

**OFFICIAL MINUTES OF THE BOARD OF EDUCATION
SCHOOL DISTRICT NO. 2 - LARAMIE COUNTY, WYOMING
September 29, 2009**

The Laramie County School District No. 2 special board meeting was held in the Albin Gym, Albin, Wyoming on September 29, 2009.

CALL TO ORDER

Chair Esther Davison called the meeting to order at 7:00 p.m.

Esther Davison asked Ty Lerwick to come forward so she could present him a plaque from the Wyoming School Board Association. She thanked him for his previous years of service on the Board.

Chair Davison stated that the District is required by statute to have a public hearing regarding the demolishing of buildings. This is a meeting for the Board to listen, hear and offer suggestions.

ROLL CALL

Members Present – Jack Bomhoff, Esther Davison, Patty Epler,
Jeff Kirkbride, Lee May, Tom Morgan, Julianne Randall,
Wynema Thompson, Steve Trimble

Members Absent – None

Superintendent: Jack Cozort

Also Present – (See sign-in sheet.)

GENERAL BUSINESS

Jack Bomhoff requested “g” be added to the agenda as “other general discussion.”

Motion: Patty Epler moved to accept the agenda as amended.
Second: Tom Morgan seconded the motion.
Vote: Motion carried.

BUSINESS FOR THE SPECIAL MEETING

- a. Mr. Decker reported on work completed on the 60’s addition from 2004 to present –
2007 – Energy Audit- showed that we needed to put money in the buildings to make them more efficient.
2008 – School Board invited Ken Daraie to come to find out about projects so that money could be combined, and so they could receive input from Mr. Daraie.
December 18, 2008 – A letter was sent to SFC from Superintendent Simineo to outline projects and asked to have the two buildings connected for better protection, which they denied.
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| August 2004 – Library Remodel - | \$3,140 |
| November 2007 – Roof Repairs | \$9,200 |
| June 2009 – Upgrade Fire Alarm | \$48,511 |

August 2009 – Emergency Lighting	\$254
In Progress – Utility Reroute	\$425,000
 Total Albin 60’s Addition Expenditures	 \$486,105

b. Report from Mr. Decker on status of buildings – Mr. Decker shared a District Square Footage chart that will be put on the web site for viewing. The types of square footage include storage, administration, and educational space. The total square footage at Albin is 52,639. The number of students Albin generates, according to SFC, would allow for 8,518 square feet. Potential square footage reduction would be the 60’s addition and the old high school, if we live by the model. SFC told LCSD #2 that the 60’s addition must come off inventory. Mr. Cozort asked for additional time to make these types of decisions.

c. Tobin & Associates – Ken Tobin and Jacob Augestine from Tobin and Associates recapped what is going on presently (utilities have been rerouted, computer lab renovated). What would have to be done to bring the old high school up to code?

Options A:

- Egress updates
- Elevator to meet ADA requirements
- Fire alarm system
- Fire sprinkler system
- Utility Services
- New electrical (including new wiring, lighting and controls)
- Mechanical systems upgrade
- Communications and I.T. systems
- Asbestos abatement/capsulation
- Structural remediation
- New Roofing system
- Exterior building envelope upgrades (including brick, trim, doors and windows, etc.)
- Interior finishes

Option B:

Operation Cost Savings:

Utilities	\$8,452 per year	\$90,870 after 10 years
Routine Maintenance Labor	\$5,850	\$58,500
Roof/Music Room	\$1,333	\$18,668
Remaining roof of Option B	\$18,223	\$72,891
Window Replacement	\$12,500	\$125,000
Miscellaneous (flooring, doors plumbing, etc.)	\$1,873	\$18,734

Total cost would be approximately \$50,000 per year.

Option C:

Operation Cost Savings:

Utilities	\$15,597 per year	168,764 after 10 years
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Routine Maintenance Labor	\$8,190	\$81,900
Roof on the Gym	\$24,167	\$96,668
Remaining Roof of Option C	\$19,565	\$78,260
Gym, Floor Refinishing	\$1000	\$10,000
Miscellaneous	\$1.127	\$11.276

Total cost would be approximately \$70,000 per year.

Demolition Costs

Option C	\$333,565
Option B	\$179,596
Option A	\$431,000

New locations for various functions were suggested and discussed.

- d. Board review of presentations – Wynema Thompson asked how long SFC will support us. The buildings were supported and maintained up until July and now they are not. Jeff Kirkbride asked if we have any other square footage that we don't get funded for. The SFC will no longer fund West Elementary, PB Old High School and the 60's addition in Albin. As of July, we can no longer spend major maintenance money on the old high school. Patty Epler asked for an explanation on how SFC has changed. Mr. Decker explained that major maintenance began at 135%, then went to 125% for a couple of years and last year was supposed to go to 115%, but due to economy, we received less than 115%. The debate now is 115% too much and should it go down to 100%. The legislature will make that decision. Two years ago we received \$700,000 in major maintenance money and this year we received \$500,000. Esther Davison asked if there was any adjustment for a smaller school. SFC did redo the model. Mr. Cozort reminded everyone that a graph on SFC website might be helpful.

- e. Communications from Town of Albin, Mayor Kelly Krakow – The Mayor will have proposals for the Board by the next board meeting, hopefully, by the COW meeting.

- f. Floor open to comments:
 - Sue Stevens, Principal and Taxpayer – She strongly believes that we cannot move programs from the 60's addition to another building without extensive remodeling and high dollar costs. If we had known the direction of SFC, we would not have spent the money the way we did. We need to ask them to be accountable for approving projects and spending money.
 - Donald Blomberg – asked how we could have P.E. without a gym and stated that it would be impossible to have music in the cafeteria area.
 - Tenetta Anderson – asked Mr. Tobin for an estimated dollar amount for plan C to move programs to another building. Mr. Tobin replied that this had not been calculated yet. She also asked Mr. Decker if we are told how to spend major maintenance dollars. Mr. Decker replied that 10% can be used on sports (such as concession stand in Burns) and 90% on anything that is approved by SFC.
 - Deidre Hanson – The elementary school was not meant to be a standalone building. Why does Albin have to be the sacrificial lamb?

Cheri Peterson – asked about money for demolition. Troy commented that SFC will pay for demolition this year because it is still on the inventory list. After the building is taken off inventory, then money will never be available to tear down. It is a one-time shot.

Sharon Duffey – asked how often the gym floor is refinished and the answer was every two years. Mrs. Stevens said it had not been done every two years and Mr. Tobin said typically district floors are refinished every two years. She also asked how long we've had this model. SFC has been existence for 7 years. Mr. Cozort stated that some terms have changed from "adequate square feet" to "right square feet." What does that mean? Troy stated that the Board wanted to preserve the Albin Campus. SFC said in July of 2008 that they did not really want to demolish the building in Albin. The State of Wyoming wanted to support the district and SFC has now brought all data in which has caused them to reevaluate square footage.

Tom Morgan – stated that when the Albin Campus was discussed in earlier years it was the intent to get rid of the old high school, but it was always in the plan to keep the gym and 60's addition.

Dwayne Anderson – It has been a fight since the state tied funding to ADM. 8,500 square feet is roughly 4 small houses, how can we jam kids and teachers in this small space? A creative way to solve the problem would be to sell to the Town of Albin and then lease it back.

Kelly Krakow – Checks and balances need to be in place. It doesn't make sense to make upgrades one month and then the next decide to tear it down. A lot of problems need to be taken to the governor and legislators. Why can't demo money be used to make a viable building? How can having music, lunch, P.E. and a computer lab in the cafeteria be a safe, friendly, learning environment? Government and legislature need to step up to the plate.

Martha Ellis – feels the model is not adequate and that SFC is working against rural communities. Ag is important for the economy of this state. She encouraged everyone to go to Cheyenne and talk to legislators—we need to work together to maximize potential.

Rob Stevens – asked if it was legal to raise school mill levy.

Dixie Malm – asked if the district would still be making payments at the time of demolition. No, payments should end in a month. Is asbestos abatement included in demo cost? Answer is "yes." She expressed her concern that if kindergarten and 1st grade will be combined next year, there will be too many for one classroom. There might be need for an additional classroom. She asked the school board to have a backbone to fight to keep the extra footage.

Jim Moore – asked if everything is geared around SFC. Who set it up? When? Mr. Decker said legislature wanted this and so SFC was created and came up with the guidelines.

LeAnn Smith – stated that part of leadership is forward thinking. Cheyenne is growing and could have an impact on Albin enrollment size.

Robin Whitehead – is optimistic that student enrollment will increase. What will happen in two more years when we've added 30 more kids?

Brian Stevens – wanted to know who was invited to this meeting and why the SFC was not in attendance. Esther Davison responded that the SFC was invited along with Dr. McBride, Wayne Johnson (who was in attendance), Pete Anderson, the Governor and many others.

Irvin Petsch – asked why money couldn't be moved around. How can we bring in more students from the borderline areas of the Albin district?

Sue Stevens – Our students are 100% proficient in Math and 82% proficient in reading. We should brag about this!

Kelly Krakow – asked about Obama's stimulus plan—is the district eligible for a grant? Troy responded that LCSD #2 is the only district that has submitted for a grant. If we moved kids to the community center how can we keep them safe?

Heather Lerwick – Director of Albin Community Center – People come in and out of the community center all day long. How would we keep kids safe (icy walks, etc.)?

Linda Lerwick – asked who we could write letters to? We need good facts and figures.

Ty Lerwick – doesn't envy board for the upcoming decisions. He stated that when he was on the Board there was a lot of discussion and time spent discussing the buildings and they didn't lack in effort in discussing. The board does not make the rules, but they have to live within the guidelines/boundaries given to them.

Michelle Childers – Can we not make the argument that the 60's addition is part of the educational facility?

Wanda Moore – asked if West Elementary has been built with extra square footage. Troy said that it had been.

Irvin Petsch – Donna was on the board when West Elementary was built, and it was built with the idea that it could be added on to.

BOARD DISCUSSION

Esther Davison – We need time. As a taxpayer it is criminal to spend \$500,000 on a building only to tear it down. She commented that the title of the old PBHS has been given to the Joint Powers Board, talked about giving two buildings at Burns and now tearing down the old Albin High School. Encouragement was given to talk to legislators. They are all listed on the web.

Jeff Kirkbride – had a lot of frustration that there could not be any dialogue with SFC. Should we ask for a re-examination—but realistically we may not get it.

Patty Epler – In July of 2005 there was a plan to demolish the Albin High School by the SFC. The Board made the decision to put it on the back burner—no one wants to demolish schools. Now SFC says it has to be done.

Jack Bomhoff – The SFC was put in to place after the Supreme Court put into place equitable funding. There is not much for small districts in the funding model. SFC is just following the state statutes. Ken Dairie's hands are tied because he is following statues. We need to put pressure not on SFC but on our legislators. State legislators can change this. He is excited that the Town of Albin is ready to step up to help.

Wynema Thompson – encouraged everyone to talk to their legislators. She is interested to see what the town will come up with.

Julianne Randall – We are here to do our best for all kids in the District. We knew about the old PBHS, the two Burns schools, but the 60’ addition was a big surprise. It started us to think about what we could do? Small districts are truly the ones suffering. Start with our legislators. The town of Albin stepped up immediately—it shows how a community and District can work together.

Tom Morgan – Albin needs this gym. Hopefully the town can take it and we can rent it back.

Lee May – thanked the Board for letting him be a part of this. He encouraged everyone to contact their legislators and hold them accountable.

Steve Trimble – No comment

Jack Cozort – stated that it was nice to meet the people of Albin, but he was sorry it was under these circumstances. It is a problem he didn’t want to inherit. He has gone to SFC to request extension of time. June 30, 2010 is the deadline, but this will give us an opportunity to look at the rules, time to talk to people, time for the Board to sit back and listen. We don’t like to make quick decisions. We have three options: 1. Demolish 2. Give away 3. Take off square footage and district pays to maintain. How much money will it take to keep it alive? We have 7 months to make any changes.

Jeff Kirkbride – We cannot give up on recreation for these kids. The cost and expense of moving everything to a new building should not come out of the general fund. We need to push.

Chair Davison again encouraged everyone to contact their legislators.

ADJOURNMENT

Motion: Lee May moved to adjourn the meeting at 9:30 p.m.

Second: Patty Epler seconded the motion.

Vote: Motion carried and meeting adjourned.

Chairman

Clerk