

## **COMMITTEE OF THE WHOLE BOARD MEETING JANUARY 8, 2001**

The Board of Directors of the Davenport Community School District in the Counties of Scott and Muscatine, State of Iowa, met as a Committee of the Whole on January 8, 2001, pursuant to law and the rules of said Board, at the Davenport Schools Administration Service Center, 1606 Brady Street, Davenport, Iowa, in said school district at 5:35 P.M. in the Executive Conference Room. Vice President Jamie Howard called the meeting to order at 5:35 P.M.

On roll call the following members were present: Vice President Jamie Howard; Directors Steve Hunter, Steve Imming, Mavis Lee, Susan Low, and Patt Zamora. Absent: President Jim Hester. Vice President Howard chaired the meeting in the absence of Jim Hester who was out of town. Dr. Jim Blanche, Marsha Tangen, and Bill Good were also in attendance and participated in the discussions.

### FACILITIES WORKSHOP FOLLOW-UP

Bill Good presented follow-up materials to the Board from the workshop on December 18<sup>th</sup> and answered questions about the options available for construction projects at Smart and Sudlow Intermediate Schools. The Board was asked to give some input into the direction that should be taken in designing the final plans for these schools using the Local Option Sales Tax funds and PPEL funding. They discussed operational efficiency and ways to reduce energy consumption with window replacements at these buildings. There was dialogue about natural light, electrical transformers, entranceways into Sudlow, and timelines for construction. They also discussed a proposed gym and existing or new driveways. Mr. Good reviewed components of Options 2 and 3 and visited cost breakdowns for each option. Board members spent time comparing the two options and expressed concerns about having better control over the building entrances and the total costs for all fees and contingencies. Mr. Good went over the priorities that included ventilation, ADA modifications, and general renovation, plus major building improvements such as a gym. There was discussion about having an assessed valuation done for each building and Marsha Tangen gave the Board input on borrowing possibilities for Sudlow and Smart. She talked about bonds and the scope of construction. Director Imming commented about the high cost of the construction work and its relationship to the value of the building. He thought this plan should be reviewed and the Board needed to look at the impact of the revenue from the Local Option Sales Tax in the future because of inflation and other economic factors. Modifications had been made to the original plans to include additional changes to create more cost efficient facilities, but this also added to the construction costs. Director Hunter had questions about the media center and administration areas, window replacement and boilers. He also asked whether the gym was a priority for the buildings or should more emphasis be on additional classrooms for science and music. Mr. Good addressed these questions and also spoke about the square footage costs for different types of classrooms. Dr. Blanche spoke about the needs of the staff and perceptions at the building as to what changes were essential.

Mr. Good said he sensed the Board had strong feelings about operational changes in the buildings for efficiency by replacing windows and boilers. The large stage area recommended would allow students to perform and would help make equal facilities for the students attending Sudlow and Smart. He talked about the benefits of having changes made in the gym for safety reasons and access for practices. There was continued discussion about the items listed in the options and changes. Mr. Good said he would move ahead with the next phase of having the design firm develop plans based on the discussion and suggestions at this meeting. He would then present final plans to the Board and need approval prior to construction and the bidding process. Mr. Good would bring back design plans with a controlled entrance, especially at Sudlow, more security, moving the transformer, and also changes in parking. He also suggested that in the final plans for Williams they also include window and boiler replacements to help with their operational costs in the future and create more efficiency. Mr. Good gave the Board an article on Facilities Conditions and Student Test Performance, Central High School future needs, Harrison Student Drop-off, the construction schedule for Eisenhower, Buchanan, Adams and North.

### LOCAL OPTION SALES TAX BORROWING

Marsha Tangen, CFO, told the Board whatever the cost of construction projects at Smart and Sudlow, the District would need to borrow at least \$10 million. The interest rates are favorable now and she has received information from Evenson Dodge about borrowing against the proceeds of the local option sales tax anticipated revenue. Should we borrow now against the costs for Sudlow, Smart and additional costs at Williams, or wait to see what other Phase 3 projects would be recommended? The more we borrow the more secure we will be and the funds can be invested. We need to continue to have 10% in a reserve fund when we borrow. The Board discussed local option sales tax and PPEL funds that can be used for various projects. They discussed ADA requirements and accessibility at buildings. Mrs. Tangen clarified information about issuing tax anticipatory warrants and going out for other bonds. The District didn't have the figures from the month of December for revenue from the local option sales tax and there were questions about low retail sales affecting potential incomes. Mr. Good talked about PPEL projects and how some are under budget and others are over budget. Mrs. Tangen said we don't want to wait too long to secure bonds because of changes in interest rates and the effect of the new administration in Washington. Board members talked about getting the process started now for securing \$15 million in bonds and then the process could be stopped if we were not ready to make that commitment. That would be for Williams, Sudlow, Smart and contingencies, reserves, and overruns on other construction. Mrs. Tangen will get a cost analysis on \$15 million and the cost of the consulting fees involved.

### OTHER BUSINESS

Dr. Blanche commented about an article he would have for the Board about administrative fees for the local option sales tax. He would also get information to the Board about the January 24<sup>th</sup> Urban Education Network lunch in Des Moines. There would be a legislative meeting at St. Ambrose at 12:00 on January 27 if board members wanted to attend this. Vice President Howard discussed possible dates to hold a special call expulsion hearing, and January 10, 2001 at 5:30 would work for most board members. She also reminded board members about finishing the questionnaire from President Hester and returning this to Linda Smith by January 22<sup>nd</sup>.

### ADJOURNMENT

Vice President Howard declared the meeting adjourned at 6:45 P.M.

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Linda M. Smith, Board Secretary