

2024 Bond Advisory Committee

Meeting Minutes #4 October 24, 2024, 5:00-7:00 p.m.
Karshner Center – 309 4th St NE Puyallup, WA 98372

Members:

Present: Ellen Aronson, Sari Burnett, Ed Crow, Cheryl Cummings, Brian Devereux, Karl Gill, Sarah Gillispie, Ryan Hahn, Debie Haworth, Greg Heath, Bob Horton, Shawn Hu, Julie Hunter, John Huson, Michele Jangula, Justin Jones, Brady Martin, Mike McCanna, Chhunla McKeever, Mitzi McMahan, Rae McNally, Jim Meyerhoff, Karen Mool, Bernard Odhiambo, Vincent Pecchia, Michael Sanchez, Jason Smith, Shannon Sullivan, Q Swazer, Julie Thompson, Laura Wade-Jensen, , Rebecca Williams, Wendy Wright

Absent: Stefania Appia, Jessica Archer-Rucshner, Ethan Barker, David Cerio, Rachel Collins, Jennifer Corp, Kimberlee Gerstmann, Luke Heath, Alyssa LaBrash, Anthony Mason, David Powers, Jessica Ryan, Dave Sunich, Larry Vandenberg

Meeting Documents

Oct. 24, 2024, BAC Meeting Agenda
Oct. 24, 2024, BAC Mtg. #4 PowerPoint
Oct. 10, 2024, Meeting Minutes
Project Cost Exercise Handout

Welcome Back

Brady Martin, director of capital projects, welcomed the committee and stated that the committee will meet one more time on Nov. 7 from 4:30-7:30 p.m. to finalize a bond recommendation to be presented to the board.

The agenda was reviewed.

Meeting Norms, Charter, Parking Lot Reminder

The meeting norms were reviewed. They will be displayed on the tables at every meeting.

The BAC Charter was reviewed.

The QR Code used to ask questions in the “Parking Lot” is on the table tent card. Questions will be answered during the meeting. Comment cards are also available.

BAC Meeting Roadmap

The next [Patron Tour](#) is Nov. 5. The BAC has one remaining meeting to finalize the recommendation to the board at the Nov. 7 meeting, presented to the board as a report on Nov. 18, and recommended for consideration on Dec. 9.

Meeting #3 Overview

Brady reviewed information shared at Meeting #3 regarding Region 2 and 3 schools. Growth is projected at Rogers and Puyallup high schools, and both need modernization and capacity projects.

Meeting #3 Minutes

The Meeting #3 minutes were approved as written.

The instructions to access the Teams Channel were reviewed. If you are having issues, please contact us.

Meeting #3 Exit Survey Responses

The Meeting #3 Exit Survey Responses were reviewed and can be found in the [Meeting #4 BAC Teams folder](#) on page 11 of the PPT.

Question of the Week

Responses to last week's Question of the Week were reviewed. A Question of the Week will be posted on the [Bond Advisory Committee Questions and Answers webpage](#) as part of the district's community engagement plan. Flyers with the QR code will be handed out at community events. Question of the Week responses begin on slide 13 of the PPT.

This week's question surveys opinions about the district transitioning to a 6-8 middle school and 9-12 high school configuration. The 24-hour snapshot collected today, show that both students and parents support the change. The question will run for an additional six days.

Q: How do you know what the percentage of parent vs student responses are?

A: The data represents 700 responses with about 50/50 student and parent participation at that point in time. Students and parents received emails with specific parent and student links allowing for the information to be tracked.

Meeting #4 Learning Targets

The learning targets were reviewed:

1. Understand anticipated enrollment
2. Understand anticipated community growth
3. Understand CFAC identified projects and costs

CFAC Project Recommendations

Brady reviewed the Estimated Bond Projects Costs table. The projects were identified by the 2021 CFAC except for the Mt. View project which was recommended by the School Capacity and Utilization Task Force. The estimated costs of full masterplan build out based on the midpoint of construction were listed. It would require a \$1,260,693,500 bond to fund all projects.

Region 3 Community

Brian, director of facilities planning, reviewed the PSD Region Map and explained that the three district regions are represented geographically by high school boundaries. Walker HS doesn't have an attendance area as it serves students districtwide.

Region 3 encompasses the valley and North Hill schools: Puyallup HS; Aylen, Kalles, and Edgemont JHs; and Waller Road, Maplewood, Fruitland, Karshner, Stewart, Meeker, Shaw Road, Spinning, Northwood, and Mountain View elementary schools.

Project options for Puyallup HS were reviewed at the last meeting. Region 3 has a greater number of schools within its boundaries than the other two regions and elementary schools tend to be smaller and older.

The Puyallup HS Capacity Forecast through 2031-32 table was reviewed. PHS' current permanent school capacity is for 1262 students, leaving a 458-capacity deficit and a deficit of 711 by 2031-32. The school currently has 13 portables, soon to be 19. There is a great need for additional capacity, and this is one reason PHS and RHS have been prioritized by previous committees. We want to eliminate portables.

Spinning Elementary

Brady shared that Spinning Elementary serves grades K-6 in the valley east area of the district. The existing school does not have an adequate library, cafeteria or gym and does not meet other district standards (special ed, offices, project spaces, ...). The location of the main office for supervision purposes is poor. The school has 4 portables. The existing building, due to its age, has systems that are reaching or beyond the end of their useful life. Spinning has the lowest BCA score of any school in the district. The existing building is eligible for State match modernization funding.

Spinning Principal Sari Burnett shared that the building is very old with the main part of the building being brick; bricks crumbling from the walls in the boiler room are often repaired. The school has an old roof and filters for the old HVAC system must be special ordered. Work orders for repairs are continuous.

Brian explained that Spinning, is located downtown and is not in an area projected for high growth. Spinning currently has a building deficit of 12 and increases to a deficit of 52 in ten years. A 350-400 student school could be built if the plan were to only accommodate Spinning students, but to alleviate capacity deficits at Meeker, Stewart, and Shaw Road, it is proposed to build Spinning as a 500-student school with the goal of eliminating portables at all four schools.

The Spinning Elementary Masterplan was reviewed. It is a small site and building a 500-student school would be a challenge. The school will have to be a two, possibly three-story building, and parking challenges must be considered. The new school would be built in the field area and the old school would be removed.

Vince stated that if Spinning isn't rebuilt in the future, a closure of Spinning would be part of a conversation.

Brian commented that like the event that closed the PHS Library/Science Building, if there is a system failure that the expense is too great to repair, Spinning could be forced to close without a building to house students in.

Waller Road Elementary

Brady shared that Waller Road Elementary serves grades PK-6 in the valley west area of the district. The existing school does not have an adequate library, cafeteria or gym and does not meet other district standards (special ed, offices, project spaces, ...). The location of the main office for supervision purposes is poor. Parking and traffic circulation need improvement. The school has 8 portable classrooms. The main building, due to its age, has systems that are reaching or beyond the end of their useful life. The existing building is eligible for State match modernization funding. It is an older building with a building score of 40.5.

Waller Road Principal John Huson shared that the community made comments in the Question of the Week posted few weeks ago. He asked the school staff, from their perspective, the reasons why Waller Rd. needs an upgrade. Staff responses can be found in the [Mtg. #4 BAC Teams folder](#). This committee is talking about safety and security, but we need to talk about equity as well. Waller Rd. is the only school located in Tacoma and the only school located on the Puyallup Tribe Reservation with a high number of Native American students attending. We don't want to wait for Waller to be the last school to get some kind of love. We don't want to present to the native community that we are not considering them. Waller has 322 students right now but could easily have 500 as it borders, Fife, Franklin Pierce, Tacoma, and Chief Leschi school district boundaries. In the future, there will be a building boom. Currently, building lots must be at least 2.5 acres per one home, but that will change one day. Many Waller Rd families choose to waiver to Fruitland and Maplewood because they don't have trust in the school. Waller staff is building a culture, improving test scores, and making a school that is desirable again. If we can show them a new building, 500 students would easily attend.

Brian appreciates John's passion. The Waller Rd area is the one school in the district that is zoned rural, all others are urban. Current comprehensive plan proposals do not include an increase of rural designated land including areas within the Waller Rd attendance area. High growth is not anticipated, and it is recommended to rebuild Waller Rd. as a 400-student school to have room for Waller families transferring out of the school to return. Historically, the school has maintained a level enrollment.

The Waller Rd. Masterplan was reviewed. A two-story school would be built on the back half of the property with room for parent pick-up/drop-off, buses, a field and play area.

Mt. View Elementary

Brady stated that Mt. View Elementary School serves grades PK-5 in the North Hill area of the district. The existing school does not have a cafeteria and does not meet other district standards (gym, special ed, offices, project spaces, ...). The school has 6 portable classrooms. The existing buildings, due to their age, have systems that are reaching the end of their useful life. The existing buildings are eligible for State match funding.

Brian explained that North Hill is projected to experience a lot of growth, and the Mt. View project is a two-school solution that will provide added K-5 capacity to benefit the entire North Hill region. Mt. View is projected to have a 52-capacity deficit and Northwood a 165 deficit by 2031-32. If Mt. View is rebuilt to a larger 550 school, the boundary would be adjusted with some Northwood students attending Mt. View relieving capacity at Northwood.

The Mt. View Masterplan was reviewed. It is proposed to build a two-story 550-student capacity school. The challenges are that it's a small site and is on septic. Sewer is about 1.5 miles away.

Walker High School

Walker High School provides alternative education for the district. The current building and site improvements do not meet the program needs for classroom space, physical education instructional spaces, or core facilities (commons/library ...). Some building systems are at or near the end of their useful life. The building is eligible for State match modernization funding.

The Walker HS Masterplan proposes to build a classroom addition on the west side of the parking lot. The proposed work will include construction of a single-story building of approximately 14,500 square feet and will eliminate 10 portable classrooms. The work will include new science, CTE, general ed, personal training space, a sport court, and commons space. Major modernization of the existing building is proposed for planning period 3.

Walker HS Principal Mike Sanchez stated that WHS is the greatest place he's ever worked in his 18-year career, but how can we do more? The proposed plan helps live out that dream and that's what they are trying to do.

Q. We may think bad about an alternative school, but she attended an alternative school and went on to college and got a degree. The alternative options are greatly needed for students. These students are not bad people; they can end up being functional and with a degree just like her.

Q: Will parking be expanded?

A: Parking will have to be addressed. The POD Program has been added to WHS, which has made things tight. Once portables are removed, there will be space for parking.

Q: Will this provide space at WHS for additional students or will it be roughly the same amount?

A: This isn't an expansion project; it would replace existing portables. This is an equity project, there is not a proper commons space, we want to provide a learning experience that other students receive.

Fourth High School in Region 1

In 2010, Brian was tasked with looking for land for a fourth high school with grade reconfiguration in mind. The 43-acre property off 144th near Hunt was purchased in 2020 from Tacoma Water for just over \$2M. There are some wetlands on the property but enough is usable that a comprehensive high school could be built.

Building a new comprehensive high school was not a project CFAC recommended. SCUT considered grade reconfiguration as an interim solution to make existing space work, not as a fundamental change to our high school model. The option is being considered now based on interest from the school board and community for a 9-12 high school grade configuration.

The property is in Region 1 and is proposed to be built as an 1800-student model for grades 9-12 . If a fourth comprehensive high school is built, a significant redistricting of high school boundaries would be needed.

Table Discussion

Brady directed the members' attention to the Project Cost Exercise handout on the tables. Projects were listed by region with four bond package scenarios: Scenario 1 – Three Comp. HS 1800 students for \$600M; Scenario 2 – Three Comp. HS 2400 students for \$650M; Scenario 3 – Region 1 ERHS 2400 Student (9-12) for \$700M; and Scenario 4 - Four Comp. HS 1800 students for \$800M; and an "Other" column to compile a customized option. The last column indicated the state match funds each project would potentially generate to be used in the future for projects that are not included on the bond.

The committee's goal is to choose projects in each scenario to equal the Bond Balance listed for each scenario. That will determine the levy amount to be rolled into the bond to maintain a \$4.14 tax rate. Members were asked to indicate the scenario they favored by marking the scenario with a star. The completed forms will be turned in at the end of the meeting. The information will be used to compile a tentative bond package at the Nov. 7 meeting.

Q: What would the tax rate be if part of the levy weren't rolled into the package, but we still ask for \$800M?

A: The tax rate would be significantly more, perhaps double. The tax rate will be shared at the next meeting.

Ryan Hahn, executive director of business services, stated that staff knows that a levy roll-back will be confusing to the community. We want to explain that an already voted levy measure is being rolled into a bond to be transparent and share a common message that the work already voted for will get done. Some of this is a math equation and some will ride solely on Puyallup SD's trust in the community of honoring their past commitments. We need to communicate that the work from the levy will get done and we will honor the community's commitments. The information needs to be easily understandable.

Brady commented that the TNT had an article about school district tax rates, Puyallup is at \$4.14 per \$1K of assessed value and is fourth down on the list when comparing tax rates from neighboring school districts. Puyallup doesn't have a high business tax base like Tacoma and other districts which helps keep the rate lower.

The members completed the exercise, and the meeting adjourned at 7:00 p.m.

Closing

Next Meeting

November 7, 2024 – 4:30-7:30 p.m.

Karshner Center – 309 4th St NE Puyallup, WA 98372