

**MINUTES OF SPECIAL BOARD OF EDUCATION MEETING  
HERINGTON UNIFIED SCHOOL DISTRICT 487  
DISTRICT OFFICE**

**July 23, 2009**

**5:00 p.m.**

Bret Beye called to order the special meeting of the Board of Education of U.S.D. 487 at 5:00 p.m., July 23, 2009. Board members and other staff present were: Alan Stuart, Anna Gustafson, Stacey Berndt, Beki Denning, Superintendent John Thissen and Clerk of the Board Robyn Heitfield. David Powell was present via telephone. Phil Brockmeier joined at 5:05 p.m.

**1. ADOPTION OF AGENDA**

Stacey Berndt moved (Gustafson) to adopt the agenda. Motion carried 6-0.

**2. MASTER PLAN FOR FACILITIES**

Several concepts were presented at previous community forums regarding a District Master Plan and now brought before the board to adopt. Each concept was thoroughly discussed, pros and cons were voiced and a look at what would be the least amount of construction and renovation and the most affordable was taken into consideration. After an elimination process, Anna Gustafson moved (Berndt) to adopt Site Concept E of the District's Master Plan. Motion carried 7-0.

**3. PIPER JAFFRAY BOND INFORMATION**

Information was handed out by Dustin Avey regarding the estimated raise in mill levy based on a \$15,000,000 bond issue over a 30 year period. The range could be anywhere from 10-15 mills. Mr. Avey introduced a new bond option that due to very low levels this year could be very favorable in having a bond issue at this time. Build America Bonds is a new program in which the bonds are taxable and the district could receive a 35% credit to be applied to the debt each year. Another concern was the introduction of a bill that was introduced this year in the legislature to eliminate state aid for bond issues. This bill was dropped for the time, so districts would be grandfathered in and the formula for state aid would remain the same regardless if this bill were to pass in the future. State aid also remains at 48% this school year.

**4. 1<sup>ST</sup> PHASE OF MASTER PLAN FOR FACILITIES**

With the focus on the elementary building for the first phase, Hollis + Miller provided proposals for a new elementary at the MS/HS site as well as renovating the existing facility.

**Proposal A** – New Elementary at the MS/HS site consisting of 64,492 sq ft at a cost of \$16,500,000.

**Proposal A.1** – New Elementary at the MS/HS site consisting of 60,292 sq ft, including the expansion and sharing of the existing HS kitchen and relocation of the FACS classroom at a cost of \$16,500,000.

**Proposal B** – Renovation of the existing elementary building at a cost of \$14,700,000.

Concerns were voiced as to the cost of each proposal and the agreement to keep the cost below \$15,000,000. Hollis + Miller assured the board that modifications can be made now that the board has approved a Master Plan and given direction to the architects as to the scope of Phase I. Hollis + Miller will come back with a proposal for no more than \$15,000,000 on Proposal A.1 to include the removal of asbestos and demolition of the existing elementary building.

**5. CONSTRUCTION MANAGER**

More discussion as to the use of a Construction Manager vs. General Contractor was again a focus. Mr. Thissen had contacted several school districts that had passing bond issues and had either completed projects or were beginning the construction phase. A majority of these districts were using construction managers and were very pleased with the results. The board directed Mr. Thissen to do additional research on construction managers and come back with a recommendation at the August meeting.

**6. ADJOURNMENT**

At 8:10 p.m., David Powell made a motion (Stuart) to adjourn the meeting.  
Motion carried 7-0.

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Robyn Heitfield, Clerk of the Board of Education

Attest: \_\_\_\_\_  
Bret Beye, Vice-President

Date: \_\_\_\_\_