

## MILTON FACILITIES ADVISORY COMMUNITY TEAM – FACT

### **FACT MEETING MINUTES**

**WEDNESDAY, APRIL 13, 2016**

**MILTON MIDDLE SCHOOL – MATH CLASSROOMS**

**6:00 - 8:00 PM**

#### ATTENDANCE

Members Present: Mike Astin, Barry Brandt (Co-Chair), Michael Dorn, Gary Groelle, Lesley Hammer (Co-Chair), Dan Honold, Leo Johnson, Tina Keller, Wilson Leong, Joe Martin, Bill O’Leary, Steve Quade, Jill Schuerman-Fons, Bonnie Stalker, Danielle Stivarius, Lucille Vickerman, Patrick Weberpal, Daniel Weitzel, Brendon Wilkinson

Members Absent: Jeff Adee, Eric Richards, Scott Storlid

School board Members Present: President Jon Cruzan, Shelly Crull-Hanke (Liaison to FACT), Bob Cullen, Tom Westrick, Betsy Lubke

#### BUILDING TOURS – 5:00 – 6:00 PM

Prior to the FACT Meeting, building tours were conducted at Milton East Elementary School and Milton Middle School to show each building’s facility needs. FACT members were present for the tours as well as other community members and school board members. A sincere “thank you” is extended to the following citizens: **Lance Fena and spouse, Brian Kvapil, Jim Naughton, Bob Cullen, Jon Cruzan, and Shelly Crull-Hanke.**

#### WELCOME AND ANNOUNCEMENTS – BARRY BRANDT AND LESLEY HAMMER

Barry Brandt welcomed FACT members and summarized the two main items for the agenda of April 13<sup>th</sup>. He stated how committee members would be asked to participate in an interactive discussion reviewing key facts and the most pertinent information gathered thus far from previous meetings. He emphasized that significant “nuggets” of information be listed and discussed. Secondly, Barry reported that PRA representative, Nick Kent, would present an assessment of needs per school building in the School District of Milton (SDM).

Lesley Hammer announced that building tours of Northside Intermediate School are currently being held on Tuesdays, during the month of April, at 11:00 am and at 6:00 pm. Upcoming dates for tours at Northside are scheduled for April 19<sup>th</sup> and April 26<sup>th</sup>. She also confirmed that FACT Meeting Minutes, in hard copy, from the first two meetings are in the packet of information for tonight’s meeting.

Brendon Wilkinson made a motion, seconded by Leo Johnson, to approve the FACT minutes from March 30<sup>th</sup>. Those minutes were unanimously approved.

### **KEY FACTS AND CATEGORIZATION PRESENTED TO DATE – BARRY BRANDT AND LESLEY HAMMER**

Barry Brandt facilitated the discussion of “key facts” that FACT members considered to be of significance to date, and Lesley Hammer identified this information on the overhead screen for all to view. Questions, answers, and discussion focused on the following categories: mill rate/equalized aid, financial considerations, space and safety needs, and projected enrollment for SDM. All four categories are obviously entwined, and each is discussed below. (Key facts brought forth by committee members are underlined in this narrative and included in **Appendix A “Key Facts From Data Presented at Prior Meetings”** at the end of these minutes).

- A. Mill Rate/Equalized Aid** – To begin, two important factors were defined – SDM has the lowest mill rate locally, and facility costs, to date, have been relatively low. Brendon Wilkinson asked about Milton’s total membership costs in comparison to the Badger Conference and other local school districts. Tim Schigur directed committee members to two handouts in the FACT Packet, the multi-district Cost Comparison using audited 2014-15 annual data (updated from the last meeting), and a chart of 2015-16 Badger Conference mill comparison, illustrating the debt-service portion of levy, which also showed relationship to other local districts.

Bonnie Stalker asked for clarification from Mary Ellen VanValin’s presentation at the last meeting: Is it true that district debt influences the contribution of aid from the state; in other words, if SDM’s debt is low, does that mean less state aid? Ms. VanValin technically reiterated how, depending on SDM’s level of spending, revenue sources of equalized aid are factored. State aid to school districts uses state tax revenue, and Milton’s lower debt does help fund other districts. (Milton’s school debt is due to be paid off in about two years). So, yes, a lower school district debt means lower state aid to that district; if a district owes less, it gets less in state aid. This information led to the next category.

- B. Financial Considerations** - According to the debt service portion of levy (Fund 10, also Funds 38 and 39 on mill comparison chart), SDM’s mill rate is listed as \$8.1958 for 2015-16, and according to the presentation by Tim Seeley (Ehlers) at the March 30<sup>th</sup> meeting, this, of course, would increase depending on the debt amount incurred. Michael Dorn figured that the mill rate could increase to \$9.21, and this is average. Dan Weitzel concluded that it is important to DO construction NOW due to the time value of money. We are currently in a good time period for bonding rates. Bonding rates are at a 50-year low; bonding rates are better now than in 2008 when school construction was first considered.

**C. Space and Safety Needs** - Gary Groelle observed that the tours were an eye-opener to illustrate that classroom and storage space is limited; space and safety needs were identified at each school tour thus far. He commented that he knew the sports facilities were limited, but was unaware of the curricular needs. Gary also commended teachers and administrators for high student performance in Milton in spite of low per pupil spending and also in spite of low spending on facilities. Dan Honold agreed and hypothesized that about 60% of the student population is engaged in extra-curricular activities which integrates with academic curriculum. Middle school academic needs could be met with more space because time is currently lost in the classroom due to multiple lunches and teacher sharing. Steve Quade determined that space needs are evident at EACH school; teachers and administrators adapt well and students do not know what they are missing.

Lesley Hammer incorporated the fact that space needs translate to safety issues in the buildings and Bonnie Stalker correlated the need for ADA compliance in order to assist special education students who are wheelchair bound. Jill Schuerman-Fons stated that space issues also correspond to flexible and modern learning space requirements which address the various learning styles of today's students. Lucille Vickerman stressed how the tours have identified a change in educational processes which, in turn, drives the need for more space. She perceives that community members may not understand this concept. Finally, Ms. Schuerman-Fons elaborated on the grade level realignment discussions and cited the district push for a comprehensive 9-12 high school and especially for a 6-8 middle school concept. Joe Martin explained that 8 years ago a 10-12 senior high school was addressed, but a comprehensive 9-12 building was agreed upon.

**D. Projected Enrollment** – Bonnie Stalker indicated that enrollment had not dropped during bad economic times; the community is strong and would probably continue to grow. Mike Astin earlier stated how the committee needs to plan flexibly, needs to use forward-thinking for construction needs and design for at least 10 years in the future.

Joe Martin asked why students move into the School district of Milton. Tim Schigur responded that open enrollment consists of students who want to come to a smaller district for better educational purposes; parents want to move away from more urban areas. Mr. Schigur also noted that Milton currently has -90 students (due to enrollment in other districts) because parents want their children closer to their jobs or choose to home school or send their student to a parochial or private school. At any rate, about \$6600 is gained per student attending MSD.

The total discussion on “Key Facts” ended with Lucille Vickerman stating that the FACT Committee is required to decide and recommend the “What” and the “Where.” For example, if

a new high school is the “What,” then FACT must recommend “Where” – in town or on the outskirts of town. The idea is to project where growth in the Milton community will occur.

### **ASSESSMENT OF NEEDS FOR EACH MILTON SCHOOL DISTRICT BUILDING – NICK KENT, PRA**

Nick Kent, representing Plunket Raysich Architects, LLP, summarized the accessibility, safety and security, and building infrastructure needs of each and every School District of Milton building. He conducted this presentation with a PowerPoint of the “Existing Floor Plans” and a handout list of all recommended needs. (Hard copies were given to FACT members and are on the district website under Meeting Packet #3). Mr. Kent emphasized that all descriptions in the PowerPoint and handout are not new information, but were previously communicated in a \$25 million package. (This was also one example on Slide 30 of Jeff Seeley’s {Ehlers} “Tax Impact on Bonds” presentation from March 30<sup>th</sup>). He reviewed that nothing on the list for each building was/is a luxury; that all items specified are maintenance and repairs needed to keep the buildings “up and running.” He also noted that no educational modifications are listed with the exception of the lower level classrooms of Milton East Elementary. Mr. Kent concluded that educational modifications, as well, would need to be taken into consideration by FACT.

The needs-assessment discussion began by identifying the total accessibility, safety and security, and building infrastructure needs of Consolidated Elementary. It soon became evident that SDM’s building facility needs are somewhat repetitive at all other buildings with minor variations. After Consolidated, building needs for Harmony Elementary, Milton East Elementary, Milton West Elementary, Northside Intermediate, Milton Middle and Milton High Schools were addressed.

Numerous questions from FACT members were asked regarding which needs were absolutely required to meet building code. At this point, Mr. Kent informed FACT of three levels of building modifications for ADA compliance. Level 1 modifications would be physical upgrades in order to maintain building code. Level 2 modifications would be considered a reconfiguration of space and would be required to be addressed within 20%-50% of the determined budget. Level 3 modifications would be a complete renovation where every accessibility would be addressed and would cost over 50% of the determined budget.

It was justified that every building with the exception of Harmony Elementary would require a Level 2 modification for safety and security purposes. Currently, visitors are brought into 6 of the buildings through a main hallway or lobby. Sometimes visitors bypass the main office and go to the designated area of the building they desire. This is not a “safe and secure” measure for students. Buildings need to be reconfigured to bring the main office to be a “point of entry” so all visitors are signed in and accounted for before moving to other sections of a building.

A variety of “end-of-life” items was discussed by Mr. Kent and committee members. Examples include the need for replacement of boilers, electrical systems, water heaters and circulating pumps. Renovation of many restrooms must take place along with the addition of some air conditioning. Along with some of the previous items, the middle and high school need updates

in science and technology labs (for safe disposal of chemicals). The high school needs to meet ADA requirements for bleacher seating in the gym, replacement of some sections of the roof, and replacement of tennis courts. All “end-of-life” items are “big ticket” items.

The high school swimming pool was discussed as a separate item. A totally new system is required. Mike Astin asked whether or not the pool could be shut down due to safety issues or not meeting code. Tim Schigur noted that issues would arise first with WIAA; however, they are not yet there.

#### **NEXT STEPS AND AGENDA REVIEW FOR APRIL 27 – BARRY BRANDT AND LESLEY HAMMER**

FACT members still feel it is important to tour Milton East Elementary when students are present. Lesley Hammer explained that more tours could definitely be set up. Please watch for notification of such tours. Lesley also mentioned videos are available of the different buildings (notably East) when students are present, so this could be an alternative to actually visiting the building.

Brendon Wilkinson asked about perhaps prioritizing the PRA Needs List. Nick Kent reiterated that ALL items are needed; however, what are the “Biggest Ticket” items? Barry Brandt indicated to FACT members that this should be a homework assignment. Be thinking of these priority items. Be thinking, also, about solutions.

Lesley Hammer concluded the meeting by suggesting that FACT members enjoy the upcoming Saturday night Community Show as well as the play that is scheduled for the end of April. The meeting was adjourned at 8:00 pm.

#### **NEXT MEETING**

Wednesday, April 27, 2016

Milton High School LMC – Room 121

6:00 – 8:00 PM

Respectfully submitted,

Judith R. Schmitz, Ed.D.

FACT Recording Secretary

## **APPENDIX A – KEY FACTS FROM DATA PRESENTED AT PRIOR MEETINGS**

Lowest mill rate in area schools (conference and local schools)  
Facility costs are lower, bar chart would be appreciated  
Lower mill rate  
Lower debt means lower aid  
Reducing shared aid received from the state without debt service payment  
State aid uses state tax revenue, thus Milton low debt funds other districts  
Percent of total level was average = \$9.21  
Bonding rates are low, 50-year low  
Bond rates better now than in 2008  
Tours were eye-opener to facilities' high needs  
Student performance is high, with the amount of cost per student being lowest  
Per pupil spending is low due to low spending on facilities  
Co-curricular used by many students  
Middle School space needs could be met with more space  
Space needs identified at each school tour  
Safety issues in schools  
Modern teaching/learning styles driving factor for making plans  
Make designs forward-thinking for flexibility  
Tour identified educational processes and modern learning spaces  
Community might not be aware of the way students learn now  
ADA compliance issues  
Special education needs in district  
Curriculum changes with grade realignment – k-5, 6-12  
Construction costs are low  
Time value of money vs. doing something or doing nothing  
Time lost in the classroom due to multiple lunches or teacher sharing  
Enrollment hasn't dropped during bad economic times  
\$6600 per student attending Milton  
-90 students due to school choice (open enrollment)  
School location