

LAKE COUNTRY SCHOOL DISTRICT

BUILDING & GROUNDS COMMITTEE MEETING MINUTES
Monday, November 18, 2019 - 8:15 a.m. - Conference Room

Meeting Start Time: 8:15 a.m.

Discussion : Methods to finance a capital project campaign

Mark Lichte opened with conversation about building needs. He mentioned that he has begun communicating to parents that there are future capital needs (Parent Communication #6).

1. Future Capital Need
 - a. Current: replace and update the boiler system (controls), replace and update the chiller system (controls), replace the VAV boxes, update technology infrastructure throughout the building (updating wifi, wiring, access points, server, etc.)
 - b. Future: roof, parking lot, drainage, carpet, security check-in system
2. Unesco - Evaluates facilities to determine if they are enhancing or limiting educational opportunities.
 - a. Unesco will evaluate the facility and submit a Master Plan to the District which would show which items need attention.
 - b. Master Plan is used by Districts to determine what items to contract Unesco to general for repair.
 - c. Unesco bills based on design work, engineering and commissioning (10-19%).
 - d. Know that it's important to fix the infrastructure so a new building isn't needed.
3. Recommendations
 - a. Referendum vs Borrowing
 - b. Interest rate for both is similar

- c. If it's under \$1,000,000, borrowing is recommended. If it's over \$1,000,000 referendum is necessary and all current and future needs should be calculated.
 - d. If you borrow first, it will be difficult to pass a referendum in the near future.
 - e. If you go to referendum and it does not pass, you can borrow for immediate needs up to \$1,000,000.
 - f. Best time to ask for bids is November - December and have work done the following year when contractors schedule allows. For best price, don't rush bids or schedule.
 - g. Survey community/touchpoints - educate!
 - h. Remember Board was elected to make decisions. Borrowing money for necessary repairs is one of them.
 - i. Use a financial consultant like Mike Clark at Baird
4. Borrowing
- a. Least impact on taxpayers
 - b. Will tie up tax levy for future
 - c. Fund 38 - borrow money on tax levy
 - d. Residents have low mill rate so school can borrow without much tax increase.
5. Referendum
- a. Take time
 - b. Plan for it to be in 2021

Meeting Adjourned at 9:10 a.m.