

AGENDA



**Addison Central School District
Facilities Committee
Committee Meeting
Wednesday, October 19, 2022, 9:30 am - 11:00 am
49 Charles Avenue, Middlebury VT & Virtual Connection**

Please click the link below to join the webinar: Link to join Webinar

<https://us06web.zoom.us/j/88027304223>

- A. Call to Order Upon Reaching a Quorum
- B. Introductions - Board Members, Administrators and Staff
- C. Approve the Agenda
- D. Public Comment
- E. Recommendation to Approve Minutes of July 27, 2022
- F. Prepare for November Board Meeting
- G. Other
- H. Adjournment

***Public Comment Guidelines:**

Public comments are encouraged and welcome at each regular board meeting during the period designated for public comment. Comments are limited to three minutes per person. Citizens will be called to make their statement by the board chair. Public comments regarding personnel, students or legal matters will not be heard by the Board.

MINUTES



Addison Central School District

Facilities Committee

Committee Meeting

Wednesday, July 27, 2022, 8:30 am - 10:00 am

208 Charles Avenue, Middlebury VT & Virtual Connection

A. Call to Order Upon Reaching a Quorum

Meeting called to order at 8:32 a.m.

B. Introductions - Board Members, Administrators and Staff

Victoria Jette, James Malcolm; Jennifer Nuceder, and Barbara Wilson (via zoom)

Staff: Peter Burrows, ACSD Superintendent, Bruce MacIntire, ACSD Director of Facilities;
Logan Price, ACSD Business Manager

C. Approve Agenda

Motion to approve.

Move: James Malcolm Second: Barbara Wilson Status: Passed

D. Public Comment

No public comments.

E. Recommendation to Approve the Minutes of June 22, 2022

Motion to approve.

Move: Victoria Jette Second: James Malcolm Status: Passed

F. Discussion: Review Bonding Information Provided by the Business Manager

1. Bonding Capacity

2. Impact on Tax Rate

Logan Price presented the estimated tax rate impact to our existing ED spending of several potential bond amounts ranging from \$10 million to \$100 million. For each bond amount, the chart included the Annual Principal Payment, Average Annual Interest, Average Annual Total Cost, and the Change in Tax Rate. The data presented was provided by the Vermont Bond Bank using a bond term life of 25 years. The term life options for bonds ranges are 20, 25 and 30 years. The dollar amounts shown for each of these categories provided in Logan's report were averaged across a 25 year term. Therefore, the impact will be higher in the initial years and lower in the final years of the bond. The purpose of the data is to provide the board with a high level planning view of the potential impact on the annual budget and associated tax rate impacts. The data Logan presented estimated that a bond of \$10M would result in an average change in tax rate of 1.8% over 25 years with a tax rate of 2.2% for the first year

of the bond and 1.2% for the last year. A bond of \$30M would result in an average change in tax rate of 3.6% with the tax rate impact being 6.6% in the beginning and 3.6% at the end of the bond. A bond of \$50M would result in an average change of 8.8% with a tax rate impact of 11% in the beginning and 5.9% at the end. And, a bond of \$100M would result in an average change of 17.6% with a tax rate impact of 22.1% in the beginning and 11.8% at the end. Victoria Jette questioned why the interest rates changes throughout the life of the bond. Several committee members recalled that previous ACSD bonds had a fixed rate. A fixed rate would have an impact on the tax impact of the bond over it's life time. Logan agreed to check on this.

Peter Burrows shared that based on the facility needs of the district, the bond amount would most likely need to be \$30M or higher depending on the scope of work to be completed under the bond. Chip Malcolm recalled that in the past, the state paid for 25% of the bond. The state is not currently doing this today. It is unsure when and/or if the state will pass legislation to assist school districts with the cost of bonding.

Chip Malcolm expressed that the key decisions that the board must make is how much the bond will be and when would the bonding process start. Peter Burrows reminded us that once the Board has decided on the amount of the bond and the scope, TruexCullins would assist us through the bonding process.

Victoria Jette also expressed that before this information is shared with the community, it would be important note the impact based on an average price home in addition to the tax rate impact. Barbara Wilson suggested that a "what if" tool is linked to our website which would enable community members to estimate the impact of the bond on their particular household.

3. New Construction Loan Costs

G. Review MUMS Facility Assessment

Bruce MacIntire presented an overview of the TruexCullins assessment of the Middle School. The school is now 25 years old and there are signs of use. Several areas are not up to code, due to changes that have happened since the school was built. When the school was built, the cost was \$1M over the approved budget/bond which required several compromises to be identified and implemented, such as the roof and windows. The priority 1, 2 and 3 items at MUMS totals up to just over \$18M (Priority 1: \$1.9M, Priority 2: \$10.5M, and Priority 3: \$5.6M). Bruce expressed that the report's findings are consistent with his experience working in the building.

He also reported that the MUMS administration has expressed concern that the building is out of space and that areas of the building are cramped. The school could use more space dedicated to social emotional learning. This isn't evident from the TruexCullins report because the report used assumptions on class size and utilization that are not the current reality at MUMS. This summer, two additional classroom were created by installing a divider in the library and using a portion of the staff lounge. The staff no longer has space to eat their lunch. Only the kitchen portion of the room exists. Victoria Jette asked about using mobile classrooms. Bruce MacIntire reported that the lead time was very long and the price for a 2-classroom space was over \$600,000. This doesn't include the pad and site preparation work that would be required. Barbara Wilson expressed concerned about the community reaction that MUMS is out of space now that the 6th grade has been moved into the building. Prior to that move, the building was under utilized. Peter Burrows expressed that it is important to wait to see how the space utilization pans out to ensure that there really is a space issue.

Several committee members expressed concern over the state of Vermont school facilities. There is a systematic problem that needs a state wide solution. Vermont school administrators have been discussing the dire need at both the legislative and state level.

The remainder of the meeting was spent discussing next steps for the facilities committee. Everyone agreed that it is important to educate the full board on the committee's findings and to collectively decide as a board on the bonding dollar amount, scope and timing. Victoria Jette will work with the Executive Committee to determine when this would be presented. Bruce will present the MUMS and MUHS findings along with the elementary school highlights. Next, Logan Price will present the tax rate impacts of various bonding amounts. And lastly, the committee will discuss various scenarios that could be the basis of the scope of work to be completed.

H. Other Business

None.

I. Next Meeting Date & Time

The next meeting will be set once it has been determine when the facilities bonding discussion will be scheduled to occur with the full board.

J. Adjournment

Meeting adjourned at 9:57 a.m.

Respectfully submitted,
Barbara Wilson, Recorder

Motion to adjourn.

Move: James Malcolm Second: Victoria Jette Status: Passed