

# Facility Planning Task Force Kickoff Meeting Minutes

April 2, 2019

6pm - 8pm

Central Admin Office, Board Room

## Objectives for the Meeting

1. I understand the funding options available to the District and how they could be used to finance facility needs.
2. I can identify the benefits/concerns to expanding the middle schools to a Grades 5-8 facility option.
3. I understand the four scenarios presented and possible facility options to address each scenario.

## Agenda

- 6:00 - 6:05 - Agenda Overview and Team Development
- 6:05 - 6:10 - Review questions and answer topics
- 6:10 - 6:15 - Review Facility Tour (Tonawanda - Dixon - Hillside)
- 6:15 - 7:15 - K-12 Budget Basics
- 7:15 - 7:30 - Expand Middle Schools Facility Option
- 7:30 - 7:50 - Three Scenarios
- 7:50 - 8:00 - Questions, review objectives, and wrap-up

## Support Resources

- Presentation

## By July, the Task Force will have addressed:

- What is our short- and long-term recommendation for Tonawanda?
- What does the District do with Hillside repairs needed in the short-term and what role does Hillside play in a long-term facility strategy?
- What do we do with Imperial Park?
- What happens when Swanson's land becomes so valuable we should consider selling?
- Does the District need another middle of town option to address enrollment growth (e.g. FVS)?
- What is our short-term strategy to address an enrollment surge? Modularity? Additions?
- How do we plan/prepare for the addition of 4k?

## Path to a Recommendation

Date	Key Agenda Items	Support Materials Needed
February 12, 2019 Meeting #1	Agenda: 1. Group introductions and norms 2. Facility Inventory 3. Enrollment Projections	<ul style="list-style-type: none"><li>● Enrollment Trends (Nov Report to Board)</li><li>● Facility Profile to include History</li><li>● District Map with Properties</li></ul>
February 26, 2019	Task Force Chair Board Update	

March 5, 2019 Meeting Two	Agenda: 1. Facility Options 2. Tonawanda Case Study	<ul style="list-style-type: none"> <li>● Enrollment History by Tract</li> <li>● Presentation</li> </ul>
March 19, 2019	Task Force Chair Board Update	
April 2, 2019 Meeting Three	Agenda: 1. Budget Overview, Impact, Strategies 2. Scenario Analysis: a. 4K Impact b. Re-Open Hillside c. New at Mary Knoll d. Tonawanda	<ul style="list-style-type: none"> <li>● 4-Year Old Projections</li> <li>● 10-Year Capital Improvement Plan</li> <li>● Recent (2005-2018) History of Financing Facility Needs</li> </ul>
April 30, 2019	Task Force Chair Board Update	
May 7, 2019 Meeting Four	Agenda: 1. Evaluate Facility Scenarios 2. Impact on District Finances	<ul style="list-style-type: none"> <li>● Facility Scenario Report</li> <li>● Finance Options Report</li> </ul>
May 21, 2019	Task Force Chair Board Update	
June 4, 2019 Meeting Five	1. Finalize Task Force Recommendations	<ul style="list-style-type: none"> <li>● Draft Task Force Report</li> </ul>
June 11, 2019	Task Force Chair Board Update	
July 9, 2019	Facility Planning Task Force presents Facility Planning Report to the Board of Education	

### Opening 6:05

**Welcome:** Goal to learn about school financing and budget basics, discuss moving 5th grade to middle school. Reviewed Follow-Up Questions and responses in slide deck.

Participants of the facility tour (Tonawanda, Dixon, Hillside, One group to Imperial Park) reflected:

- Wish I had my kid going to art classes at Dixon
- Helpful to see the spaces and visualize
- Helpful to talk to the staff, positive feedback from staff
- Tonawanda very open, many opportunities to enhance the facility

- Tonawanda cafeteria and gym is a problem whether we address enrollment or not, unfair to kids.
- Not a lot of potential for Imperial Park.
- Hillside was musty, lots of work to do

### **Overview of Financing and Budget (6:16pm)**

#### **Review of finance slides K-12 Budget Basics**

**Revenue Limit History** - base building, look at prior year revenue, large drop in 2011 (ACT 10)

Do we plan to operate under the revenue limit? We balance our budget yearly.

How do we build capital reserve? - Must be done within the revenue limits and general operating budget

#### **Elmbrook Schools Budget Overview Slide Questions:**

- How does the 4.6% (\$3.7 million) in transportation compare to benchmark districts? Varies by district, some don't provide transportation (e.g. Wauwatosa)
- Why are we required to transport private schools (\$600,000 of budget)? State mandate
- General operating budget \$90,000,000
- What was the impact of ACT 10? Financially district was in a position to absorb some of the impact of act 10 due to our strong financial position. Shifted some expenses from the District to the Staff member (portion of Wisconsin Retirement System), larger percentage of healthcare premium

What did you learn?

- Private school transportation,
- Assumption funding was related to district performance which is not true
- Explanation of the 5 mile private school rule, boundaries declared by the diocese, all private schools require transportation. If not enough students to justify a bus we pay parents to transport the students.
- Market share of the district approximately 80% - attend our public schools

### **K-12 School District Budget Basics Slide**

#### **Property Taxes Slide**

#### **Tax Levy by Municipality Slide**

#### **How do you feel about taxes, what are you hearing from your neighbors?**

- What I pay is fair and would contribute more.
- Thrilled with the tax situation when comparing Milwaukee - Brookfield.
- Moved here because of the schools. Engaged community, quality of schools.
- Never hear anyone complain about taxes.
- Taxes are a necessary evil, but people see we are getting a good benefit for our taxes.
- Chose Brookfield for the schools,
- Wisconsin compared to other states taxes are high.

- Community has always been willing to invest in wise improvement and fiscal management. Quality of education is #1, moved here from Milwaukee.

**What percentage of households have students in the district?** Approximately 30% of our homes have students attending the district. Adding in private school families may total 40% of households have K-12 school-age children.

#### **Long Range Capital Planning Slides:**

- Do we have money for emergencies? Yes - Our total fund balance is \$35,000,000. Some of it is used for cash flow (not all money comes in evenly from taxes during the course of the year so we have to short-term borrow and/or use our reserves).
- Kristin explained self-funded insurance. District is reducing insurance cost by \$4 million (projected to trend over \$15 million, actual expense is around \$11 million).
- Every 25 kids is \$100,000 in teachers cost

#### **Move 5th Grade to Middle School Slide (7:00pm)**

- Would address 4K and space concerns, Tonawanda may be the exception.
- How much to have a 4K school built in the center of town? Same as a new elementary school, approximately 40-60 million dollars

#### **5th Grade to Middle School Option Questions**

- Which would the community support: new school or addition to the middle school?
- Would we consider a mega middle school (possibly grades 7-8) like we used to have?
- Would the conversion impact transfers from private schools who may come in at 6th grade? Historically speaking - we do not get many transfers at 6th from our private/parochial.
- Consider transportation logistics, parent pickup on Pilgrim Parkway
- How much money would 4.7 million a year allow us to borrow?
- 5-6/7-8 might make for a tighter community
- Bussing kids in the 5-6/7-8 model
- Do we want to be a district of big schools?

#### **Three Scenarios -**

##### **Scenario 1 Slide - Tonawanda Enrollment continues to surge**

##### **Scenario 2 Slide - Growth at three elementary schools (Swa-Dix-Ton) approaches capacity**

- What is the larger goal of class sizes and would larger class size detract from the quality of student experiences?
  - Class size is not an indicator of success in the classroom.
- As parents we don't want large class sizes
- Have class size guidelines increased? Have been stable for 16 years
- Two certified teachers in the kindergarten classrooms

- Redistricting last time creating parent concerns.

**Scenario 3 slide**

- Selling Swanson (estimated value \$7-\$8 million) does not solve enrollment issues because you would have to build a 6-section school at \$63 million, and we still would not have addressed enrollment growth/capacity concerns.