

WVCC Board Minutes

August 9, 2016 4:00 pm

Present: Dick, Charlyn, Dennis, Recca, Marian

The meeting was chaired by Dick. A printed agenda was available. The 7/26/2016 minutes were approved as presented. Marian shared a January through July Profit/Loss Statement and a Balance Sheet. The campus financial situation continues to slightly improve, with Marian noting that in July, as in June, WVCC added a small positive balance. Another lease payment is due and payable by the end of August. Discussion also recognized the expected high cost of roofing materials for needed repairs. Dick reported his seeking bids for that as well as gas line materials. Marian needs these numbers for grant applications. The board approved these expenditures.

Old Business:

No one has since encountered the man with experience in rekeying locks; Dick will pursue more information on his willingness and availability through contacting the Willamina School District office.

The recent work day was quickly summarized by noting that some progress was made in removing old roofing over the former library and other unrelated ground-level projects, but it is becoming apparent that the campus is benefiting from only a small number of volunteers.

The Innovate meeting did get held at WVCC, with a fairly small attendance. It was clearly stated that the proposed fiber optic connection initially would only benefit properties within the Willamina city limits. The enlistment strategy includes a Make-a-thon made up of participants of a 20-20-20 mix; 20 people from the school district, 20 from business interests, and 20 representing the community. None of the WVCC board members live within the city limits. The board recognized the importance of WVCC becoming a signee to the service if it becomes available, and the value of a representative of the board attending any planning activity was noted.

There is still nothing firm on the acquisition of water rights for WVCC. Dick reported the several options that appear to be 'on the table', but they all have a level of uncertainty or varying degrees of desirability. Dick shared his continued preference for WVCC owning whatever water right is secured or used. This topic will continue to be an agenda item at future board meetings.

Marian shared a summary of the planning and progress in the upcoming Harvest Festival at the campus in September. Approximately 21 tables for vendors or participants are already scheduled or at least interested. Other activities that will or possibly could be part of the day's events will be a potluck and music and maybe even a square dance. The date for this is September 24, from 10:00 – 4:00, with the potluck at 6:00. Updates on the planning for this event will be included as a future agenda item as needed.

New Business:

Dick reported that Jack Bailey is the contact for interest in Little guy football, and the campus would serve as a practice field. We need an application for this use; the months of October – January were mentioned. More information will be recorded if this develops.

Considerable time was spent in discussing the potential rental of campus space for a commercial use. This is a significant step in moving toward a per percentage of commercial use of WVCC, and involves considerations of city permitting and approval. The potential tenant is as yet unnamed, but has visited the campus and interest is directed toward certain space. Structuring a lease and its duration and renewability will require communication and agreement with this party, as well as needed work to prepare space for them. Any action toward this possibility also directs attention to the need for zone change for the campus and an active discussion with the city planning commission. This remains an agenda item as any development or progress occurs.

Charlyn shared the results of her inquiry into sand volleyball and its potential impact of siting a court at the campus. She and Carrie Zimbrick had visited the court at Linfield College. One court could serve a level of use, but two courts would clearly permit an expanded level of use and competition. A vision of its role includes both school usage as well as adult competitive use. The cost of one court appears to be in the \$8 – \$12,000 range for the sand and its placement. Locating a court, or courts, at the campus requires a decision on the future of the baseball field as the most likely location for siting it. A decision on future use of this area has been side-stepped for some time by the board, and any planning for installation of a court will require a definitive long-term planning move, besides the obvious financial concerns. This idea will be explored further by the board.

The upcoming work day will be scheduled for August 27 rather than August 20 so as to not conflict with the Kiwanis duck derby. Dennis noted that we had a board meeting prior to this date, so more discussion and planning could occur before the scheduled date.

In Upcoming Events and General Comment, Marian reviewed some of the activities scheduled for the campus that are appearing on the calendar, including Virginia Garcia, a class reunion, Hampton Industries, and a possible church use. Dick discussed the idea of the campus and the nearby Christian Church working together to meet off-street parking requirements. This would lessen the burden on both entities if it is agreeable to the city. Larry Godsey did bring the borrowed chairs back; it appears however that \$75 worth of borrowed tables by another party have not yet been returned.

The next board meeting is scheduled for August 23, 2016. The meeting adjourned at 6:00 pm.

Dennis Werth
Secretary