

Homer Community School District
Board of Education Special Meeting
Sunday, May 22nd, 2022
7 P.M. - Library

Agenda

- 1. Call Meeting to Order and Notification of Open Meeting Law**
- 2. Roll Call**
- 3. Approval of Agenda and changes to the Agenda**

- 4. Discussion/Action**
 - a. Facility addition and renovation
 - b. District property, casualty, work comp, liability insurance

- 5. Adjournment**

NOTICES:

COPY OF OPEN MEETINGS ACT: The Board of Education makes available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public.

CHANGES TO ORDER OF AGENDA: The Board will generally follow the sequence of the published agenda, but may change the order of items when appropriate and may elect to take action on any of the items listed.

PROCEDURES FOR PUBLIC COMMENT:

Getting Started: When you have been recognized, please stand and state your name.

Time Limit: You may speak only one time and must limit your comments to 5 minutes or less. The total time allotted for Public Comment is 30 minutes.

Personnel or Student Topic: If you are planning to speak about a personnel or student matter involving an individual, please understand that our policies require that such concerns initially be directed to the administration for consideration. Board members will generally not respond to any questions you ask or comments you may make about individual staff members or students. You are cautioned that slanderous comments are not protected just because they are made at a Board meeting.

General Rules: Please remember that this is a public meeting for the conduct of the business of the Board of Education. Offensive language, personal attacks and hostile conduct will not be tolerated.

RECORDING OF MEETINGS: The recording of open sessions of Board of Education meetings by the public is permissible according to section 84-1412 (Meetings of public body; rights of public; public body; powers and duties) of Nebraska law. Any public body may make and enforce reasonable rules and regulations regarding the recording of meetings. In accordance with section 84-1410, the recording of closed sessions is not permissible.

Board Policy 204.12 and Administrative Regulation 204.12R describe how members of the public may participate in Board of Education meetings and use recording devices. The recording of any part of Board of Education meetings is permissible, except for closed sessions. No recording, other than note taking, shall be done without informing the president in advance. The president has the right to control the placement of the recording device so the device does not obstruct the view of board members or other members of the public attending the meeting and does not otherwise interfere with the meeting.

CLOSED SESSION: The Board may go into closed session for the protection of public interest or prevention of needless harm to an individual.

Annotated Agenda

FACILITY ADDITION AND RENOVATION

Thank you for agreeing to meet. It's a good idea for all of you to meet now that additional financing options are clear, and to make sure that there is a clear understanding of the options for project scope.

Attachments

- A. Notice to proceed with project from Matt Erion, BCDM Architect, to Nick Richter, HCI Construction. Also, the bid tabulation. Part A is the facility addition/renovation and Part B is the HVAC update.
- B. May 18th email from Matt Erion describing the status of the project and options for reducing the scope of the project.
- C. May 19th email from me. The email hits upon several points covered by Matt in the May 18th email, and included the email sent out to the Board after the May 9th regular meeting.
- D. May 19th email from Cody Wickham summarizing the options for additional financing for the project.
- E. Details for the additional financing options.

Options moving forward

- 1. Move forward with the project as approved. Approve additional financing of \$1 million. My recommendation:
 - Use the Building Fund for Part A (the facility addition and renovation).
 - Use ESSER III (\$355,000) and access an added \$1million from QCPUF for Part B (the HVAC upgrade). This will allow for Building Fund flexibility and the opportunity to refinance at a lower rate after five years. Also, the QCPUF bonds may be paid off after five years.
- 2. Move forward with the project as approved to potentially reduce scope. The maximum reduction under this scenario is 10% of the accepted and approved bid. Reference Matt's May 18th email.
- 3. Significantly reduce the scope of the project with the possibility the project will need to be rebid. Reference Matt's May 18th email. If this option is considered the most cost savings can be accomplished by eliminating all or a significant portion of the HVAC project, or doing classrooms on one end of the building.

Other thoughts and considerations

- The scope and cost of the project has increased significantly since the first discussions almost two years ago. The primary driver of the increased cost in recent months is inflation and the addition of a comprehensive upgrade to heating and air conditioning.
- The Board has been good stewards of the district's resources. **Enclosed is the property tax and state aid history.**
- All classification of employees received a significant increase in salary for 2022-23, and teachers and administrators did for 2023-24.

Fund balance information heading into the last quarter of the 2021-22 fiscal year

General

May 2022 meeting balance	\$2,562,026.53
Revenue incoming for June	
Local and county May taxes	\$734,629.44
State Aid May and June	\$396,362.00
Estimated balance before expenses	\$3,693,017.98
Payroll	\$430,000.00
Accounts Payable	\$80,000.00
June 2022 meeting estimated balance	\$3,183,017.98

Depreciation

May 2022 meeting balance	\$442,114.18
Est. expenses between May and June meetings	\$75,000.00
June 2022 meeting estimated balance	\$367,114.18
*New vehicle expense yet to be incurred	\$55,000.00

*I recommend moving at least \$300,000 from General at the end of the fiscal year. Soft costs associated with the project paid for from Building can be coded back to Depreciation later in the project. Architectural fees may be coded to Depreciation. Thus far they have been paid for from Building. BCDM has been paid \$281,727.73. There is one more major bill for \$97,535.73. That makes the total \$379,386.97. Based on the project cost of \$4,295,729, their fee is 8.83%. This is in the range they quoted us when we accepted their bid for services. **Most recent bill enclosed.**

Building Fund

May 2022 meeting balance	\$3,567,053.77
Outstanding invoice from BCDM	\$97,535.73
Revenue from May to June meeting	\$80,024.39
June 2022 meeting estimated balance	\$3,549,542.43

DISTRICT INSURANCE

Enclosed is the email from Roger Heck regarding increased premium for replacement cost for the PK – 12 facility. **A motion is needed** if the Board chooses to increase replacement cost coverage.

Adjournment