

**Minutes of the School Facilities Commission  
Platte County School District No. Two  
First State Bank  
250 Whalen Road  
Guernsey, Wyoming**

**August 21, 2007**

Chairman Gilpatrick called the meeting to order at 9:30 a.m.

Present: Commissioner Algier, Commissioner Carrier, Commissioner Ferris, Commissioner Goodson, Commissioner Marsh, Mr. Fred Hansen (filling in for Commissioner McBride), Chairman Gilpatrick and Director Daraie.

**Approval of Meeting Agenda**

Chairman Gilpatrick deleted the agenda item for Swimming Pools (item 5. f.) and Carbon 2 – Land/Building Disposition Request (item 5. h.) and added an Executive Session at the end of the meeting.

*Commissioner Carrier made a motion to approve the meeting agenda as amended. Commissioner Marsh seconded the motion. Motion passed unanimously.*

**Approval of Previous Meeting Minutes**

*Commissioner Marsh made a motion to approve the previous meeting minutes from the July 17, 2007 meeting as presented. Commissioner Algier seconded the motion. Motion passed unanimously.*

**Financial Report**

Director Daraie Ken provided an overview of the financial report memo contained in the meeting packet.

Commissioner Algier commended the staff on the timeliness in the payment process.

Director Daraie informed the Commission of possible delays in the payment process due to the WOLFS state-wide system conversion, and stated other solutions were being investigated.

Commissioner Algier asked about the Uinta 1 meeting outcome.

Director Daraie indicated the District will need to work out with WDE on the programming before the SFC can do the building. Director Daraie stated the District was very open and delighted with the meeting approach.

Chairman Gilpatrick welcomed Representative Ross Diercks to the meeting.

## **Current Business**

### **Off-Site Infrastructure Expenses – Proposed Policy – Final Reading**

Mr. George Parks, Executive Director of the Wyoming Association of Municipalities (WAM) attended the meeting to discuss the proposed policy. Mr. Parks distributed some suggestions he had to the Commission.

Mr. Parks stated the cities do not want to impede progress of the SFC. He further stated he did not want the SFC and District's analyzing the cities or towns.

Mr. Parks advised the Commission that the City would like to treat the school district like any other developer; however, working with the SFC and districts may require a different approach.

Mr. Parks expressed his desire to visit with Director Daraie and staff on the subject of recapture and review each situation as he does not know the process for sites.

Mr. Parks reviewed the suggestions that he would like incorporated into the policy.

Director Daraie indicated the language in the policy came directly from the legislators and that in talking with Senator Phil Nicholas he indicated he did not want to fund or encourage development for subdivisions just because it was located near a school.

Commissioner Marsh stated he appreciated the language added by Mr. Parks and indicated that this language did not deter from the Commission's intent and suggested the Commission incorporate Mr. Parks' suggestions into the policy.

Commissioner Goodson questioned the funding and the utilization of the funds.

Director Daraie advised the Commission that the project priority for the infrastructure would directly correlate with the priority of the school design and/or construction.

Director Daraie indicated that if there were recaptured funds someone would need to be the banker of the funds. He further indicated that "off site" is referred to land beyond the property line and capital construction funds can be used to build up to the center line of the street. He further indicated there were other local resources that could contribute and Senator Nicholas was aware of all this.

***Commissioner Marsh made a motion to approve the policy on Off-Site Infrastructure Expenses incorporating in the suggestions made by Mr. George Parks, Executive Director of Wyoming Association of Municipalities. Commissioner Carrier seconded the motion. Motion passed unanimously.***

## **Leased Facility Space (Senate File 14) – Proposed Policy – Final Reading**

*Commissioner Goodson made a motion to approve the policy on Leased Facility Space (Senate File 14) as presented during the meeting. Commissioner Ferris seconded the motion. Motion passed unanimously.*

## **Energy Efficiency Standards in Buildings – Proposed Policy – Final Reading**

Dennis Auker proposed that the Board of Education get involved with additional funds to support LEED buildings. He further stated that providing design fees for the energy design is not necessarily LEEDS and that the return on investment will probably be less than 3 years.

Commissioner Goodson expressed his appreciation for Mr. Auker's comments. He further stated if this is the SFC policy then we should fund the policy and quantify the time and expenditure involved within the policy.

Director Daraie stated the SFC already builds efficient and relatively green buildings and policy will just formalize the process and inform the public. He further indicated there had been some conversation with the Board of Education on the subject and they've shown some interest and may not choose to pay for it, but the funds come from the same place.

Mr. Kirk Schmidt commented on a discussion with contractors and architects for the schools in Lander. Mr. Schmidt asked if there would be extra costs for energy efficient schools and they said not without the LEED certification and their first reaction was to design and be energy efficient.

Commissioner Algier stated the design does not have to be LEEDS certified to be energy efficient.

*Commissioner Marsh made a motion to approve the policy on Energy Efficiency Standards in Buildings as presented during the meeting. Mr. Fred Hansen seconded the motion. Motion passed unanimously.*

## **IBS Session 1 & 2 Straw Design**

Director Daraie advised the Commission that the policies the Commission had voted upon had rendered the SFC Rules & Regulations manual out of date and the manual was being rewritten.

Commissioner Goodson questioned if policies had been passed that go against our rules.

Mr. Michael O'Donnell advised the Commission that he was not aware of any current practices that go against any rule or policy, and that time would be spent to review the rules and policies.

*Commission Carrier made a motion to endorse the results of IBS Session 1 & 2 that were arrived at using the consensus building process. Commissioner Algier seconded the motion. Motion passed unanimously.*

### **IBS Session 3 – Straw Design – 2<sup>nd</sup> Reading**

Commissioner Goodson commented on the need for structure and that flexibility is good up to a certain point. Commissioner Goodson continued that he was supportive of getting input from all stakeholders when using public funds.

Director Daraie indicated the stakeholder included the SFC and Wyoming Department of Education (WDE). Director Daraie indicated the stakeholders were not designing the buildings but the programs inside.

Commissioner Algier stated she agreed with both comments and advised that a designer can receive all the input from stakeholders and whether the designed incorporates the input is another question.

Commissioner Marsh stated that success of other stakeholders input will produce a better final outcome.

Director Daraie indicated the results were the same but how you get there is less painful if was a process. Director Daraie stated the SFC would watch the process carefully and appreciated Commissioners Goodson's point.

*At 10:34 a.m., a 10-minute recess was taken. The regular meeting reconvened at 10:48 a.m.*

### **Delegation of Authority – Land/Building Disposition Request**

*Commissioner Goodson made a motion to grant authority to the SFC Director to approve the land/building disposition forms as requested by the various school districts and subject to keeping the Commission informed of these decisions. Mr. Fred Hansen seconded the motion. Motion passed unanimously.*

### **Commissioner Calendar**

Ms. Donna Murray advised the Commission of the JEC meeting scheduled for September 24 and the Select Committee Meeting scheduled for September 25.

Ms. Donna Murray indicated the next Commission meeting would be September 17 and 18 in Gillette.

Director Daraie informed the Commission how the project managers and staff were reviewing the validity of the prioritization process and quality of the data pulled based upon the IBS Session 2 criteria.

Director Daraie stated if there was a project on the list and it would not be ready for construction by a certain date that he would not advocate funding the project and putting it on hold until next budget request.

Commissioner Algier asked that the weekly report/progress list contain the stage of a project. Commissioner Algier indicated that if a project was not ready the SFC would not fund it and this could be determined quickly by a project stage.

### **Public Comment**

Mr. Dennis Bay expressed his appreciation and interest with Commissioner Goodson's comments. Mr. Bay expressed his concerns with delays that would be caused when accessing the infrastructure funds.

Chairman Gilpatrick advised the District's and Project Mangers to contact the cities early on in the project to avoid delays.

Mr. Dennis Auken commented how site plans go to various agencies (24) for comment mandated by the cities and that the Districts have no control over this process and the time involved.

### **Commissioner/Director Comments**

Commissioner Algier expressed her appreciation for the IBS consensus building process.

Commissioner Marsh stated he would be attending the IBS Session 2 review process on August 27<sup>th</sup> and 28<sup>th</sup> and believed the process was positive and beneficial.

Mr. Fred Hansen stated Dr. McBride expressed his regrets and hated to miss the meeting.

Commissioner Carrier thanked Mr. Marsh for his hospitality.

Commissioner Goodson commented on the off-site legislation and how the SFC and Districts were in denial with what was being done with schools. Commissioner Goodson stated communities have made master plans including a school and where a school is constructed encourages growth. Commissioner Goodson advised that the SFC should be more proactive and not in denial.

Commissioner Ferris stated in the last four years the SFC and Districts have made great strides and sitting down and talking instead of arguing is a good thing.

Director Daraie introduced Ms. Carole Mark, an architect with over 20 years experience that had moved from Maryland to Newcastle, Wyoming. Director Daraie indicated that Ms. Mark works for herself and hoped to be of service to state and local districts.

Director Daraie expressed his appreciation to Platte 2 Superintendent David Baker for arranging the meeting facilities. Director Daraie thanked Mr. Marsh for his hospitality

Director Daraie informed the Commission that Maurie Petterson started with the SFC on August 13 and replaced John Efta.

Chairman Gilpatrick expressed his appreciation to Commissioner Marsh for his hospitality.

**Executive Session**

*Commissioner Marsh made a motion to adjourn the regular meeting and convene into Executive Session. Commissioner Carrier seconded the motion. Motion passed unanimously.*

At 12:15 p.m. the Commission concluded the Executive Session.