

PORTLAND COMMUNITY COLLEGE - BOARD OF DIRECTORS
12000 S.W. 49th Avenue - Portland, OR 97219

MINUTES
BOARD OF DIRECTORS BUSINESS SESSION
Rock Creek Campus, Event Center A/B
October 19, 2006

BOARD ATTENDANCE

Board Members Present: Denise Frisbee, Jim Harper, Jaime Lim, Doreen Margolin, Karen McKinney, Bob Palmer, Harold Williams

EXECUTIVE SESSION

The Board of Directors convened an executive session for Real Property Transactions and Litigation in accordance with ORS 192.660 (1), (e) (h) at 6:50 PM, adjourning at 7:22 PM.

CALL TO ORDER

Chair Margolin called the business meeting to order at 7:30 PM and invited all present to introduce themselves.

APPROVAL OF MINUTES

The September 21, 2006 business meeting minutes were approved as published.

APPROVAL OF THE AGENDA

The agenda was approved as published.

INFORMATION SESSIONS

Update on Beaverton School District

Jerry Colonna – Superintendent of Beaverton Public Schools

President Pulliams announced that Dr. Colonna is unable be at this Board meeting but Katherine Persson will include in her Rock Creek Campus update information on the relationship between Rock Creek Campus and Beaverton Schools.

Willow Creek Update

Steve Sivage, Director, Physical Plant and Randy McEwen, Vice President, Administrative Services

Mr. McEwen thanked the Board for taking time this afternoon to tour the Willow Creek site where the Board was provided the first public viewing of the design concepts of the

potential facility at the Willow Creek site. He reminded them that the potential sale of the Capitol Center in which Portland Community College (PCC) is the minority owner is the driving force behind consideration for the Willow Creek site development. The Capitol Center currently houses Financial Services operations and Washington County Workforce Training Center.

While still in early discussions about the potential sale, PCC began talks with TriMet regarding the Board's interest in future investments that include much stronger transit linkages in Washington County and elsewhere. TriMet's interest was sparked because they saw this potential development as increased ridership generating increased revenue both from local and federal sources. An intergovernmental agreement with TriMet was executed that granted PCC exclusive development rights for the Willow Creek site in return for the College funding an initial concept study. That initial concept study has been done and is ready for Board review. Discussions will continue regarding building concepts as well as other potential partners. At this point the major occupants of the proposed building will be PCC's Workforce Training Center, the Oregon Employment Division, and Oregon Institute of Technology (OIT).

Mr. Savage said TriMet sees the College as a partner in developing the Willow Creek site and that they've been very helpful throughout the process. The draft copy of the TriMet Willow Creek Transit Center Site Plan Study that has been provided to the Board is a distillation of a much broader report that at one point included six different building options. The draft includes two options titled the Pedestrian Plaza Scheme and the Bus Plaza Scheme. The Pedestrian Plaza Scheme provides a vehicle free plaza that allows pedestrians to move through public passageways that connect the street and the plaza by moving bus and auto drop-off activities to the street north of the building. The Bus Plaza Scheme keeps bus stops at their current locations but moves auto drop-off activities to the street north of the building with pedestrians moving through public passageways that connect the street and the plaza. The Bus Plaza Scheme was developed because of TriMet Operations staff concerns that the distance between the street drop-off points for autos and busses in the Pedestrian Plaza Scheme was far enough away from the Max platform that people would miss their trains. Neither of the proposed plans cause displacement of space currently used for the park and ride area, an important factor because the Federal government provides TriMet funding to build parking. If these building plans had reduced that parking a plan would need to be created to replace those spots or the Federal funding. The Bus Plaza Scheme would be similar to the streetcar at the Portland State University Urban Center.

Next, determination needed to be made as to the adequacy of the proposed plan to meet space needs of the programs being displaced by the sale of the Capital Center. SRG Partnership, Inc. Consultants to PCC created diagrams illustrating a variety of ways that space could be created in a 100,000 sq. ft. building with activities grouped in modules or blocks. Parking needed on a daily basis for programs to be located in this building is currently 98 spots. This estimate is based on a study of parking currently used by students and staff at Capital Center. He pointed out there is undeveloped parking space available at the Willow Creek site that can be developed into more parking spots if needed. Until that need arises the College would operate using a

shared parking agreement with TriMet. At the current 37% fill for parking in the Willow Creek park and ride it will be a long time before additional parking spots would need to be created. In a review of zoning and land use restrictions, community colleges, schools, and universities are considered conditional uses in this as in most zones. So zoning is not anticipated to present a challenge.

Mr. Savage thanked Linda Degman, Grant Bennett, Pamela Murray, Jackie Sandquist, Carol Squire, Paul Wild, Nan Poppe's staff, and staff from the Oregon Employment Division who were all instrumental in creating this proposal.

Director McKinney asked if others outside PCC, Oregon Employment Division, and OIT are being considered as possible tenants for the Willow Creek building. Mr. McEwen replied that in ballpark numbers PCC would need 30,000 sq. ft., the Oregon Employment Division would need 30,000 sq. ft., and OIT 15,000 sq. ft. Director Frisbee asked what the current zoning is. Mr. Savage replied "Station Research Park".

Chair Margolin asked how many square feet are currently used by PCC at the Capital Center. Mr. McEwen answered that approximately 30,000 for programs and 30,000 for Financial Services and that the plan is to replace needed space but not significantly increase current square footage.

Vice Chair Lim asked for an explanation of the parking ratio. Mr. Savage said the parking need is based on student load rather than square footage.

Chair Margolin asked what the next step is and if anything else is needed from the Board. Mr. Savage replied this update was to inform the Board of what has been done to date before it is presented to other internal and external stakeholders to generate new or continued interest. Nothing more is needed from the Board at this time and that Mr. McEwen will take this draft site study to the City of Hillsboro Planning Section.

Director McKinney asked if there is a firm funding plan for the Willow Creek building and if funding will come from PCC's share of the proceeds for the sale of the Capital Center and State Capital Construction funds. Mr. McEwen replied that there is not a firm funding plan at this point but residual funds from the sale of the Capital Center, \$7.5 million requested through the State Community College Construction fund, and bond funds are the sources being considered. He explained that some of the funds from the sale of the Capital Center need to be used to pay for leased back space from the Capital Center purchasers.

Chair Margolin asked about the ballpark cost to build this building. Mr. McEwen said it will likely be in the high \$20 million range. He said that Oregon Department of Community Colleges and Workforce Development (ODCCWD) has made an administrative decision to fund community college capital construction projects at a maximum \$7.5 million, rather than fund projects at a full 50% level as permitted by ORS/OAR.

President Pulliams thanked staff, Mr. Sivage, Ms. Degman, and Dr. Poppe's staff who have been involved in the process and conceptualization of the project to this point.

Rock Creek Update

Katherine Persson, Rock Creek Campus President

Dr. Persson welcomed the Board to the Rock Creek Campus. She recognized the effort of Renee Thomas, Rock Creek Dean of Instruction as the leader behind many of the campus initiatives in her campus update for the Board. The first hallmark she listed is the 3% growth in FTE since last Fall term at the campus.

She then listed numerous initiatives including creating a position for a fourth Division Dean by January 2007 to help address some of the ongoing growth issues and support campus efforts in terms of infrastructure and restructuring of the campus based English for Speakers of Other Languages Program (ESOL).

Last year 223 students completed 2,557 hours of service learning projects and were advised by ten faculty members. Dr. Chairsell provided funding for a service learning campus coordinator, Diane Edwards.

Under the guidance of Noelle Studer, Sustainability Coordinator, the campus received a National Science Foundation grant that helped create the Learning Garden which last spring and summer produced over 140 pounds of vegetables for the Oregon Food Bank. Next growing season that quantity is anticipated to be doubled with help from the landscape construction design students and others from the campus. Rock Creek has partnered with Washington County to apply for a Department of Environmental Quality (DEQ) grant to help develop a comprehensive, county wide waste reduction system with the sustainability center being located at the Rock Creek Campus. The center will use a four-pronged approach to align PCC with the regional sustainability goals which include leading the state wide planning process to create the Cascadia Regional Institute for Sustainability Education, to enhance educational resources available to students and faculty via web page, to foster civic engagement through various projects including campus green teams such as the Northwest Earth Institute, and to connect PCC with free resources to help meet regional goals such as waste reduction, commuter alternatives, and energy conservation.

Under the direction of Sonja Stevens and with grant funding, a new outside playground area was created this summer at the Child Care Center. The Child Care now has a capacity of 43 children. Currently 41 children are enrolled in the day and evening programs.

Programs enrolling high school students have been well received. 142 Beaverton High School students are enrolled in the Early College program and 182 high school students from Beaverton, Hillsboro, and Forest Grove are currently enrolled in the high school completion program. All together over 324 high school students are enrolled in programs at the Rock Creek Campus. A full time counselor and several staff members are on board at the campus to work with these students to make sure they have a successful college/high school career.

The Oregon Leadership Institute and Multicultural Center are being led by Brenda Maldonado. The Mentoring Program has nearly doubled in size with 72 high school students from Beaverton, Hillsboro, and Forest Grove accepted into the program. These students are being mentored by 21 PCC students. The Multicultural Program serves about 170 students every week by responding to requests for information and general assistance locating various resources.

September 29th was the ThinkBIG kick off and dedication ceremony that showcased this new program for the 24 students admitted into the program from Oregon, Washington, Idaho, Montana, and Alaska. The program is in partnership with five Caterpillar dealerships to provide education and training needed to become Caterpillar service technicians. The dealerships provided \$150,000 to start up the program, \$3,000 per student, and a laptop computer that included sophisticated software, and a tool kit they will need in the program.

The Building Construction Trades Program is working on attaining a national kitchen and bath endorsement through the designing, building, remodeling option in the program. November 16th the Building Construction Trades (BCT) program will host an event featuring the renowned speaker Jim Pringle who will talk about kitchens for the new millennium. Members from the National Kitchen and Bath Association, Oregon Remodelers, Home Builders Association, and American Society of Interior Design will attend this event. Students will also attend and will showcase their work. A crowd of about 300 is expected at the campus for that event.

Although about \$1 million to \$1.5 million in tax dollars comes from Columbia County annually there has not been a PCC Center in that County for four years. The Cabinet dedicated \$30,000 in new initiative money this year to better serve county residents. \$20,000 to help provide shuttle service to about 47 students from various parts of Columbia County to Rock Creek Campus and \$10,000 to fund additional class sections.

A recent announcement was made that the campus received a five-year U.S. Department of Education College Assistance Migrant Program (CAMP) grant for almost \$1.4 million to provide academic and financial support to 30 to 45 migrant and seasonal farm workers for their first year of college at PCC with the goal of providing a successful start to their college education.

The 32-acre Tualatin Hills Park and Recreation District (THPRD) recreation park being built in partnership with PCC is well underway. Lighting is being installed and many truckloads of dirt have been moved since June. Work will soon begin on a deceleration lane coming from the opposite side of the turn lane on Springville Road. Next will be grass seeding over the whole structure of ball fields followed by berm planting.

Another ongoing initiative is campus strategic planning. Part of that planning involves setting campus goals for 2007 – 2010. District vision, values, mission, and goals as well as information gathered from an environmental scan helped to identify Rock Creek Campus strengths, opportunities, weaknesses, and threats facing the campus. A

consideration in this process is the North Bethany urban growth boundary spanning about 800 acres east of the campus. Washington County Commissioners created a 13 member stakeholders work group who work with a planning consultant to devise what will take place in this 800 acres. Dr. Persson serves on that work group.

Information provided by the Beaverton and Hillsboro School Districts regarding current elementary student demographics show that 51% of their elementary students are white, 25% Hispanic, 14% Asian, 5% African American, and 5% multi-racial. This information is very important in planning to meet goals for campus diversity.

Another consideration is the possible 2008 PCC bond initiative. This planning process had 21 campus focus groups gathering information, 17 from full-time employees and 4 from part-time faculty. The information is still being compiled.

Chair Margolin thanked Dr. Persson for the informative campus update. President Pulliams noted that although Dr. Persson has only been with PCC for nine months she has been very involved in the leadership of Rock Creek Campus working with faculty and staff as well as being very active in the Chamber of Commerce and a number of other groups. He thanked her for her report.

PUBLIC COMMENT ON AGENDA ITEMS

None

PUBLIC COMMENT ON NON-AGENDA ITEMS

None

BUSINESS MEETING

Other Reports:

Michael Dembrow, Faculty Federation President, reported that today he was at an all day meeting of the State Board of Education discussing outcomes assessments. Tomorrow the discussion will be FTE. The FTE audit from last year has been completed and the numbers compiled. He anticipates much discussion about the continuing declines in FTE across the State. He reported that PCC has lost more FTE than any other college. On a percentage basis PCC probably ranks in about the middle of the seventeen Oregon community colleges. He is concerned about the connection between FTE and the lack of available funding to offer classes. Passage of ballot measures 41 and 48 would have a negative impact on funding for education. He believes the majority of the public doesn't understand what these measures are, so the next several weeks must be used to provide that information to the public.

The Federation working with the Association of Students (ASPCC) has successfully registered nearly 2,000 students in the last few weeks to vote. He feels this kind of activity builds citizenship among the students and brings them into the political process.

He said informed discussions of the issues will be held and ballot boxes will be provided on campuses to make it easier for everyone to vote.

On another issue he thanked Dr. Persson for allowing the Rock Creek art gallery to be named for Dick Helzer who was a great artist, sculptor, instructor and person. He recommended that the Board see the current display of Mr. Helzer's art work in the Helzer Art Gallery on the campus. Mr. Dembrow also asked the Board to consider revisiting the policy regarding the naming of College buildings because he feels the current policy is overly restrictive.

Board Report:

Chair Margolin noted that she along with several other Board members attended the Association of Community College Trustees (ACCT) Leadership Congress in Orlando, Florida. She noted that all of the Oregon Representatives are members of the Community College Caucus and Representative David Wu was one of the co-founders. One of the presentations she attended was about a planning day in which community leaders are brought to the campus to participate in the planning. She has provided President Pulliams with the information she received and suggested consideration be given to trying that process.

Chair Margolin and Director Harper have submitted reports that include highlights of the Leadership Congress.

District President Report:

President Pulliams thanked Board members for taking time from their personal and work schedules to attend the ACCT convention last week in Orlando, Florida. A number of PCC Board members were involved in sessions. The President noted that he and a group of Board members from PCC attended a very informative session chaired by Director Harold Williams concerning the enrollment gap for African American males in community colleges. A study to gather numbers and data and develop strategies to work through with ACCT and the African American Trustee group was conducted throughout the country by Morgan State University. President Pulliams congratulated Chair Margolin on her reelection to the ACCT Board for another three-year term.

President Pulliams announced two grant awards that promote work-based learning for direct care workers in assisted living facilities of \$436,000 from the Robert Wood Johnson Foundation and \$62,000 from the Hitachi Foundation. A major goal of this project is the creation of industry-recognized credentials for direct care workers.

Initial meetings and discussions with OCCA staff have begun regarding the upcoming legislative session and how to best campaign for additional funding for community colleges.

The President thanked Vice Chair Lim and Directors Harper & Frisbee for attending last night's Foundation Scholarship reception. He commended the Foundation and the organizers noting this was an absolutely wonderful event that was by far the best attended scholarship reception to date.

He noted that most Board members will attend the upcoming OCCA annual convention in Redmond on October 23 - 25. At the convention Director McKinney will receive the Dedicated Service Award for twenty years of Board membership. Director Williams will also be recognized for sixteen years of Board service and Chair Margolin for eight years. He also announced that Chair Margolin will receive the 2006 Howard Cherry Award for Outstanding Trustee.

The President concluded his report by recognizing Dick Helzer's commitment and leadership in art and as an outstanding faculty member. He announced that Mr. Helzer's widow is creating two endowed PCC scholarships with a gift level of \$105,000. This is the largest gift from an individual the Foundation has received. Additionally other donations from the Helzer family are anticipated and Ms. Helzer is making provisions in her will for more scholarship support for the College as a tribute to the Helzer family dedication and support of PCC students.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 PM.

NEXT MEETING

The next business meeting of the Portland Community College Board of Directors will be held on November 16, 2006 at 7:30 PM in Moriarty Arts Center Auditorium at the Cascade Campus.

Chair Margolin

President Pulliams

Prepared by:

Lorna J. O'Guinn
Assistant to Board of Directors

Minutes approved on November 16, 2006