

Minutes of the School Facilities Commission

Green River HS

Green River, WY

July 21, 2010

Chairman Carrier called the meeting to order at 3:10 p.m.

Present: Chairman Carrier, Commissioner Garland, Commissioner Goodson, Commissioner Algier, Commissioner Monteith, and Director Daraie.

Commissioner Carrier recognized Cindy Hill, Candidate for State Superintendent of Public Instruction, at the meeting and thanked her for coming.

Approval of Meeting Agenda

Chairman Carrier revised item #2, under "Current Business," "Campbell 1 – Legacy Pointe ES funding" to "Campbell 1 – Legacy Pointe ES update and discussion."

Commissioner Goodson moved to approve the agenda as corrected. Commissioner Garland seconded the motion. Motion passed.

Approval of Previous Meeting Minutes

Commissioner Monteith moved to approve the minutes. Commissioner Goodson seconded the motion. Motion passed.

Financial Report

Merle Smith presented the financial report to the Commission. The report summarized capital construction and major maintenance appropriations and the status of those appropriations.

Commissioner Algier moved to accept the financial report. Commissioner Garland seconded the motion. Motion passed.

Campbell – Legacy Pointe Offsite Infrastructure/recapture agreement

Ms. Nuttbrock stated that Michael O'Donnell, States Attorney has been involved with the recapture agreement and has approved it this far.

Wally Diller introduced Bruce Hitt, partner with MC Development, Mark Christensen, MC Company and Boyd Brown, Campbell County School District 1.

Mr. Diller stated that the district is requesting funding to pay for off-site infrastructure costs associated with purchasing 11 acres for an elementary school on the south side of Gillette. Mr. Diller went on to say that the off-site infrastructure costs will be paid back over a ten year period by MC Developer as the property is developed.

Mark Christensen presented the background and location of Legacy Pointe.

Commissioner Garland asked if all the lots in the development sell sooner, then does the recapture agreement have it built in to pay SFC back sooner than the ten years? Mr. Christensen stated yes and that the ten year time line is the absolute end.

Commissioner Goodson asked if the numbers are in concrete or if we are sharing these on a percentage of actual cost and how the agreement is structured.

Mr. Diller stated that the Legacy Pointe project will be bid out on a competitive bid basis and that will establish the actual costs.

Mr. Christensen explained the contingency and the engineers estimate.

Mr. Daraie stated the SFC and the district are asking the Commission to approve the budget for the Legacy Pointe project and in the event that the bids come back in higher than estimated, the SFC would come back to the Commission for approval of the difference.

Commissioner Monteith moved to approve the use of \$1,010,580 for off- site infrastructure funds for Legacy Pointe in Campbell County School District 1, and the associated recapture agreement, pending finalization and execution of documents, with the Attorney General's final review and approval. Commissioner Garland seconded the motion. Motion passed.

Campbell – Legacy Pointe ES Funding Discussion

Mr. Daraie stated that Legacy Pointe ES is the last of the Capital Construction projects on the list authorized, but not funded by the legislature directly. He went on to say that in the financials SFC has identified approximately 6.8 M that is unobligated and available for Legacy Pointe ES project (as of last month).

Mr. Daraie presented monies that were identified by SFC and the transactions that will be presented to the Commission for consideration later in the meeting.

Boyd Brown presented the differences between Lakeview and Legacy Pointe. While the name of the project is Lakeview, there are two issues that must to be addressed. The first, and most pressing for the district, is the district's capacity to provide space for the ever increasing number of elementary students.

Dr. Brown presented the second issue that being the condition of Lakeview Elementary School. The district believes the school at Legacy Pointe needs to be built and the Lake View School needs to remain open, not replaced. The facility to replace Lake View needs to be addressed in the near future, but the

district can continue to operate and maintain Lakeview for a couple of years until a replacement school is funded.

Ms. Nuttbrock stated that the Commission should consider having this conversation about Legacy Pointe at the Select Committee meeting.

Big Horn 1 – Rocky Mountain Jr./Sr. funding change from Cap Con to Off-site

Ms. Nuttbrock stated that after almost completing the Rocky Mountain Jr./Sr. project, the SFC realized an error or discrepancy on the property boundary, and that the sidewalk, curb and gutter construction had already been completed using project funds. She went on to say that approximately \$15,000 worth of sidewalk, curb and gutter should have been paid for using off-site monies.

Ms. Nuttbrock stated that SFC is asking the Commission for approval to correct the funding for this project, which would involve moving approximately \$15,000 from the off-site infrastructure fund into the project budget and then removing approximately \$15,000 from the project budget back into the SFC Unobligated Cap Con.

Commissioner Carrier stated that SFC is basically correcting the books. Mr. Daraie stated yes.

Commissioner Monteith moved to approve the movement of approximately \$15,000 from the off-site infrastructure fund into the Rocky Mountain Jr/Sr HS project budget and transfer approximately \$15,000 from the Rocky Mountain Jr/Sr HS project budget into SFC Unobligated Cap Con. Commissioner Goodson seconded the motion. Motion passed.

Laramie 2 – Emergency Funds for Pine Bluffs ES Roof Replacement

Ms. Nuttbrock stated that this is more of a discussion topic. Ms. Nuttbrock stated that during the Facility Plan meeting with Laramie County School District 2 they had a discussion regarding the Pine Bluffs ES roof that was recently damaged severely by a 2010 spring hail and rain storm. She went on to say that a full roof replacement is beyond the districts Major Maintenance (MM) capabilities and even coupling that with the insurance settlement, it will likely require a discussion about emergency funding to some extent.

Commissioner Carrier asked if they were under insured. Ms. Nuttbrock stated no. She went on to say that the roof was nearing its end of a useful life.

Ms. Nuttbrock stated that SFC will be requesting a dollar amount in the form of emergency funds after the district receives bids and settles with the insurance company.

Mr. Daraie stated that if SFC funds are necessary, the information would be reviewed to determine whether it constitutes creation of an emergency component level project, not previously authorized by the legislature.

Notification of Enhancements

Ms. Nuttbrock stated that during the Facility Plan meeting with Park County School District #6, the SFC and the district discussed efforts to renovate an existing in-field or resurfacing an existing track.

Ms. Nuttbrock stated that the district is replacing natural turf with synthetic turf. She went on to say that the synthetic turf is an enhancement and any future maintenance of the enhanced synthetic turf will be the responsibility of the district's 10% MM set aside.

Commissioner Carrier stated that the district is using their Major Maintenance (MM) funds on those portions that would be maintained if we put it back into a grass field and the district is using their own funds to do all of the enhancements for anything above that, which the synthetic turf is.

Approval of transfer In/Out Requests

Mr. Smith presented the list of financial transactions for Commissioners' approval.

Commissioner Goodson moved to approve the transfers as presented by Mr. Smith. Commissioner Algier seconded the motion. Motion passed.

Chairman Carrier stated that the next meeting will be August 25-26th in Casper.

Public Comments

Steve Core, School Board Member in Green River, stated that he would like to impress upon the Commission the real need at Granger ES. He went on to say that there has been some discussion about possibly closing Granger ES and that the current school board members would like to keep it open.

Mr. Daraie stated that the issue at Granger ES is population. He went on to say that the district and SFC will be discussing Granger ES during the upcoming Facility Plan Meeting with Sweetwater County School District 2.

Chairman Carrier stated that since he has been on the SFC Commission the Commission has never closed a school.

Randy Walker, Sweetwater County Commissioner, stated that the heart and soul of the community is the schools. He asked that the Commission take a look at Granger ES to help the community.

Lenore Perry, Mayor of Granger, commented on the importance of a smaller community and Granger ES.

Adjournment

The meeting adjourned at 4:40 p.m., July 21st.