

The Board of Directors of the Cedar Falls Community School District in the County of Black Hawk, State of Iowa, met in regular session pursuant to the laws and rules of said Board at the City of Cedar Falls City Hall, 220 Clay Street, Cedar Falls, Iowa, at 7:00 p.m. The meeting was called to order by the President and the roll being called there were present Joyce Coil in the chair, and the following named Directors: Jeff Hassman, Susie Hines, Jenny Leeper, Susan Lantz, and Doug Shaw. Others in attendance were: Dr. Andrew Pattee, Superintendent, Douglas Nefzger, Director of Business Affairs, Daniel Conrad, Director of Secondary Education, Pam Zeigler, Director of Elementary Education, and Dr. Adrian Talbot, Director of Human Resources. Also present: Kendra Wohlert and Michelle Droe.

President Coil called the meeting to order and reported that we are here to focus on students and student achievement.

Item No. 1 – Public Hearing: Summer 2017 Roofing Project

President Coil reported that she had in her possession an affidavit of publication showing the notice of time and place of the public hearing for the proposed 2017 Summer Roofing Project. This notice was published in the Waterloo/Cedar Falls Courier on January 11, 2017. The Board will now hold a public hearing on this project. President Coil asked for public comments. No written or verbal comments were received. President Coil then declared the public hearing closed.

Item No. 2 – Public Hearing: Cedar Heights Entrance Project

President Coil reported that she had in her possession an affidavit of publication showing the notice of time and place of the public hearing for the proposed Cedar Heights Elementary Entrance Project. This notice was published in the Waterloo/Cedar Falls Courier on January 11, 2017. The Board will now hold a public hearing on this project. President Coil asked for public comments. No written or verbal comments were received. President Coil then declared the public hearing closed.

Item No. 3 – Approval of the Following Consent Agenda Items:

Director Lantz moved and Director Shaw seconded the motion to approve the following items:

1. The January 23, 2017 Board of Education agenda as presented
2. Approval of the January 9, 2017 Board of Education meeting minutes as presented
3. Approval of January 11, 2017 Board/Administrative Council Meeting Minutes
4. Approval of the bills as presented for payment as reviewed by the designated, President Coil
5. Bond Counsel Engagement Agreement
6. River Hills Amended Agreements
 - a. AGWSR
 - b. Charles City
 - c. Eldora-New Providence
 - d. Waverly-Shell Rock
 - e. West Delaware County

Directors voting in favor of the motion: Coil, Hassman, Hines, Lantz, Leeper, and Shaw. Those voting “no” none. Motion carried.

Item No. 4 – Public Comment

There were no requests for public comment.

Item No. 5 – Communications

High School Student Senate representative Julie Jorgensen reported on the following:

- Prom Dress sale is scheduled at the High School January 28, 2017
- Second semester has begun and off to a good start
- Success of the Cedar Falls Schools Robotics team

Item No. 6 – Secretary’s Monthly Financial Report

Mr. Nefzger reviewed with the Board the December 2016 fund balances for general, schoolhouse, student activity, and food service. President Coil stated the report would be filed subject to audit.

Item No. 7 – Report on District Financial Health

Mr. Nefzger presented the end of the 2015-2016 school year District financial health report, including information on:

- Revenue and expenditures
- Fund balances
- Current and projected unspent authority
- Enrollment
- Assessed valuation
- Other financial indicators

Mr. Nefzger noted that the District's unspent budget authority decreased by \$21,820 from the 2014-2015 school year.

Item No. 8 – Approval of Resolution Directing the Advertisement for Sale, Approving Electronic Bidding Procedures and Approving Official Statement of General Obligation School Bond, Series 2017

Mr. Nefzger reviewed the advertisement for sale, electronic bidding procedures and official statement of General Obligation School Bond, Series 2017. The Bond sale for \$32,000,000 of General Obligation Bonds is associated with the construction of Aldrich Elementary and additions and remodeling to both North Cedar and Orchard Hill Elementary buildings and will take place on February 7, 2017.

Director Hines introduced the following Resolution and Director Lantz moved its adoption. Director Lantz seconded the motion to adopt. The roll was called and the vote was:

AYES: Joyce Coil, Jeff Hassman, Susie Hines, Susan Lantz, Jenny Leeper, and Doug Shaw

NAYS: None

The President declared the Resolution adopted as follows:

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$32,000,000 GENERAL OBLIGATION SCHOOL BONDS, SERIES 2017, APPROVING ELECTRONIC BIDDING PROCEDURES AND APPROVING OFFICIAL STATEMENT

WHEREAS, at a special election of the qualified electors of the Cedar Falls Community School District in the County of Black Hawk, State of Iowa, held on April 5, 2016, the voters authorized the issuance of \$32,000,000 of General Obligation School Bonds for the District for the purpose of providing funds to construct, build, furnish and equip a new elementary building and to improve the site; to construct, build, furnish and equip additions to North Cedar and Orchard Hill elementary buildings, and to remodel, repair, improve, furnish and equip those buildings and improve those sites; and

WHEREAS, this Board finds it advisable and necessary that bonds authorized at the election be offered for sale for the purpose authorized at the election; and

WHEREAS, the Board deems it in the best interests of the School District and the residents thereof to receive bids to purchase such General Obligation School Bonds by means of both sealed and electronic internet communication; and

WHEREAS, the Board has received information from its Financial Advisor, recommending the procedure for electronic bidding so as to provide for the integrity of the competitive bidding process and to facilitate the delivery of bids by interested parties:

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF DIRECTORS OF THE CEDAR FALLS COMMUNITY SCHOOL DISTRICT IN THE COUNTY OF BLACK HAWK, STATE OF IOWA:

Section 1. That the SpeerAuction[®] Competitive Bidding System described in the Notice of Sale and the Electronic Bidding Procedures attached hereto are found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale of \$32,000,000 General Obligation School Bonds, Series 2017.

Section 2. That all electronic bidding shall be submitted in substantial conformity with Iowa Code Section 75.14 and Chapter 554D.

Section 3. That General Obligation School Bonds, Series 2017, in the aggregate amount of \$32,000,000, to be issued as referred to in the preamble of this Resolution, to be dated March 13, 2017, will be offered for sale pursuant to published advertisement.

Section 4. That the Secretary of the Board of this School District publish notice of the sale of bonds at least once, the last one of which is not less than four days nor more than twenty days before the date of the sale. Publication will be in the *Waterloo Cedar Falls Courier*, a legal newspaper published wholly in the English language, published within the County in which the bonds are to be offered for sale or an adjacent County. Notice is given pursuant to Iowa Code chapter 75 that bids will be received and acted upon by this Board at a meeting to be held at 5:00 P.M. on February 7, 2017;

Item No. 9 – Approval of Substantial Completion of Southdale Elementary Classroom Remodeling – Phase III

Mr. Nefzger reviewed the substantial completion of the Southdale Elementary classroom remodeling Phase III project. The original contract was awarded to Peters Construction, Waterloo, Iowa in the amount of \$429,429. The original budget estimate for the project was \$488,474. This included original contract, contingency, and design. The final cost was \$463,312. This is \$25,162 under originally estimated budget. After a brief discussion Director Leeper moved and Director Shaw seconded the motion that the Cedar Falls Board of Education accept as complete the Southdale Elementary classroom remodeling project Phase III. All claims for materials furnished, labor performed and service on this contract must be filed within the next 30 days. Directors voting in favor of the motion: Coil, Hassman, Hines, Lantz, Leeper, and Shaw. Those voting “no” none. Motion carried.

Item No. 10 – Discuss and Set Public Hearing on Purchase of Land

Dr. Pattee reviewed past conversations with the Board as they explore land acquisition options for a new high school. Past, current, and future enrollment projections from RSP & Associates were reviewed. The rough estimate to add on to the current high school and remodel is 60 million dollars. The High School sits on approximately 17 acres of land and is locked with no room to expand. It is projected that even if the original High School building were to be remodeled the building would be under capacity in 15 years. No additional educational additions could be added due to the constraints of the interior walls, parking accesses, and etc. Dr. Pattee went on to state that rough estimates to construct a new High School is between 80 and 85 million dollars. Studies have shown there would be a need of at least 50 acres of land to construct a new high school. A new high school would provide better educational spaces to match the changes occurring within education, would allow for additional expansion needs in the future, and more efficient use of dollars as you explore life cycle costs.

Dr. Pattee discussed comparisons. The District has looked at a number of different sites including:

- Land on the corner of Green Hill Road and Hudson Road: That land recently sold in 2016 for \$86,000 an acre.
- College Square Mall: The cost would be prohibitive to acquire renovate and create the appropriate green space at this site. The Mall sits on 31.5 acres, which is not large enough for the 50 acres recommended. It would also eliminate several strong growing and commercial sites in that area.
- Sartori Hospital: The land is not currently available. The structure would be cost prohibitive to remodel. The site is 17.6 acres and would be land locked very similar to the current high school location.
- Land on the edge of town: We need to be cognizant of the District’s boundaries. The District’s boundaries do not extend past Ridgeway Avenue.
- Other 50 acre sites: Land was roughly the same price, but running infrastructure to these sites west of the city limits made the costs quite a bit more expensive, walkability for students would be more difficult, as well as transportation more expensive.

The District and Dr. Pattee is proposing the District purchase 50 acres of ground from the University of Northern Iowa. The 50 acres is located west of the Uni-Dome on the north side of West 27th Street. The cost of the purchase would be \$24,800 per acre or \$1.24 million total. Of the \$1.24 million, \$500,000 would be earmarked to go to future moving of green spaces, intermural and physical education spaces currently located on the site. The District shares with the University of Northern Iowa one of those practice fields. After subtracting the \$500,000 off of the \$1.24 million the cost would be \$740,000 or \$14,800 per acre.

Dr. Pattee reviewed enrollment for growth areas in the City of Cedar Falls provided by RSP & Associates January 2017 report. Other future considerations with this site include: Green Hill Road extension would come up to the southern edge of the proposed new high school location, future residential development is anticipated west of the site, deeper collaborative relationship with the University of Northern Iowa and is efficiently environmentally with the co-use of parking lots and green spaces.

A series of questions and discussions took place between the District and Board members over the purchase of the high school site. At the conclusion, Director Shaw moved and Director Lantz seconded the motion the District Board of Education set a public hearing date on February 13, 2017 at 7:00 p.m. for the purchase of property from the University of Northern Iowa located on West 27th Street, Cedar Falls, Iowa 50613. Directors voting in favor of the motion: Coil, Hassman, Hines, Lantz, Leeper, and Shaw. Those voting “no” none. Motion carried.

Item No. 11 – Approval of AFSCME Agreement

Dr. Talbot reviewed the proposed two year extension to the current American Federation of State, County & Municipal Employees Iowa Council 61, Local 2749 (AFSCME). The current collective bargaining agreement with AFSCME expires on June 30, 2018. At the request of the AFSCME representatives to discuss the possibility for extending the current agreement, a tentative agreement has been reached to extend the current agreement to June 30, 2020.

The 2018-2019 school year would include an additional wage increase of \$0.30 per hour, employee contribution to single insurance premium would increase from \$1.00 per month to \$10.00 month, and all language items will remain per the current agreement.

The 2019-2020 school year would include an additional wage increase of \$0.25 per hour, the employee contribution to single insurance premium will remain at \$10.00 month and all language items remain per the current agreement

The average total package settlement for the period of the extension is 2.88% per year for both years.

The written agreement will contain language which will allow the parties to reopen negotiations over any article or provision which is affected by changes in the Code of Iowa Chapter 20 or other legislation which impacts the agreement. After a short discussion, Director Lantz moved and Director Leeper seconded the motion to approve the two year extension to the AFSCME agreement. Directors voting in favor of the motion: Coil, Hassman, Hines, Lantz, Leeper, and Shaw. Those voting “no” none. Motion carried.

Item No. 12 – Chapters 1 and 2 Book Study – “Fierce Conversations”

The Board entered into a book study on chapters one and two of the book “Fierce Conversations” by Susan Scott.

Item No. 13 – Superintendent’s Report

Dr. Pattee reported on the following:

- January 30, 2017 meeting at City Hall for the Aldrich Elementary School Bid acceptance
- Approval of Bond sale bids on February 7, 2017 at 5:00 p.m. at the Robinson Dresser Administration Building
- 2017-2018 school calendar update

Item No. 14 – Questions, Comments, and Concerns

The Board discussed the following:

- IASB Lobby Days is January 24, 2017
- Legislative forum at AEA 267 on January 27, 2017 at 4:30 p.m.
- Legislative actions in regards to Smarter Balance testing and State-wide one cent sales tax
- Secondary student parent event scheduled for January 30, 2017

Item No. 15 – Adjournment

Director Hassman moved and Director Hines seconded the motion to adjourn. Directors voting in favor of the motion: Coil, Hassman, Hines, Lantz, Leeper and Shaw. Those voting “no” none. Motion carried. The meeting was adjourned at 9:10 p.m.

Secretary

President