

MINUTES
CLARK COUNTY SCHOOL DISTRICT
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES
EDWARD A. GREER EDUCATION CENTER, BOARD ROOM
2832 E. FLAMINGO ROAD, LAS VEGAS, NV 89121

FACILITIES WORK SESSION

Monday, November 26, 2007

9:04 a.m.

Roll Call: Members Present
Ruth L. Johnson, President
Terri Janison, Vice President
Mary Beth Scow, Clerk
Larry P. Mason, Member
Sheila Moulton, Member
Carolyn Edwards, Member

Members Absent
Shirley Barber, Member

Dr. Walt Rulffes, Superintendent of Schools

Also present were: Mary-Anne Miller, Board Counsel, District Attorney's Office; Lauren Kohut-Rost, Deputy Superintendent, Instruction Unit; Jeffrey Weiler, Chief Financial Officer, Finance and Operations Division; Paul Gerner, Associate Superintendent, Facilities Division; Joyce Haldeman, Associate Superintendent, Community and Government Relations; Ruby Alston, Director, Facilities and Bond Fund Financial Management; Rick Karvosky, Director, Construction Management; Linda Perri, Director II, Real Property Management; Sharon Dattoli, Director II, Demographics, Zoning and GIS Department; Cindy Krohn, Executive Assistant, Board Office; Lisa Chrapcynski, Administrative Secretary II, Board Office; and Francesca Haak, Transcriber/Recording Secretary, Board Office.

ADOPT AGENDA

Adopt Agenda.

Motion: Scow Second: Mason Vote: Unanimous

TELECONFERENCE CALL CONNECTED

Teleconference call with Mrs. Johnson was connected at 9:05 a.m.

PUBLIC HEARINGS/RESPONSE TO PUBLIC COMMENT

None.

APPROVE STATUS OF THE 1998 CAPITAL IMPROVEMENT PROGRAM

Approval addressing the status of the 1998 Capital Improvement Program, including the modernization/renovation program and plans for completion, as recommended in Reference 3.01.

Mr. Weiler gave a PowerPoint presentation which included discussion on the 1998 Capital Improvement Program Status Update as of October 2007.

APPROVE STATUS OF THE 1998 CAPITAL IMPROVEMENT PROGRAM (continued)

Trustee Edwards questioned Mr. Weiler regarding the lack of a number on page 2, in the column titled "Complete/Obligated #" for Modernizations and Furniture and Equipment Replacement, and she asked of the 228 that are planned, how many are obligated and how many will be done.

Mr. Weiler stated he would get that information for Trustee Edwards.

Mrs. Moulton stated there was a significant balance and asked if it was committed.

Mr. Weiler stated the numbers on the bottom line were committed. He then discussed the 12 major projects under construction and the 13 major projects in design.

Dr. Ruffes stated that the 1998 bond program was not intended to be concluded in 2008, and that it was designed for the last sale of the bonds to occur before July 1, 1998, and that it was intended to run until 2010 for expenditure of the money.

Mrs. Moulton asked which school was being described on page 3 as the one replacement elementary school.

Mr. Weiler responded it was Jacob E. Manch Elementary School.

APPROVE PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS, FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE 2008 BOND PROGRAM CAMPAIGN

Approval to consider projected enrollment growth, projected costs and options of the 2008 bond program, revenue and bond capacity estimates in preparation for the 2008 bond program, and proposals for the 2008 bond program campaign, as recommended in Reference 3.02.

Mr. Weiler gave a PowerPoint presentation on the 2008 Capital Improvement Program planning elements, and he stated enrollment drives the program. He explained that the 2018-2019 numbers have a correction and that the number "433" should read "442." He also stated projected growth projections were consistent, and he explained the variables affecting enrollment projections. He then discussed pages 9 and 10 of his PowerPoint presentation regarding current and projected enrollment at new schools in the 2008 capital improvement program and projected site acquisition needs.

Trustee Edwards asked the following questions regarding page 10: To what extent is the district looking at Bureau of Land Management (BLM) land that is cost free; Is it more cost effective to build a two-story elementary school building on new property; Is the district considering in the future utilizing older school buildings and new sites for two two-story buildings, or two campuses and sharing the acreage in order to utilize land more efficiently.

Mr. Weiler responded that the charts in the PowerPoint assume worst case scenario in that the district would buy all the land.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mr. Gerner responded with respect to the two-story building, he expects to have the results of an architectural study next month. He stated some factors that would determine whether to build up, which included educational equity and price of land or eminent domain issues. He also stated that building two-story buildings would be investigated.

Mrs. Moulton stated two schools that were put on smaller than 15 acres – Sister Robert Joseph Bailey Elementary School and Richard Rundle Elementary School. She stated it was challenging to get children in and out of smaller sites and that 15 acres was a better option. She questioned why there would be only four new high schools added in ten years.

Mr. Weiler responded that it was driven by the numbers of high school students versus projected. He stated he would come back with more information on that issue.

Mr. Mason questioned what the size of the four new high schools would be and requested more information regarding his concern. He also questioned how many acre lots were included in the inventory of land.

Mr. Weiler stated he would provide the inventory list in the future.

Mrs. Janison requested that it be broken down into BLM versus non-BLM land.

Mr. Mason requested that the list be broken down geographically.

Trustee Edwards stated the Board needs to be more diligent when major issues occur of requiring developments to set aside school sites. She also stated there is very little BLM land available.

Dr. Rulfes stated he plans to work with municipalities and developers regarding setting aside school sites.

Mrs. Janison suggested that the Trustees discuss how to move forward with public input through the bond.

Mr. Mason asked for information regarding the difference between the terms “set aside” and “dedicated.”

Ms. Perri explained that the sites were negotiated within a development agreement, then the master plan is approved and the number of school sites is determined, then the land is conveyed over to the district.

Mr. Mason stated he would prefer to have the developers dedicate land to the district.

Mrs. Moulton stated that with this bond the county and legislature should be mandated to set aside and dedicate land to the district.

Dr. Rulfes stated that in getting tough with the land, there may be pushbacks, and it may cause delays. He suggested then to bring it back into policy form and bring it back to the Board.

Mrs. Scow stated it was important to work with the entities, and caution should be used in imposing mandates on the county and developers.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mrs. Johnson stated that one of the things the policy needs to have is the mission to serve the needs of the students.

Dr. Rulfes asked if the Board wanted to pursue a resolution to the Southern Nevada Regional Planning Coalition (SNRPC) to seek cooperation in obtaining sites for schools as opposed to the Board taking the policy and the issue on by itself. He stated communication was open between staff of other municipalities.

Mrs. Haldeman stated the Superintendent was aware of the need for communication with various entities, and they will be hiring someone specifically for these issues.

Mr. Gerner explained that economics are factored into the price, and negotiations for free land should be worked out carefully.

Trustee Edwards stated that while most developers have been considerate of the district's needs, several developers have taken advantage and have requested inflated prices for land.

Mr. Gerner stated that the Board should be able to determine how much beyond a good deal it is willing to go.

Mr. Mason stated he would like to attend the meetings with the developers.

Mr. Weiler continued with page 11 of his PowerPoint presentation regarding average costs of new schools. He stated per square foot cost would be forthcoming. He also explained that these costs were an average of the next ten years with a five percent increase per year factored in.

Mr. Gerner stated that the figures on page 11 are turnkey costs, not construction costs.

Mrs. Janison asked what the cost is to utilize the architect's plans.

Mr. Karvosky explained the two phases that the district pays for, which are preconstruction costs and post-breaking ground costs. He explained that the Nevada Revised Statutes (NRS) do state the architect owns the design which the district must pay for each time a new building is erected.

Mrs. Janison suggested that the NRS be changed so that the district does not have to pay those design fees each and every time.

Trustee Edwards questioned if included in the cost of building the schools are energy efficient standards.

Mr. Gerner responded in the affirmative.

Mr. Weiler explained page 12 of his PowerPoint regarding modernization costs, and he indicated that more details would be forthcoming.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Trustee Edwards asked how many schools and which schools would be looked at for replacement, and she suggested the total of \$3,375,000,000 for the cost of modernization of alternative and special schools needs to be higher.

Mrs. Janison asked Mr. Weiler for a brief overview of what the Bond Oversight Committee (BOC) does with regard to the process of replacement or revamping schools.

Mr. Weiler responded that the BOC does not participate in the prioritization process, but that after the district decides whether they will replace or revamp, they participate more with evaluating the cost and the methodology process.

Mr. Gerner suggested recognizing the inherent political aspect regarding replacement of schools, and that the Board should agree that the methodology should be laid out and should not be political.

Mrs. Moulton suggested discussion be held regarding a site to host large gatherings.

Trustee Edwards suggested that the Edward A. Greer Education Center should be replaced with a four-story building, the West Sahara Avenue building should be sold, and a large building needs to be built to incorporate the 21st Century.

Mrs. Janison asked if those were the types of discussions to be held when bringing forth a bond question.

Mr. Weiler responded that a special events building could be incorporated but that further discussion would need to be held regarding tearing down the Edward A. Greer Education Center.

Mrs. Scow stated that tearing down the Edward A. Greer Education Center was something that needed to be discussed but that it should not jeopardize the bond.

Mr. Mason agreed that a facility to house graduations or large gatherings needs to be discussed. He suggested that a three- or four-story building should be built that is more efficient than the Edward A. Greer Education Center but questioned how it would impact the overall bond.

Dr. Rulfes stated that a fiscal analysis would be done on physical attendance to estimate whether it would be cost effective for the district to build a facility to house graduations. He suggested that the bond not be convoluted with tearing down the Edward A. Greer Education Center.

TELECONFERENCE CALL DISCONNECTED

Teleconference call with Mrs. Johnson was disconnected at 10:19 a.m.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mr. Weiler discussed the potential education equity factors indicated on page 13 of his PowerPoint presentation.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mrs. Moulton indicated that good air conditioning in schools was conducive to good education, and she questioned whether it was taken into account in the cost of modernization. She stated that there should be more specificity rather than lumping numbers together for the bond.

Mr. Gerner responded that it was in the general modernization program.

Trustee Edwards suggested that space could be freed up in older buildings through mounting things such as televisions and monitors.

Mr. Mason asked what determined soccer fields to include lighting. He also asked if artificial turf was being utilized at Rancho High School.

Mr. Gerner responded in the affirmative and indicated that there would be less injury on those surfaces and less water usage.

Mr. Mason asked if swimming pools at older schools, softball and baseball diamonds had been discussed.

Mr. Gerner responded that discussions regarding pools have been with local entities on joint usage facilities, but he hasn't heard anything or had any discussion regarding softball fields.

Mrs. Janison asked if discussions were being held with the city and county regarding helping with the cost of lighting the athletic fields and buildings.

Mr. Gerner responded it was an issue that would continue to be worked on.

Dr. Rulfes stated the swimming pool agreements have been a good model, so in essence they were absorbing the costs of operation and lighting.

Consensus was had between the Board members that Dr. Rulfes and Mrs. Haldeman discuss with municipalities taking on some of the responsibility of costs of lighting and operations.

Mrs. Moulton stated she would like to see what the other entities will have on the ballot in November and to work with them.

Mrs. Haldeman stated the other entities do want to work with the district.

Mrs. Moulton asked Mrs. Haldeman to keep the Board of Trustees up to date on bond issues regarding what other entities have on the ballot.

Mr. Weiler continued with page 14 of his PowerPoint presentation regarding total funds required for new schools and modernizations.

Trustee Edwards asked if there would be growth in the indicated total funds required.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mr. Weiler stated the amount of \$9,500,000.00 was conservative, but it would be easy to add to because of variables.

Trustee Edwards asked if there was consideration for a downturn in growth.

Mr. Weiler stated adjustments could be made within total revenue to rebalance. He then continued with page 15 of his PowerPoint presentation regarding options for additional costs projected.

Trustee Edwards stated that for the Year-Round Committee recommendations she suggested floating a Part B bond to reduce year-round schools and it failed.

Mrs. Moulton asked what the thinking was on this bond for schools and seat numbers.

Mrs. Haldeman stated with the existing bond program, the district was careful not to change the number of seats.

Mrs. Moulton indicated that adding ten or fifteen days to the school year would impact the year-round school program.

Mrs. Scow asked if the figure was taking all schools off the year-round schedule. She stated an in-between number may need to be looked into if the longer school year was looked into.

Mr. Weiler responded in the affirmative that the figure was taking all schools off the year-round schedule.

Mr. Mason asked Mr. Weiler to include other figures in as well, such as 1,500 for the 14 high schools and the middle schools.

Mr. Weiler responded that he would get that information for Mr. Mason.

Trustee Edwards questioned that as smaller schools were discussed, another issue was the general fund and whether there is money to pay for increased support staff and teachers and that this should be a discussion that needed to include the Superintendent.

Dr. Rulfes stated there are districts across the nation that were trying to close schools because they are so small and they cannot be supported.

Mr. Weiler continued with his PowerPoint presentation discussing the projected property tax revenue.

Mrs. Moulton asked, regarding page 16, if the new bond would be used until the year 2038.

Mr. Weiler responded in the affirmative, and he stated the chart on page 16 assumes there would not be another bond program in 2018.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mrs. Moulton asked if there would be a tax rate increase to the public.

Mr. Weiler stated the numbers on the chart represented a rollover.

Trustee Edwards asked if the calculation for room tax takes into consideration the 40,000 new rooms that are coming on in three years.

Mr. Weiler responded in the affirmative. He then discussed the next steps to be taken regarding the 2008 capital improvement program.

Mrs. Moulton asked what the longevity of the new buildings would be.

Mr. Gerner responded 60-plus years as a lifespan for the new buildings.

Trustee Edwards asked if the district's buildings have been calculated regarding age of existing older buildings over the next ten years and if it has been incorporated into estimates.

Mr. Gerner responded in the affirmative that the condition of older buildings have been evaluated to determine if replacement was needed.

Pat Zamora, Vice President, Nevada State Bank (NSB) Public Finance, stated that an important thing to keep in mind is room tax and real property transfer tax would continue unless there was a change in legislation.

John Swendseid, Bond Attorney, Swendseid & Stern, stated the role of the Assembly Bill No. 353 (AB353) Committee helped supervise and manage the 1998 bond program.

Trustee Edwards asked if prevailing wage was being looked into in terms of the calculations for the bond.

Mr. Gerner responded in the affirmative.

Mrs. Moulton asked if the Jefferson Wells International audit would be given to the Board for review and what the timetable would be.

Mr. Weiler stated the presentation was actually postponed to the December BOC meeting, and he anticipated that it would be ready for the Board in January 2008 as an agenda item, or it could be discussed at a work session.

Mrs. Janison stated it was scheduled for December 20, 2007, and she asked that all the trustees be given notification.

Dr. Rulfes opened discussion regarding public input meetings, one in the north and one in the south, and that all the municipalities would be visited.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mrs. Janison asked if staff would be available to attend the Parent Advisory Committee (PAC) meetings.

Mr. Weiler requested that staff provide the dates to him and someone would attend.

Mrs. Moulton suggested holding a PAC meeting at Chaparral High School.

Mr. Mason agreed with Mrs. Moulton, to hold one at Chaparral High School or a school that has a reputation that it has not done well with reference to physical facilities.

Trustee Edwards suggested having a table set up with staff to answer questions at Attendance Zone Advisory Commission (AZAC) public input meetings to talk about the bond.

Mrs. Moulton agreed, but she suggested that the Board be careful when educating the public. She questioned how the money comes in regarding buying the buildings.

Mr. Weiler responded medium-term financing for some of the administrative buildings.

Dr. Rulfes explained that it comes from a variety of funds without impact to instructional programs.

Mrs. Moulton requested staff put together a wheel chart about where the funds come from.

Trustee Edwards stated that care needs to be taken in how the district presents at AZAC meetings regarding 9-month and year-round programs. She also stated that the public needs to know that 35,250 students on a year-round schedule may be imminent in the future. She suggested a district-wide rezoning because there has been some unbalance over the last ten years.

Ms. Dattoli stated the district is already looking at the unbalance by area, and that currently eight schools are being evaluated. She suggested evaluating in quadrant sections.

Trustee Edwards asked how the quadrant sections would be evaluated.

Ms. Dattoli responded it would be to evaluate elementary, middle, and high schools in the same area.

Mrs. Scow stated there are areas where parents are active, and there are things that need to be taken into consideration.

Mr. Mason agreed that to do away with parents that are active would be counterproductive, and he was concerned with parents who do not have time or are intimidated by district staff.

Mrs. Janison asked Dr. Rulfes to get back to the Board with the dates of public input meetings.

Dr. Rulfes asked if the Board wanted his department to send out what he believed were the decision points of the Board for the bond.

**PROJECTED ENROLLMENT GROWTH, PROJECTED PROGRAM COSTS AND OPTIONS,
FUTURE REVENUE AND BOND CAPACITY ESTIMATES, AND PROPOSALS FOR THE
2008 BOND PROGRAM CAMPAIGN (continued)**

Mrs. Moulton asked when the right time for updates and the deadline would be for success.

Mrs. Haldeman stated that the update should be held at the December 19, 2007, meeting. She suggested getting the updates from staff regarding issues raised today and suggested conducting public input meetings prior to making the final decision about the ballot question. She also suggested January 24, 2008, as the target deadline for the final decision.

Mrs. Janison suggested keeping E-2: Academic Achievement and strategic planning for December 17, 2007, and suggested one more update on today's discussions. She also suggested December 13, 2007, for the update from staff with a final decision for January 24, 2008, continued with public input on January 8 and 9, 2008, and any PAC meetings would move forward.

Trustee Edwards reminded the trustees that School Matters would be discussed on the bond in March 2008.

ADJOURN: 11:31 a.m.

Motion: Mason Second: Edwards Vote: Unanimous

Mrs. Johnson was not present for the vote.