

Oneida School District NO. 351

25 E. 50 S. Suite A, Malad City, Idaho

November 14, 2017

OPEN COMMITTEE ELEMENTARY BOND MEETING MINUTES

Present: *Troy Allen, Dave Anderson, Cody Brower, Jennifer Brown, Michael Corbett, Bob Crowther, Anjanele Degn, Brent Evanson, Dotty Evanson, Catie Fesler, Joan Hawkins, Robert Hannah, Mandi Hess, Mike Hess Jr., Heather Howe, Krista Karn, Rich Moore, Caleen Pickett, Jeff Richens, Cinnamon Schwartz, Terrill Schwartz, Jennifer Sperry, Bobbi Summers, Tansy Talbot, Chalee Teeples, Jean Thomas, Charles Thurber, Brandon Ward, Valorie Ward, John Williams, Kirk Willie*

Meeting called to order by Dr. Moore at 5:16 pm.

He welcomed everyone to the meeting. He went over the ground rules that were established by the group at the last meeting. He passed around the sign-in sheet for anyone who is new to the meeting, so that we would have their contact information. He went over the tasks that were decided upon by the group. He briefly went over the groups and who had been assigned to each group. He showed the group where to find information for the upcoming meetings and the minutes from previous meetings on the district website. He shared with the group a law passed by the state - *Bond Levy Equalization Support Program. 33-906*. See attached. This law states that we could potentially get the interest on the Bond paid for by the state through this program. Dr. Moore is waiting for a response from Tim Hill (State Department of Education - Finance) regarding our District Index, he will hopefully have this information by the next meeting.

DO NOTHING – Dr. Moore shared a document entitled Elementary Needs. See Attached. He highlighted what Kurt Davis, the maintenance supervisor for our district shared with the group last time, the issues at the elementary school and the items that were a safety write up on the inspection.

He explained how the supplemental levy began in 2010 and has been renewed every two years. He briefly touched upon the Plant facilities levy. This levy has been around since 1950. It has been ran in 10 year increments. It presently provides the district with \$120,000 a year to take care of all the schools in the district. He shared a breakdown of where he will be spending the Elementary portion of the Plant Facilities Levy. He asked if there were any questions concerning anything he had shared.

Mr. Crowther, wanted to know if it was possible to up the plant facilities levy amount? Dr. Moore explained that this amount is calculated by the fair market value calculation and the amount really isn't negotiable.

Mr. Thurber, wanted to know where we were at in this 10 year Levy cycle? Dr. Moore explained that we were at the tail end of the levy cycle and it would need to be renewed this spring.

Mrs. Pickett, wanted to know if we would still need these levies if we got the bond passed? Dr. Moore explained as it currently stands, we do depend on these levies. He is hoping that we can lower the supplemental levy amount by another \$25,000 when we run this levy election in the spring.

Ms. Thomas, there were two questions that were raised during the last meeting, so I invited Mayor Hawkins and John Williams to address these questions. The questions were: What is the city doing about the storm water? What is the hospital planning on doing? Are they going to be pursuing a bond?

Mr. Williams, did say that they are looking at bond options, they would either have to stay where they are presently at, or move further to the north by 3 miles, due to being in close proximity to the Tremonton hospital. They have looked into renovating the current facility like other small communities have done, i.e. Preston and Bear Lake. The cost for a renovation is \$2 to \$4 million vs. \$10 million or more to build a new hospital.

Mayor Hawkins, Storm Water or Waste Water? The waste water facilities would be under construction in 2020. They are moving forward with a judicial hearing, we are being required by the Environmental Protection Agency to do something with our current waste water system. Because it is being required, we can go to the judge to order the bond, and the bond will not have to be voted on by the public. Building a new waste management system, will cut down on time to get a new system in place, where a renovation of the old system could take longer, and will still be an old system and have issues like the problem of a high water table, which would require the linings to be replaced every year. She doesn't feel that the impact on the community will affect the school district getting a bond passed for a new elementary. The amount needed for their project is \$14 million. She thinks they will need to bond for about \$7.5 million, they are working to get grants to cover the rest.

RENOVATION – Mr. Thurber shared what his group had been looking into - Brent White an engineer from Ogden was invited to come look at the elementary building. His structural analysis, is rather superficial. He came up with a number by looking at buildings of similar value in the surrounding areas. Cody Brower – apologizes but he didn't do much in the last 14 days. Mr.

Thurber – shared that it would be in the best interest to get a whole team to look at the building. And get us an analysis specific to our building.

Do we want to run the bond for the same amount, so we have money to pay for maintaining the building if we renovate it?

List Specifics – Exactly what we are going to remodel.

How much is an asbestos removal estimate, electrical estimate, technology, HVAC, ADA? Let’s get estimates for some of these things so we have an idea of what we are looking at for renovation.

How much of these costs will be incurred no matter what option we do? For example we need to do Asbestos removal no matter what option we pick.

BUILD WITH AN AUDITORIUM

Mr. Richins – multitude of plans, so many different architects, wide variations.

There are not many schools that have an elementary with an auditorium, so it was hard to find a comparison.

Would it be possible to do something like Teton SD - 2 Bonds, 2nd Contingent on 1st bond passing?

Briefly discussed that we could build an auditorium down by the high school, build a new elementary near where the elementary is currently located. Mrs. Evanson thought this might be a good option to look into.

BUILD W/OUT AUDITORIUM

Mr. Hess shared with the group his research. He had a meeting with Bruce Anderson, a man in Cache Valley who was on the bond committee to pass a \$67 million dollar bond. They didn’t try to pass an auditorium, they labeled it a community center. It gives a buy in to everyone in the community, which connects them to the bond. The school didn’t have complete control over the community center, they put a committee in charge of the community center. He also spoke with someone in Marsh Valley, they run their fine art center through the community not through the school. Mr. Hess shared a list of resources that we could get in touch with if we were interested, including Steve Norton a past superintendent from West Side that passed a bond. The Mendon Elementary School/community center is willing to let us come tour their facility.

BUILD A NEW HIGH SCHOOL AND MOVE ELEMENTARY KIDS TO THE HIGH SCHOOL

HS is a HS, not built for elementary kids, not a viable option. Upon their research they realized that the HS needs more space, more room for the FFA program etc. The middle school is in desperate need for more classrooms and storage.

They would like to explore the option of adding on to the bond to do renovations at the Middle school and the High School to address the needs of all the children in the community not just the elementary students.

LOCATION – see Attached.

PRESENT LOCATION OF ELEMENTARY

PROS

- Not visible from freeway
- District owns the whole block
- Separate campus from the HS
- Balances new construction in Community
- Maintains a city block
- Maintain alternative HS location away from the Regular HS
- Could use the same plans established/done by last bond

CONS

- Construction near the children
- Temporary loss of use to the playing fields

SOUTH OF THE HS

PROS

- Property Donated
- Share facilities with other schools
- Transportation all in one area.
- Located in a new area to be developed
- Keep the fields on the 400 Block
- Possible income from selling 400 block
- Increases parking for HS

CONS

- Visible from freeway
- Close to HS - Traffic
- Abandons city block
- Traffic from industrial park/Cherry Creek

NORTH OF THE HS

PROS

- Share facilities with other schools
- Transportation all in one area.

CONS

- Visible from Freeway
- Have to buy the property
- Abandons city block

BIG PICTURE VIEW

- We need to consider the impact on the whole community.
- We need affordable housing in Malad. The Stone Plant is relocating one division of operation to Tooele because they cannot get enough laborers to fill available openings.
- Will an Elementary in the south make that are more attractive to development?
- Will the abandoned city block create a loss of “new construction” balance in the community?
- If we pursue an auditorium could it be located in the south and be used as an “attraction” for development?
- Safety for the students must be our first priority. Traffic and elementary age kids in one area is a concern.
- Bus loading zones would still have to be separate.

RECOMMENDATION

- Publish an article articulating the pros and cons so the public is informed.
- Then, conduct a survey to see what the community wants.
- Survey needs to have names, so the ballots are not stuffed with anonymous ballots.

Mr. Hess – He feels we definitely need to publish the options and get surveys out to get a better idea if the community wants an auditorium or not?

Mrs. Summers – Wants to know what will happen to the old Elementary and that block if we build near the high school?
Dr. Moore said that question needs to be debated in its own meeting. That is definitely a hot topic.

FINANCIAL RESTRICTIONS

Mr. Brower has been talking with Kathleen Atkinson hopefully working on getting numbers on how much it is really going to cost the community? How much will there taxes go up if we pass a bond?

He loved the webpage that Jeff directed us to. He thinks it would be a great idea to make a website similar to that one, where people can go to get information.

*Mayor Hawkins and Mr. Williams comments earlier in the meeting definitely pertain to this group.

Dr. Moore – will be sending out a timeline in the next week or so.

If this is your first meeting and you have not signed up before – please sign up with your contact information.

Next Meeting December 7th at 5:15pm.

At the next meeting, we will be talking a little bit more about location, location, location and a timeline.

Meeting adjourned at 6:34 pm.

Valorie H. Ward

Valorie H. Ward, Clerk



IDAHO STATUTES

TITLE 33
EDUCATION
CHAPTER 9
SCHOOL FUNDS

33-906. BOND LEVY EQUALIZATION SUPPORT PROGRAM. (1) Pursuant to section 33-906B, Idaho Code, school districts with a value index below one (1) shall be eligible to receive additional state financial assistance for the cost of annual bond interest and redemption payments made on bonds passed on or after September 15, 2002. However, any school district with a value index of less than one and one-half (1.5), shall receive no less than ten percent (10%) of the interest cost portion of the annual bond interest and redemption payment for bonds passed on or after September 15, 2002. The state department of education shall disburse such funds to school districts from moneys appropriated from the bond levy equalization fund. The department shall disburse the funds by no later than September 1 of each year for school districts in which voters have approved the issuance of qualifying bonds by no later than January 1 of that calendar year, and which are certifying a qualifying bond interest and redemption payment for the fiscal year in which the disbursement is made. For districts with a value index below one (1), the percentage of each annual bond interest and redemption payment that is paid by the state shall be determined by dividing the difference between one (1) and the school district's value index by one (1).

(2) For the purposes of this section, the annual bond interest and redemption payment shall be determined by dividing the total payment amounts by the number of fiscal years in which payments are to be made. The interest cost portion of the annual bond interest and redemption payment shall be determined by dividing the total interest paid by the number of fiscal years in which payments are to be made. For school districts not qualifying for a state payment in the first year of the bond interest and redemption payment schedule, due solely to the January 1 eligibility deadline, the state department of education shall distribute an additional payment in the next fiscal year, in the amount of such funds that the school district would have otherwise qualified for in the current fiscal year.

(3) The provisions of this section may not be utilized to refinance existing debt or subsidize projects previously subsidized by state grants, unless the existing debt being refinanced is a bond passed on or after September 15, 2002; provided however, that any school district that has issued qualifying bonds prior to June 30, 2004, in conformance with this section shall not be deemed to be refinancing existing debt when the qualifying bonds are utilized to finance the acquisition of public school facilities previously leased or financed through means other than the issuance of general obligation bonds approved by a two-thirds (2/3) vote at an election called for that purpose subject to subsection (5) of this section.

(4) School districts shall annually report the status of all qualifying bonds to the state department of education by January 1 of each year, including bonds approved by the voters, but not yet issued. Information submitted shall include the following:

(a) The actual or estimated bond interest and redemption payment schedule;

(b) Any qualifying bond that has been paid off;
(c) Other information as may be required by the state department of education.

(5) No school district project eligible for participation in the bond levy equalization support program shall be deemed ineligible for participation due to that school district project's eligibility and prior participation in the safe school facilities loan and grant program or the Idaho safe schools facilities program under section 33-804A, 33-1017 or 33-1613, Idaho Code, provided that:

(a) Such school district notifies the state department of education of its desire and eligibility to participate in the bond levy equalization support program; and

(b) Such school district shall receive no state financial assistance for the project under the bond levy equalization support program until the amount to which it would otherwise have been entitled to receive shall equal the amounts received by the school district under the safe school facilities loan and grant program or the Idaho safe schools facilities program under section 33-804A, 33-1017 or 33-1613, Idaho Code.

(6) Any school district formed as a result of the consolidation of two (2) or more school districts that passes an eligible bond within three (3) years of the successful consolidation election shall participate in the bond levy equalization support program at the district's actual value index minus twenty-five hundredths (.25). This adjustment shall apply for the duration of the bond interest and redemption payment schedule. If a school district advantaged by this subsection (6) deconsolidates either during the applicable bond interest and redemption payment schedule, or within a three (3) year period thereafter, each deconsolidated district shall, upon deconsolidation, repay to the bond levy equalization fund all additional subsidies received pursuant to this subsection (6). The proportions owed by each deconsolidated district shall be determined by the proportion that each district's market value for assessment purposes bears to the whole.

History:

[33-906, added 2002, ch. 159, sec. 2, p. 464; am. 2003, ch. 268, sec. 2, p. 718; am. 2004, ch. 198, sec. 1, p. 610; am. 2006, ch. 311, sec. 4, p. 960; am. 2007, ch. 79, sec. 4, p. 210; am. 2007, ch. 354, sec. 5, p. 1051; am. 2008, ch. 70, sec. 1, p. 184.]

How current is this law?

LEGISLATIVE SERVICES OFFICE

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Elementary Needs

- Heating: Steam line leaks
- Heating: Steam condensation pumps are leaking
- Heating: Steam coil heaters and trap in classrooms must be replaced
- Heating: Boiler was used and 10 years old when purchased in 1993. (34 years old) reaching life expectancy
- Plumbing: aging pipes... leaking and mineral deposits
- Restrooms: plumbing, fixtures, access
- Electrical: Aging wiring (cloth web) – inadequate electrical access.
- Building envelop: ½ of the windows are single pane and need to be replaced
- Building Envelop: Doors are inefficient and need to be replaced
- Floor coverings: Tile is coming up - needs to be replaced
- Floor coverings: Carpet is old and needs to be replaced. **Safety hazard write up**
- Auditorium electrical: extension cords – code violation - **Safety hazard write up**
- Roof Leaks – replacement needed
- vertical Cracks in some classrooms
- Sidewalks and steps: crumbling, chipping, cracking -- **Safety hazard write up**

2017 – 2018 facilities levy projects scheduled for Elem building

- Boiler Burner - \$28,000
- Carpet (two rooms) \$2500
- Electrical in auditorium \$2000
- Repair current leaks in steam line \$3000
- Partial Cement replacement \$3000
- Condensation pump \$5000

Total Estimate \$43,500

Malad Elementary Bond Attempt, Location Committee Report, November 14, 2017

Sites	Pros	Cons
1. Present Location	Not visible from freeway	Construction with kids near
250 W 400 N	District owns the whole block	Temporary loss of fields
	Separate campus from HS	
	Balances new construction in community	
	Maintains a city block	
	Maintain Alternate HS location away from current HS	
	Could use plans established/done by last bond	
2. South of HS	Property donated	Visible from freeway
	Share facilities with other schools	Close to HS-traffic
	Transportation in one area	Abandons city block
	Located in a new area to be developed	Traffic industrial park/ChCreek
	Keep the fields on the 400 block	
	Possible income from selling 400 block	
	Increases parking for HS	
3. North of HS	Share facilities with other schools	Visible from freeway
	Transportation in one area	Have to buy property
		Abandons city block

Big Picture View:

- We need to consider the impact on the whole community:
- We need affordable housing in Malad. The Stone Plant is relocating one division of operation to Tooele because they cannot get enough laborers to fill available openings.
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Recommendation:

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- Then, conduct a survey to see what the community wants.

• SURVEY WITH NAMES