

**NORWALK COMMUNITY SCHOOLS
Special Meeting**

December 3, 2015

A special meeting of the Norwalk Community School Board was held December 3, 2015 in the Lakewood Elementary Cafeteria. President Kaul called the meeting to order at 6:09 p.m.

Board Members Present-Rick Kaul, Justin Fletcher, David Albrecht, and Dana Schuemann. Maribeth Wright joined the meeting at 6:22 p.m.

Administrators Present-Superintendent Wulf, Business Manager Baldwin, Student Services Director Neessen, Elementary Director of Teaching and Learning Schiro, Technology Director Geyer, Principal Taylor, Principal Anderson, and Principal Basinger.

Visitors Present- Matt Gillaspie from Piper Jaffray, Tom Wollan from FRK Architects and Engineers, and Mary Anne Kessler.

School Facility Master Planning

Matt Gillaspie with Piper Jaffray to Present Information on Future Construction Project Funding Capacity-Mr.

Gillaspie reported that Norwalk District (like 34 other school districts across Iowa) has exercised the surplus levy for future debt service needs. This allows the district to:

- Keep the debt service levy consistent from year to year
- Save future interest costs
- Manage the overall property tax levy

He presented various options for the Board to consider regarding modifications of outstanding debt obligations to maximize the capacity for future bonding to finance upcoming facility construction. The scenario that presented the highest capital project funding capacity in 2020 assumed the district continues to surplus levy and does not refinance any current outstanding debt. This assumption is estimated to yield a net debt issuance capacity of \$29,325,000 in 2020.

Based on this information, Mr. Gillaspie and Baldwin have considered that a bond issue vote in 2017 would best align with the funding capacity and the architect's recommendations of facility needs to meet enrollment growth. The ballot language in 2017 would need to be generic enough to cover the projected new construction and remodeling needs but specific enough to communicate to the public the intent of the project. The ballot would also need to communicate that the full \$29,325,000 of construction would not be undertaken until 2020 when that total bonding capacity is available.

He went on to suggest that it might be to the District's advantage to refinance the Sales Tax Fund Bond in the next year or so even though there would be some negative arbitrage because that SILO bond will not be callable until January 2020. (Exhibit A)

The Board took a break at 7:06 p.m. The session was resumed at 7:11 p.m.

Tom Wollan with FRK Architects to Present Information on Current Facility Enrollment Capacities and Offer Recommendations to Address Enrollment Growth-Tom Wollan from FRK Architects & Engineers has been working with building principals to learn how current building spaces are being used to serve current students. He has also been researching what will be the expected requirements of attendance centers in the future based on projected enrollment, educational, and physical mechanical, electrical, & data needs. Initial findings include:

High School

Capacity is 1222 if using all space. 615 students are currently enrolled. Expect 750-800 students in 2018.

Music, science, and auditorium areas are in great shape.

Even though the building is not at full capacity, some corridors are very crowded.

Several interior spaces, including classrooms, have no direct access to a corridor or daylight.

No parity in classrooms sizes. (i.e. there are small classrooms and large classrooms.)

There is enough gym space for academic purposes, but there will discussion about community expectations.

Space for teacher or student collaboration is limited.

Eastview

Facility is good shape.

Classroom space is currently underutilized.

Circulation within the facility is adequate.

By design Eastview students spend a great deal of passing time to get to classes at the High School and the Middle School.

The cafeteria capacity is adequate to serve the entire secondary campus in three lunch periods. However, due to grade level lunch period scheduling, the cafeteria is crowded during some lunch periods.

Middle School

The Middle School has adequate space for expected future enrollment.

All classrooms in are need of updated mechanical, electrical, and finishes.

Corridors at the Middle School are inadequately lit, too narrow in key locations, dark with no daylight, and confusing for wayfinding.

Space for teacher collaboration or conferencing is limited.

Secondary Campus Summary-Space capacity is currently underutilized. There is plenty of space for growth. Significant renovation is needed to update facilities and make more efficient use of space.

Lakewood

Current enrollment is 678 students. Estimated enrollment for the 2019-2020 school year is 772 students.

There is room to reallocate some special programming areas for classroom space. However, the ideal size of an elementary campus is 500-750 students. This building should not be larger than 750 student capacity.

Even though original intent was to use extra space for classrooms as student growth occurs, it might be preferable to retain some areas for special programming.

Space for teacher collaboration is becoming more necessary.

It would be beneficial to add locker rooms to gym area.

Lakewood is not built for lower elementary grades.

Oviatt

Current enrollment is 630 students. Estimated enrollment for the 2019-2020 school year is 774 students.

General circulation areas (i.e. lunch room, music and art areas) are inadequate.

Collaboration areas are being lost.

Visitors should go through main office (safety concern)

Gravel parking lot needs to be replaced.

Oviatt was built specifically to serve younger elementary students.

Elementary Campuses Summary-Both Lakewood and Oviatt will be at capacity by the 2019-2020 school year.

Questions to be answered:

What should grade configuration of new building be: K-5 year round school or a 2-3 grade building (with Oviatt being grades K-1 and Lakewood designated grades 4-5)?

Where does preschool program fit in?

What about space for before and after school day care?

Business Manager Baldwin reported that this information will now be taken to the SIAC committee. SIAC will work with Principal Anderson and Principal Taylor to formulate recommendations regarding elementary facilities by the end of this school year. At the secondary level decisions are more curriculum driven and will require teacher input. Now that every student has a computer are the computer labs needed? Will DMACC increase vocational programming? These are examples of the questions that will need to be answered. A report of HVAC and electrical needs will be brought to the board in February. It is estimated that there will be a need for a bond issue in 2017 with a new building completed and ready to be occupied in the fall of 2020. (Exhibit B)

Adjournment-The meeting was adjourned at 8:22 p.m.


Rick Kaul
BOARD PRESIDENT


Kate Baldwin
BOARD SECRETARY