Shay Mikalson, District Staff - Doug Snyder, Mike McIntosh, Mike Schofield, Trish Huspek, Stephanie Curtis, City staff - Mayor Endicott, Chris Doty, Heather Richardson, and David Brandt.

Media: Patrick Cliff (*Bend Bulletin*)

**Work Session with the City of Redmond**

The purpose of the meeting with City representatives is to review Redmond's Comprehensive Plan. The presentation is based on the conversation around the recent urban growth boundary amendment and the processes that were involved in that.

Heather Richards provided a copy of the Comprehensive Plan Map and reviewed the various components detailed on the map. She reviewed the areas in Redmond that are growing.

Paul Rodby asked what the plan for the downtown civic center entails. Heather indicated that the downtown area is included in the urban renewal district. The City has just hired consultant to do an update to the planning process. The urban renewal district's purpose is to be a funding mechanism to make improvements. They are currently identifying need and a long term 10-20 year plan for the downtown area. The Evergreen building is not currently in the urban renewal boundary. It would require a public process to consider expanding the urban renewal district to include the Evergreen building. By the end of December they will have a better idea if they will be expanding the district. The public process would then occur during the first six months of 2011. It would be their intention to have District representatives to attend the initial meetings. Heather indicated that she believes that the consultant will recommend that the building should be included in that boundary. The next meeting will be Monday, July 13. The consultant will hold a two day workshop with community stakeholders August 30<sup>th</sup> and September 1. District representatives are welcome to attend that workshop.

There was discussion and review of the various 20 year plans that the city currently has and how those plans were developed. All of the growth assumptions need to be revisited to determine if they are still valid considering what the recent trends have been. The community center concept was listed as a high priority by downtown area businesses when they met as a stakeholder group with the City.

Jim Erickson indicated that he has had many people come up to him in the community asking if there are alternatives in addition to money in selling the Evergreen property to the City. Jim Erickson asked how he, as a school board member, would know what those alternatives would be. He indicated that until those alternatives are known, it is difficult to make an informed decision.

There was discussion around the possible use of the Evergreen property. Paul Rodby suggested that it would be beneficial to convert the block for multiple community agencies like the Boys and Girls Club, Senior Center, etc.

Mayor Endicott indicated that if the city acquired the property they would want the entire property for their purposes. A large portion of the property would need to be developed into parking area.

Cathy Miller indicated that the concept of a community center is fully supported by board members. She also indicated that an alternative to additional cash flow by the City would be to be a partner with the City on the Evergreen site. The District would have the opportunity to lease back part of the building for the district offices at a reduced lease rate. The current building that houses the district office could be sold.

The work session with the City was adjourned at 1:30pm and district staff and Board members returned to the RSD district office to continue the second portion of the scheduled work session.

### **Work Session – Superintendent Goals,**

Board Chair, Paul Rodby called the work session to order at 2:05 pm.

In attendance – Doug Snyder, Mike McIntosh, Mike Schofield, Dan Murphy, Jim Erickson, Paul Rodby, Ric Little, Shay Mikalson, Trish Huspek, Stephanie Curtis, Association representative – Judy Newman, and Dru Carpenter, Media – Patrick Cliff (*Bend Bulletin*) Leslie Pugmire-Hole (*Spokesman*)

Doug Snyder and Mike McIntosh presented a document that gave the history and procedures regarding real estate transactions. Doug stated that to date each transaction has been unique and processed by the circumstances of the deal. Doug reviewed each transaction and the process they went through. All processes were tailored to what was trying to be accomplished.

Mike stated that the staff would recommend the following steps:

- Follow the lead of Compass Commercial to develop potential buyers of the property
- Staff working with Compass will acquire a certified appraisal of Evergreen. A full appraisal based on future zoning will cost \$6,000; a land only appraisal would be \$2,000. Estimate to complete, six to eight weeks
- Board subcommittee and staff to meet and develop a sale offer to city once appraisal is in had
- Compass to present the potential offer. If accepted, close the sale
- If offer not accepted, subcommittee and staff will set a new asking price. Compass will market the property with both local and regional developers.
- Estimated timeline for the entire process would be two to four months
- Proceeds from the sale should be reserved for the new high school start up costs

Cathy Miller stated that she is concerned that the District is planning on getting the money for the new high school start up costs from the sale of the Evergreen building. Mike Schofield stated that any proceeds from the sale of the Evergreen property have not been counted on to apply towards the high school start up.

Doug reviewed the costs associated with maintaining an empty building. The boiler in the main building supplies both heat and hot water to the other buildings on the site. An estimated cost to maintain an empty building would be \$10,000 per year for basic maintenance. If the building remains open for any length of time it is going to become problematic to obtain insurance.

The Board accepted the recommendation of staff and requested that they proceed with the land only appraisal.

Shay Mikalson presented the Board with a document that provided his goals for the 2010-11 school year. The document will facilitate a discussion that will help the board and the superintendent agree on a set of annual goals that, along with the superintendent's contractual duties, are the criteria used in the annual evaluation of the superintendent.

Jim Erickson stated that he appreciates that Shay is communicating with the Board about his goals as well as being willing to be evaluated on the Districts core beliefs and values in the process of achieving those goals.

Paul wanted to make sure that each of Superintendent Mikalson's goals will be measurable.

Agreements:

- Superintendent Mikalson will report to the Board on his progress on a monthly basis
- By January, if not before, a decision will be made if Shay will be offered a long term contract
- The Board will provide evaluations on a quarterly basis (end of September, end of December, end of March, end of June)

Cathy Miller stated that the title of "interim superintendent" should be changed to superintendent due to the fact that the interim title gives the perception of a "temporary" superintendent, and that contingent on the continued attainment of his goals, a long term position could be offered. All Board members concurred with her recommendation.

### **Superintendent/Board Communication Plan**

Superintendent Mikalson stated that he is committed to providing honest and open communication in a timely manner. He reviewed the current Board Communications Policy (BHC) with the Board members to make sure that they are current.

Jim Erickson suggested that an agenda could be created by district staff members, with board input, and if there are topics or issues that come up, information could be accessible by board members prior to the board meeting. And then in public any questions could be discussed and answered.

Dan Murphy stated that having pre-meetings wasn't an ideal way to set an agenda because it excludes the input from three of the board members.

Paul Rodby stated that if there won't be a pre-board meeting it will be very important that an agenda is presented at least three to four days ahead of time so that if there are questions, they can be answered prior to the board meeting.

Agreements:

- An electronic preview of the agenda will be sent on the Wednesday prior to the next board meeting
- It will be a skeleton agenda and then Board members will give their input about needed agenda items
- The superintendent will provide background information when pertinent
- During the superintendent report a request for agenda items for the next board meeting will be requested

### **Hot Topics**

Superintendent Mikalson presented a list of “hot topics” that will need to be addressed during the school year.

- Superintendence
- Board/Superintendent Relations
- RSD Marketing Plan (Work Session)
- Sale of Evergreen
- Inter-District Transfers
- Financial Leadership
- Budget
- Certified Contract Negotiations
- New High School Planning (Work Session)
- Bond Resources
- Proficiency (Work Session)
- New High School Diploma Requirements and Phase-In
- School Security
  - Security Cameras
  - Drug Dogs – Board policy is in place
- School Based Health Clinic High School Contract (opening in January) (Work Session)
  - What services will be provided to students

Dan Murphy indicated he would like to participate in the discussions with Deschutes County Health in the implementation of the health clinic.

### **Additional Hot Topics**

- Regionalization
- Simplification of the message around personalized learning, student centered growth, proficiency, and partnerships,

*Jim Erickson moved and Dan Murphy seconded a motion to adjourn the work session at 4:00pm.  
Motion carried 5-0.*

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Paul Rodby, School Board Chair

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Trish Huspek, Executive Assistant