

***Please note: The Facility Committee Meeting minutes are not representative of official Somerset Board of Education action. Appropriate board of education action will be taken at the regularly scheduled Somerset Board of Education meeting.***

**SCHOOL DISTRICT OF SOMERSET  
BOARD OF EDUCATION  
FACILITIES COMMITTEE MEETING\*  
DISTRICT OFFICE BOARD ROOM  
MONDAY, JANUARY 7, 2008  
6:00 P.M.**

**MINUTES**

Facilities Committee Chair Tim Witzmann called the meeting to order at 6:00 p.m.

Roll Call: Members present: Tim Witzmann\*, Brian Moulton, and Allison Klis. Also present: Mike Connor Catherine Cranston, Randy Rosburg, Cherrie Wood, Shawn Madden, Ryan Sicard, Jerry Sullivan, Dave Newman Kathy Brakke, Dave Durand, Margene Westmoreland, Paul Westmoreland, Doug Devan, Bruce Martell, and Lorri Baillargeon, Tom Hanley from SDS Architects and Lisa Voisin from Robert W. Baird Financial Services.

The committee discussed planning for an April 1<sup>st</sup> general election with review and discussion of long-term space options discussed at its previous meeting. Committee reviewed a summary of options and how the committee arrived at considering Options E2 and E3. Witzmann stated there were four demographic models available; committee members chose the conservative “baseline” model which assumes that, by the year 2017, the district would have an enrollment of 2,300 students. Witzmann reiterated considerations from the last Facilities meeting, and encouraged folks to check out the data provided on the district’s web site.

Tom Hanley from SDS Architects provided a presentation depicting Options A through H, the major issues for each of those options, and ultimately why those options were passed on by the committee. A budget summary for all options was also presented, which included site and roadway improvements. Hanley provided a diagram of what E2 and E3 options would look like, as he said this would give the viewer a sense of the use of the school property, but that the visual should not yet be considered a design. He said there were various issues to consider with the E2 and E3 options including parent and bus drop off areas. He stated that both E2 and E3 include a new high school building, however the differences between the two are that the E2 option involves a large addition to elementary school, while the E3 option includes a smaller addition to elementary school plus an addition to the existing high school. With regard to traffic concerns, Hanley stated that there are alternatives to address a second means to get in and out of the campus.

Visitor Doug Devan asked why the elementary school was already above capacity when it only opened in 2001. Witzmann stated the elementary building was not planned for ten years out, and that the board did not want to “overbuild” the building; he also stated that actual growth was more than projected due to open enrollment (which is not a part of the demographic study) and unanticipated development.

Rosburg introduced Lisa Voisin from Robert W. Baird & Company. Voisin stated that Baird works with approximately 80% of the school districts throughout Wisconsin, and has worked with Somerset Schools for four years. She stated Baird’s main focus for districts is getting lower interest costs for borrowed

funds. She said the Somerset Board of Education will pass a resolution at their January 21, 2008 board meeting to go to referendum, and that a dollar amount will be needed for that resolution, stating that Baird's bond attorneys will write the entire referendum for the district.

Voisin presented a financial chart addressing costs and mill rates with regard to design options and what those options may mean for property taxes. She said the goal of borrowing is to always try to minimize the tax impact for the first year, and said districts are encouraged not to borrow funds all at once as this will show a bigger impact on property taxes. She also said that, after the first two years of the tax increase, property taxes would likely decline, assuming 5% growth in tax base – this is conservative growth number. Voisin then presented an example of a debt payment schedule that showed a borrowed amount of \$15 million each year at a 5.25% rate (tax exempt municipal bonds), stating that the interest rate over the life of borrowing would be \$9.7 million (based on the \$15 mill general obligation funds). She also said the state will kick in 3% for the project, or approximately \$1.552 million. Witzmann thanked Voisin for her presentation and invited her to attend future board meetings to help address finance questions.

Witzmann stated that the next Facilities Committee meeting, scheduled for January 14, will address this evening's information to help come up with a recommendation to present at the January 21<sup>st</sup> board of education meeting. He said the goal of the board of education is to look at what is best for the students in our community. The Facilities Committee will present a referendum recommendation on January 21<sup>st</sup> to full board for their vote.

Moulton moved to adjourn, with a second by Klis; meeting adjourned at 7:34 p.m.

\*A quorum of the Board of Education may be in attendance.