

The Board of Directors of the Cedar Falls Community School District in the County of Black Hawk, State of Iowa, met in special work session pursuant to the laws and rules of said Board at the James L. Robinson Administrative Center, 1002 West First Street, Cedar Falls, Iowa, at 6:00 p.m. The meeting was called to order by the President and the roll being called there were present Deon Senchina in the chair, and the following named Directors: Jim Brown, Susan Lantz, Jenny Leeper, David Williams and Joyce Coil. Others in attendance were: Michael Wells, 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 in attendance was student representative Andrew Stensland. Others in attendance: Sarah Eastman, Alison Gowans and Brad Leeper.

President Senchina called the meeting to order and reported that the business and action to be taken at tonight's meeting will be focused on student achievement.

Mr. Wells reviewed the operational costs for the high school over the past five years, the potential tax rate comparison with the 25 largest school districts in the state of Iowa and shared the school district tax rate with a \$53 million high school renovation or a \$73 million new high school facility.

Mr. Wells introduced Mr. Paul Kruse from the Iowa Association of School Boards (IASB). IASB has partnered with Estes Construction to form Iowa Construction Advocate Team (ICAT) to help school districts make decisions concerning construction projects. Mr. Kruse introduced Kent Pilcher and Richard Parades with Estes Construction. Mr. Pilcher and Mr. Parades discussed the following considerations that all school boards should make in determining the process:

1. Define what to do
2. Develop a long-term comprehensive plan that the community will believe and support
3. Develop a process that will provide a plan with priorities
4. Develop and implement a process for a successful referendum
5. Involve appropriate professionals in design, financial and in costs
6. Select an align those professionals

Mr. Pilcher and Mr. Parades displayed and discussed potential examples of an integrated referendum process.

During a question and answer period it was stated that ICAT representatives estimate the fee for their services at \$10,000. Board members discussed with the representatives from ICAT the need for design concept vs. full detail layout in preparation for communication to the public. The recommendation from the ICAT team was to have programming and basic layout developed before a referendum.

The Board thanked representatives from IASB and ICAT for their time.

Mr. Wells reviewed anticipated growth areas within the City. The majority of the growth forecasted in the City would be in the Wild Horse sub division (corner of Union Rd. and West 12th Street) and South of the Green Hill Road – Hudson Road corridor. It is estimated that 80 new homes will be constructed within the City in calendar year 2013.

The group then reviewed and discussed tentative enrollment projections as developed by RSP & Associates and potential overcrowding issues in the elementary and junior high schools.

Mr. Wells then briefly reviewed the information provided to the District's facility committee and the following results of the likelihood matrix:

- On a scale of 0 to 4.0 the impact of the new high school would have a 3.65 score on educational process and a 2.91 score on likelihood to pass.
- On the renovation of the existing high school the score was 2.11 on educational process and 2.81 likelihood to pass.
- On a new high school with a grade reconfiguration had a 1.15 impact on educational process and a 1.11 on the likelihood to pass.

Mr. Wells and the Board reviewed potential high school facility time lines, discussed the pros and cons of polling the community in advance of setting a referendum date vs. selecting a date for the referendum once the decision to renovate or build a new high school is made.

Mr. Wells then reviewed potential committees that should be created to support the passage of a referendum. Mr. Wells also stated that the Code of Iowa prohibits the District from providing any funding for these committees and their efforts to work on a passage of a referendum.

Mr. Wells reviewed the time lines of work accomplished from July 2012 to present and discussed how best to precede if the District should enter into a contract with ICAT Services.

Item No. 2 - Adjournment

Director Coil moved and Director Williams seconded the motion to adjourn. Directors voting in favor of the motion: Brown, Coil, Senchina, Williams, Lantz and Leeper. Those voting "no" none. Motion carried. The meeting adjourned at 8:24p.m.

Secretary

President