

**SCHOOL DISTRICT OF SOMERSET  
SPECIAL BOARD MEETING  
SOMERSET HIGH SCHOOL MEDIA CENTER  
MONDAY, DECEMBER 7, 2009  
7:00 PM**

**Minutes**

Somerset Board of Education President Tim Witzmann called the Special Session to order at 7:04 p.m.

Roll Call was taken. Present were Tim Witzmann, Brian Moulton, Catherine Cranston, Marie Colbeth, Michael Connor, Robert Gunther and Marin Hansch.

Cranston moved, with second by Moulton, to approve the agenda. Motion carried.

**Discuss Space and Funding Solutions for 2010-2011 School Year**

President Witzmann thanked Superintendent Rosburg and Business Operations Director Avery for pulling together the requested information in such a short time. He then asked Rosburg to share with the board the information included in the packet.

**Portables**

Supt. Rosburg worked with Satellite Solutions (with best prices) regarding costs of portable building structures. Rosburg stated the cost of portables did not include the foundation/footings, that the district would be responsible for paying. Satellite Solutions would put in the rest of the foundation and skirting around the portable building. Rosburg stated the cost of the portables did not include electricity or a water/sewer line. President Witzmann said the total approximate cost for a portable building at the elementary school to house two classrooms, and a portable for the high school for special education classrooms would be \$334,000; Witzmann stated there would be an additional costs of approximately \$50,000 for electrical and water and site preparation. Some discussion on lack of longevity of portables, inferior building materials used to build portables, cost of heating/cooling them, and the expense of a temporary solution. Some board members felt portables should be kept as an option until all costs are known.

**Additions / Build Out**

Supt. Rosburg reviewed the information provided in the packet regarding cost of “build out” or additions to the elementary and high school buildings. President Witzmann stated it would cost approximately \$700,000 to \$800,000 to build two classrooms on to the existing elementary building, and six classrooms added on to the high school building would cost approximately \$1,723,000. Board discussed moving the district administration offices out of the high school building to use space for special education needs.

With regard to additions to the middle school, Rosburg stated he didn’t price that out as other options may work for this building, such as changing computer labs into classrooms and/or adding walls to the great room.

**Stand Alone Building**

Board members then discussed a separate building option on site to house administration offices, weight, wrestling and locker rooms, early childhood education, Jr. Kindergarten and alternative education classrooms. Supt. Rosburg stated a 6,000 square foot building to house the aforementioned entities would cost approximately \$780,000. Witzmann said a free standing building would take care of existing space needs, while providing flexibility for future needs. Witzmann reminded the board that, according to last

year's facility survey, the community wished the district to take care of things within the budget. This option would have a potential for the community to petition for a referendum vote.

Witzmann stated he would like to give administration personnel clear direction by the December Board meeting. He stated he would like a consensus of the board for a free standing / stand alone building, and asked each board member what they thought. Cranston supported a free standing building, with no fitness center, and under \$1 million. She would not support a building if it went to referendum. Colbeth supports a free-standing building, and would like to see it under \$1.5 million. Colbeth also stated she would like to see another architect, other than SDS, involved in the process. Rosburg suggested Kraus Anderson as a project manager based on a recent presentation before the Facilities Committee. Hansch stated she was not sold on the free-standing building as she did not know if it could be built for under \$1 million. Gunther stated he likes the free-standing building for classrooms, and feels administration could be moved into the Collova rental space; he felt it was imperative to keep students on campus. Gunther thought the Collova space offers some bargaining of lease/option to buy costs.

### **Off Campus Site Rent/Lease/Purchase**

Supt. Rosburg stated he met with St. Anne's School principal Randy Stanke, and Deacon Peterson regarding available space at St. Anne's. Both parties agreed that they may have one available classroom next year, but not three.

Rosburg then introduced ReMax real estate agent David Bracht, who was invited to share information with regard to off campus sites for classroom and office purposes. Bracht provided lease option information on the following sites: The former *Somerset Post Office* building (\$1,300 per month for 1,600 square feet); *River Hills Commons* by BP station (most expensive lease option at \$18/sq. foot for 3,500 square feet of space); *Garrity Tri-Plex* next to school campus (approx 1,700 sq. feet at about \$2,400 per month – would need remodeling – Garrity not interested at this time); *Derosseau Property*, Bracht said he did not talk with the owner, but the school may want to keep this on radar as it is a five-acre parcel and could come up for sale in the future; *Café Latte Building* on Rivard St. (up to 5,700 square feet available in this building; 3,000 square feet would be \$2,200 a month for first year of lease. Option to purchase the entire building for \$895,000); *Hansch Building* near the Settlement nightclub (8,000 square feet available in two bays of 4,000 square feet each - \$6/sq foot for a shell; might be possible to buy the bays; private well and septic system on site, which may be OK for offices but more complicated for classrooms); *Collova Building* on Rivard St near Apple River Dental offices (\$3,500 a month rent; could be lower, and is move in ready - could be purchased for \$285,000 and would be a "short sale;" \$192 a month association fee for yard and clearing of parking lot. This space is set up for administrative offices, with a rent or own option); *ReMax Building*, across street from Apple River Dental (2,500 sq feet available similar to Collova building – fully finished and ready to be occupied – offices would be shifted to one side of the space which would allow district to have 2,500 square feet; building is shared with \$2,500 a month. No ownership possibility. Witzmann stated it may be difficult for the district to share space with another company due to confidentiality, etc. Bracht stated if the building was foreclosed, the bank would continue to maintain the tenant in the building, so this was not a risk to the district. Witzmann thanked Bracht, stating he provided several good choices. Bracht said he would review them again once the district narrows their decision. Witzmann asked Rosburg about space size in the district office. Rosburg stated there is about 3,000 square feet with the board room factored in.

Cranston asked if moving elementary classrooms off campus would be an option. Further discussion, and input from elementary principal Cherrie Wood, indicated support services provided by staff at the elementary school would make it difficult based upon travel time between the school campus and an off-site school building.

Rosburg summarized the board's request to look at the following options: Cost of stand-alone building, or learning center, to house early childhood, Jr. Kindergarten for near future, cost of relocating district office to leased space, cost of relocating alternative education to an off-site location, and use of fund balances for these options with no borrowing. Witzmann asked Rosburg to also research costs to add administrative offices and alternative education to the stand-alone building as well.

David Bracht will talk with the bank and look into lease option with option to buy. Could do a three-year lease and have a three year purchase option.

### **Technology**

*Computers on Wheels (C.O.W.):* Rosburg stated the price for one COW lab (with 30 laptops and all the attachments) would be \$30,000. He stated the middle school is interested in acquiring two COW labs, and the high school is interested in purchasing one.

*Ceiling Hubs for C.O.W.* Rosburg stated the ceiling hubs have 30 ports for 30 laptops, which would cost \$5,000, for a total of \$35,000 for a COW lab. Ceiling hubs would allow use for assessment testing such as MAPs and other confidential assessments due to hard wired vs. wireless laptops.

### **Funding Options**

*Fund Balance:* Director of Business Services and Operations Robert Avery provided information with regard to the district's fund balance, stating the goal is to maintain a minimum of 25 percent of total operating expense according to board policy.

*Operational Funds:* Avery stated \$280,000 for capital projects was eliminated from the 2009-2010, stating if the line item were to be restored in the 2010-2011 budget to \$300,000, this may make monies available for delayed projects such as remodeling of the middle school kitchen and middle school oil burning boiler. He assumed the funds would be retained for those projects next year, however, if operational funds are used for space needs, the projects would be delayed another year.

*Non-Referendum Debt:* Avery provided information from the DPI School Finance Team regarding non-referendum debt. Avery re-capped the information provided; stating the district has the authority to borrow up to \$1 million without going to referendum, however, district residents may petition this to go to referendum.

### **Other**

President Witzmann asked if there were other considerations. He mentioned the elimination of the district's Jr. Kindergarten program, which was mentioned during the Big Idea meeting, would free up two classroom spaces. Avery stated there is a financial advantage to retain this program as it brings in \$720,000 in revenues as well as the academic value for early learning. There was consensus amongst all board members to continue the Jr. Kindergarten program and not eliminate it.

### **Approve Space and Funding Solutions for 2010-2011 School Year**

Witzmann moved, with second by Cranston, to have realtor David Bracht investigate lease options for the Collova Building, and to have Supt. Rosburg look into cost of stand-alone building. Motion carried.

Cranston moved, with second by Colbeth, to adjourn at 9:04 p.m. Motion carried.