



## **West Linn – Wilsonville Schools**

**Long Range Planning & Bond Oversight Committee Meeting  
District Administration Building  
Wednesday, July 17, 2024 6:00 PM**

### **Bond Oversight Committee Meeting**

1. Call to Order: 6:05 p.m.
2. Roll Call

<b>Alina Eglund</b>	<b>Dan Schumaker, Board Liaison</b>
<b>Miriam Pinoli</b>	<b>Pat McGough, Chief Operations Officer</b>
<b>Mary Pettenger</b>	<b>Remo Douglas, Bond Program Manager</b>
<b>Ramiro Diaz</b>	<b>Ellen Leventhal, Bond Accountant</b>
<b>Ryan Ingersoll</b>	<b>Andrew Kilstrom, Communications Director</b>
	<b>Kathy Ludwig, Superintendent</b>
3. Introductions for new committee members: Miriam Pinoli and Ryan Ingersoll
4. Overview and summary of the Long Range Plan; begun in the West Linn - Wilsonville School District (the District) in the 1990s, and is now required for all districts in the state. The Long Range Planning Committee (the Committee or LRPC) has two functions; bond oversight and long-term facilities planning. Two years ago, the bond was just underway with several major projects so the LRPC spent about 90% of its time on bond oversight. Today, there is less time needed on oversight as projects wrap up. The committee is now transitioning to a focus on long range planning. The Board relies on the LRPC for its work and recommendations around long range planning.
5. The 2nd Quarter 2024 Report
  - a. The overall program summary shows nearly \$8.5 million spent this quarter. This raises the total spending to \$210 million as of July 11, 2024, over 88% of current funding. Additionally, \$226.3 million has been committed in contracts, over 95% of current funding.
  - b. As Wilsonville High School (WHS) and Riverside High School (RHS) near completion, their project budgets were reduced by a total of \$250,000. These funds were used to increase the learning with technology portion of the bond budget.
  - c. Outreach to contractors, including minority and women-owned firms, has resulted in contracts awarded to firms categorized as minority-owned, disabled, veteran-owned, women-owned or emerging small businesses. Approximately \$8.2 million was awarded to contractors who meet those definitions as part of major bond projects.
6. Program Update

- a. The new primary school at Frog Pond project is on time and on budget and progressing nicely. The district is required to spend approximately 1.5% of bond funding on green energy, which is true for the new primary school.
- b. A member asked why the quarterly report referred to the new primary as a “starter” school. The primary school is built in phases, knowing that expansion might be needed for increased enrollment in the future when the Frog Pond neighborhood builds out. When needed, the District will have the ability to build additional classroom wings as part of the school. The District has done this four previous times, most recently with Meridian Creek Middle School. The District is still experiencing some delays in materials and building components, but the timeline for opening the new school in Fall 2025 remains on track.

Adjourn BOC Meeting: 6:30 p.m.

### **Long Range Planning Committee Meeting**

Call to order: 6:30 pm

1. Bond preparation: The bond preparation schedule is currently at the development and enrollment forecasting stage.
  - a. Development Forecasting: Keith Liden, a planning consultant, recently engaged in the District’s residential development forecast, taking a close look at the urban growth boundary (UGB) and what might be on the horizon. The belief is that the UGB won’t grow in the next 5-10 years. This allows the LRP to remain the same for this portion, regarding future school needs.
  - b. Enrollment Forecasting: Flo Analytics, a demographics firm used by the District for the last ten years, created a report outlining their findings for 2024-25 to 2033-34 enrollment based on demographic and residential development analyses and have made the following conclusions:
    - i. The population in the District is growing, but has slowed.
    - ii. The City of Wilsonville is growing more rapidly than the City of West Linn.
    - iii. The percentage of population growth for age groups between 5-17 and under 5 is lower than the total population, and the percentage of population growth for those under age 5 is lower than the group between ages 5-17. This is a trend in other districts in the area, in the state and the west coast as a whole as people are having fewer children.
    - iv. Clackamas County population growth is forecasted at 1% from 2020-2030 and .5% from 2030-2040
    - v. Housing type is an important indicator of the expected average number of students per housing unit, when looking at data from 2013-2022. For instance, single family housing units generate more students than multifamily housing units. More multifamily units are currently in development, after the recent passage of

middle housing legislation.

- vi. Residential development is a predictor of housing trends in the District. While growth is occurring, it is slowing, with the highest number of new housing units expected in the Wilsonville attendance areas compared to West Linn attendance areas. The Frog Pond area, in particular, is expecting a large number of housing developments. However, development is now expected to move more slowly in response to rising costs and interest rates.
  - vii. Historical enrollment by grade from 2017-18 to 2023-24 reflects a general downward trend. Currently the largest class sizes are in high school, and as students matriculate through the system, they are replaced by smaller Kindergarten and primary school classes.
  - viii. The expected rebound of enrollment after the Pandemic did not occur, which has also been the case for adjacent districts and the state as a whole. Public schools lost 30,000 students during the Covid years, of which approximately 10,000 have returned.
  - ix. Grade progression rates (GPR), a ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year, shows positive growth (over 1.00) for grades K-9 from 2017-18 to 2023-24. Other than during the Pandemic, the District's GPRs for K-9 were over 1.00, on the higher side, when compared to the rest of the state. GPRs are predicted to remain over 1.00 for K-9 from 2023-24 to 2033-34 but at a lower rate than previous years.
  - x. Future enrollment predictions are based on low, middle, and high scenarios. The data for the middle scenario is the most plausible. In this case, the District should expect a reduction of approximately 355 students in the next five years, with a gain of 265 students in the following five years, resulting in a total population under 9,000 by 2033-34 and an overall loss of 90 students in the ten-year period.
2. Building Capacity: School capacity is based on the square footage of classrooms to students plus classroom utilization. Based on enrollment forecasts from Flo Analytics, it is not likely that more classroom space or a new facility will be needed in the next ten years; the duration of the LRP.
- a. Based on the Flo Analytics report, the schools currently over capacity are Rosemont Ridge MS (RRMS) and West Linn HS (WLHS). WHS is also using two classrooms at the Family Empowerment Center (FEC) due to classroom utilization over-capacity. With the overall decrease in enrollment, the addition of RHS as a third choice high school, and boundary changes, these schools are predicted to be within capacity in the next ten years.
  - b. At the primary level, schools are currently under-capacity, with West-Linn having almost twice the available capacity as Wilsonville primary schools. This holds true when forecasting to 2033-34. The opening of the new primary school at Frog Pond in 2025 will accommodate the growth predicted in that area of Wilsonville.
  - c. A member asked if there was an enrollment cutoff for those schools under

capacity. In particular, the school with the lowest enrollment, Bolton Primary, is at less than 50% capacity. In order to address this question, other criteria should be considered, such as operating costs, the cost per student, facilities needs and the impact of size on learning programs. Some of the schools with low enrollment in West Linn are also the oldest facilities in the District. The Facilities Equity & Stewardship Task Force recommended that the District consider what it might take to bring those facilities up to the modern standards of the newer schools in terms of equity, educational adequacy and stewardship. Data around these questions will be gathered and brought to an interim meeting in August to discuss the smaller primary schools. It may be that a separate process to consider smaller primary schools is needed.

3. Task forces: Task force recommendations will be finalized in the next couple of weeks and forwarded to the Committee.

Adjourn LRPC Meeting: 8:50 p.m.

Next quarterly meeting: October 16, 2024

Interim meeting: August 20, 2024