



Facilities Planning Committee March 9, 2017 Meeting Summary

Call to Order

The seventh meeting of the Facilities Planning Committee was called to order 6:32 p.m. by co-chairs Luke Francois and Bob Hesselbein in the Sauk Trail cafeteria.

Members present: Heidi Casey, Kendra Cleary, Bill Deno, Luke Francois, Luke Fuszard, Jack Hemb, Bob Hesselbein, Ryan Kallies, Farhan Khatri, Sara Ludtke, Alejandro Martinez, Mark Opitz, Dorothy Paler, Steve Plank, Abby Rodriguez, Monica Schommer, Bill Vogel, Sam Wilson, Karin Zuegge.

Not present: Laura Albert, Paul Braun, Mike Gall, Angela Mann

Others in attendance included Superintendent George Mavroulis, Assistant Superintendent Sherri Cyra, Director of Business Services Lori Ames, Communications Director Perry Hibner, West Middleton principal Katrina Krych, West Middleton Director of Special Education Cindy Malcheski, Board member Bob Green, Gurdip Brar.

Welcome & Selection and Introduction of EUA

Luke Francois and George Mavroulis announced that Eppstein Uhen Architects had been hired by the Board of Education in late February to help with the facilities planning process. EUA representatives Kit Dailey, Jackie Gilles and Andy Lyons, who had attended five of the previous six FPC meetings, were introduced and spoke briefly. Lyons shared his mother taught in the District and he has lived here since 1979.

“I’m really, really excited to be a part of this project for multiple reasons,” Lyons said.

Mavroulis said four firms submitted requests for proposal and all four were interviewed. The District interview team unanimously recommended EUA to the Board.

Dailey has been working with communities on referendum projects for nearly 20 years. She stressed the focus is on understanding the needs, prioritizing and going to the community with solutions. She also said if a planning committee is using data and listening to its community the chances of passing a referendum are much higher.

She also told members EUA is consulting and isn’t advocating, which is against the law.

“We are very aware of the line,” Dailey said. “This is about information and process and informing the community.”

Mavroulis raved about EUA, which has already met with the Board and had multiple meetings with District officials in the past two weeks.

“I just have to say how thrilled we are to be working with EUA,” he said. “They knocked it out of the park. I am so confident to have them on our side. I think you will be really impressed.”

EUA Presentation

Dailey briefly provided a history of EUA and then asked each FPC member in attendance to introduce themselves and share why they wanted to serve. She noted afterwards that each of them as a vested interest as a taxpayer and that almost all have children in MCPASD schools.

She briefly covered the work session that EUA had with the Board of Education on Monday night. The work session’s goal was to find out where Board members were at and what they needed to learn. She was thrilled with the work that has been done, including the Mark Roffers enrollment report and the facilities report. She noted Roffers is well respected and has helped multiple districts validate whether building is necessary.

“It’s fantastic that you already have this baseline,” Dailey said. “When you are growing the way you are here, you have to be grounded in numbers that you can trust.”

Members were then asked how they felt about where the FPC is in the process. One noted there are multiple building enrollment challenges and wondered how to prioritize. Another asked about a phasing approach and, if so, are there trade-offs by delaying some projects. Another suggested with continued growth likely is it better to ask for more now than a little at a time.

Dailey suggested the FPC needs to find out soon what \$25 to \$100 million will mean for taxpayers and that a conversation with the community must follow. She said that doesn’t mean solutions have to be offered at that point, but it is important to find out the community’s tolerance for a possible tax increase.

While new building to deal with enrollment growth may be necessary, she also said the community needs to understand that aging buildings also have needs that must be addressed.

She suggested that information will help members not waste time on ideas that have no viability. The FPC may also learn its priorities are different from the community’s. Another challenge is community members won’t spend the kind of time learning about the challenges the way FPC members have so it is the job of everyone involved to help inform.

Dailey explained EUA’s long-range master planning process. She stressed it is evolving and about pro-active. The four steps are: learning and Exploring, which is where the FPC currently is; option development; solutions; and a master plan. She said there needs to be community engagement after each level.

She said the Board unanimously agreed with EUA’s recommendation November 2018 was the best time to consider a possible referendum. She noted presidential elections offered the highest success rate, but that waiting until 2020 isn’t realistic with the District’s current needs. Mavroulis

also said even if a referendum was successful in April 2018 any new building won't be ready sooner than if the November date was successful.

Mavroulis also said the District will need to come up with short-term solutions to address overcrowding since new building or significant additions won't be ready before 2020.

Scope of Work, City Update and Facility Tour

Any short-term solutions, such as re-purposing space or adding portables, will be decided by District. Any boundary changes will be done by newly formed committee after the referendum. However, Mavroulis noted if the FPC thinks can address middle school enrollment through boundary changes, for example, it can recommend that.

There was a lengthy discussion about how much District families would want to know about boundary changes before a referendum. Dailey said if tried to explain to the community about possible boundary changes that would require more time and take the focus away from needs. She also stressed boundary shifts are going to happen in growing districts and that the community survey can include questions about the tolerance for boundary changes.

“Those answers will impact possible options to consider for solutions,” she said.

Dailey reviewed the timeline with members, working backwards from the Nov. 6, 2018 election date. She noted it makes sense to have the FPC continue to meet until March 2018.

“That might be a little longer than you thought you would be involved. Do you want to talk about that Luke?” she said to laughs.

Luke Francois suggested going to two meetings a month over the next few months and also said additional meetings may be needed in the fall. He asked if any members would be unable to stay on the FPC due to the changes. Every member in attendance indicated they wished to remain.

The members briefly discussed the dates and topics of future meetings. At least one joint meeting with the Board of Education has been proposed. Bob Hesselbein noted other districts where a committee didn't meet with its board early on and found its ideas were far removed from what the board was thinking. Dailey wants the Board to establish a vision and criteria and wants the work to be done collaboratively.

Dailey explained EUA is collecting data about capacity and what buildings can get additions or where. She noted the District is working to hire a construction firm. She also wants the FPC to learn more about 21st century learning, curriculum, sustainability and debt finance.

“We can develop anything to meet your capacity needs but it needs to be driven by your curriculum,” she said.

She said the plan is to engage the community in the fall about options through focus groups and other efforts. A community survey would take place in early 2018.

Mavroulis noted District officials have had a couple of meetings with city representatives and property owners near Middleton High School and Clark Street Community School. There may be an opportunity to expand the high school campus.

Principal Chris Dahlk led a brief tour of Sauk Trail. Lori Ames discussed issues with the kitchen and the District's desire to update the equipment and area in the near-future. Members walked the lower level of the building, where the cafeteria, gymnasium, art and music classrooms are located. They also walked the upper level, where the K-4 classrooms, library-media center and office are located.

The meeting was adjourned at 8:31 p.m.