

SCHOOL CITY OF HOBART
BOARD OF SCHOOL TRUSTEES
WORK SESSION MEETING
April 13, 2017

The Board of School Trustees of the School City of Hobart met in a work session on April 13, 2017, in the Board Room at Hobart High School, 2211 East Tenth Street, Hobart, Indiana.

ROLL CALL: President Terry Butler asked Board Members to log in. The following Board Members and Administrators were present or absent as noted:

Board Members Present:

Terry D. Butler
Rikki A. Guthrie
Michael J. Rogers
Dave Bigler
Donald H. Rogers

Administrators Present:

Peggy Buffington
Ted Zembala
Christopher N. King
William J. Longer
Jonathan Mock

Board Members Absent:

Karen J. Robbins
Stuart B. Schultz

CALL TO ORDER: President Butler called the meeting to order around 5:39 p.m.

PLEDGE OF ALLEGIANCE: President Butler led the Pledge of Allegiance.

AUDIENCE: The following were present in the audience:

Mayor Brian Snedecor, Mayor
Josh Huddleston, City Council
Dave Vinzant, City Council
John Brezik, City Council
Deborah Longer, Clerk-Treasurer

DISCUSSION: Facility Needs: Dr. Peggy Buffington welcomed the guests and told them this was the first of the informational meetings for discussion about the possibility of building a new elementary school on the Mundell site, adding a swimming pool at the high school, and other building needs in a referendum for a \$41,210,000 bond issue. In addition, there was the possibility of doing an operational referendum to cover the anticipated loss of funds because of the circuit breaker caps that become effective in 2020. She noted the presentation was a still a working draft. She invited the guests to make any comments/concerns about the presentation they might have.

Dr. Buffington reviewed a video presentation about the proposed projects, as follows:

- Presentation Summary that included the Introduction and Mission, Importance of School City of Hobart (SCOH) Learning Environment, SCOH Facility Data Summary, Facility Assessments 7 Needs, Major Needs Summary, Additional Objectives, Financial Considerations, and Your Support
- Introduction and Mission that included the Vision for Student Learning and the district's Mission statement
- Facility Plans – Past Work included Began in 2002 with comprehensive Feasibility Facility Report, Community and Committees Involved, Established Long-Term understanding for Community & School Boards, Protect Facility Assets with Fiscal Responsibility, and Maximize opportunities when presented for major initiative, New High School in 2009 and Remodel New Middle School
- Importance of Learning Environment that included Provide modern up to date schools for students maximum opportunities, Technology fast changing and needs consistent periodic updates [system/devices], and Attract the best teachers with modern classrooms.
- Major Needs & Rationale that included New Elementary for Ridge View Elementary School to Improve student learning environment, Manage district enrollments and capacities, Continue long-term Facility Asset Planning, and New Swimming Pool for Hobart High School that included Location of new pool at HHS for increased safety for

traveling students, Correct the inequity previously done by State, and Community Asset and public use

- Facility Review: Ridge View Elementary that included Building Needs Now, Building Critical Needs, and Estimated Cost of the Needs
- Ridge View Elementary included Financial Investment Analysis
- Current Conditions at Ridge View showed pictures of six areas of the school
- Instructional Need Changes showed pictures of four different areas of spaces to Support Learning
- New Elementary Site Diagram of SCOH's Mundell site that included a potential site plan of an elementary school and Considerations that included Community assets with parking spaces, Right size play areas, and Safe and efficient travel patterns.
- New Elementary Needs showed the different areas of an elementary school and the square footage for each of the areas and Considerations that cited Robust Technology, Right size rooms, Modern HVAC and lighting, ADA Accessibility, and Separate Cafeteria and Gym Spaces
- New Elementary Provides Other Solutions that showed current elementary boundaries and the following: New 69,500 sf 550 student elementary school, Accommodates Students and Staffs Needs from Ridge View Elementary, Reduces Number of Bus Routes, Accommodates Approximately 180 Students from Joan Martin – Mundell neighborhood back to Mundell site, and Could alleviate future growth in Liberty area and other growth for future building of homes; and for Joan Martin Elementary Core Lunch Facilities Inadequate for Building's Population (at original design the café size was cut due to budget), Kitchen/Serving/Dining that noted 60% Student Lunch Participation Due to Congestion, Approximately 180 Students bussed from Mundell Area to Joan Martin, and District Goal to Allow Students More Time to Eat
- District Boundaries – Before and After that showed 2017 Boundaries and Proposed Elementary Boundaries
- What Happens to Ridge View? If the state permits, demolition of the building, and If the state does not permit the demolition of the building, utilize space that is usable for activities such as Using existing space for potential Career and Technical Education, Rent/Lease space, Headstart/Pre-School, Boys and Girls Club, and City Offices
- Hobart HS New Swimming Pool that showed the Pool Location Diagram and Considerations that included Build a pool as intended in the original New HS Project, The state made the SCOH eliminate the pool under new state guidelines for building projects; and Eliminate travel to Middle School for High School Students.
- What the HMS Pool is used for now: Middle school physical education class, High school boys & girls swimming and diving team (HS Students travel to MS), Athletes condition and therapy, Tiger Sharks swim team, Open swim, Learn to Swim in the summer.
- Aquatic Learning Environments showed pictures of various activities in the pool
- Programming Need for New HS Pool cited High School Related activities such as IHSAA Swimming and Diving, Large Invites, PE Instruction, Life Guarding and Water Safety Certification, Lifetime Recreation class, Cross curricular activities-math, Science, Health programs and Community Related activities such as Swim club(s), Learn to swim, Scuba lessons, USA/Indiana swimming meets, Health/Life Fitness Programming (Weight Loss, Cardiovascular, etc), Master Swim Program, Swim Parties, Water Aerobics
- Maintenance and Operational Costs of Two Pools that listed MS Pool is part of operational expenses currently, and HS Pool operational expenses could be offset by expanded use through rental opportunities.
- Facility Review – Additional Facility Needs in Other Buildings for the High School, Middle School, Boiler Replacements, Roofing Replacement, and District Wide Technology Plan
- Facility Review – Facility Costs for New Elementary School, Pool Addition at High School, Additional Needs Budget, and Total Facility Needs (Hard and Soft Costs without Finance Costs) was \$40,000,000.
- Capital Referendum Vision 2020: Option 1 for Elementary School on Mundell Site, Pool at Hobart High School and Other Buildings' Needs
- Estimated \$41,210,000 Bond Issue – November 2017 Referendum Estimated Budget
- Estimated \$41,210,000 Bond Issue– November 2017 Referendum was a graph showing tax rates and proposed tax rates for the years 2016 through 2039 and noted SCOH

refinanced the new HS when rates were low and saved millions of dollars to provide a no tax increase opportunity.

- What is Coming in 2020 for Lake and St. Joseph Counties? Referred to the circuit breaker tax caps that would be effective in Lake and St. Joseph Counties in 2020, which is estimated to cause the SCOH to lose almost \$2 million dollars annually in its funds to pay for transportation, maintenance of facilities and technology. The rest of the State has had the circuit breaker tax caps since 2009. The tax caps will limit a homeowner's total property tax bill to 1% of the home's gross assessed value, a landlord or farmer to 2%, and business to 3%. This will have the effect of reducing taxpayers' bills in 2020. Some examples were noted, and it was noted the tax cap reduction amount would be a loss to all of the taxing units of school districts, cities, and counties.
- Operational Historically referred to the state cutting funding to K-12 schools in 2009 due to the recession and the SCOH lost \$1.2 million dollars annually from their budget, The district worked tirelessly and restructured to make the adjustments financially in order to not go to the taxpayers for this cut. They consolidated Grades 1-5 in three schools to utilize the staff more efficiently, took advantage of full day Kdg grant to pay for teachers and opened up the ELC, did furloughs in custodial ranks, moved a magnet high ability program to one elementary school, and did not cut programming. There is nothing more to cut except transportation and programming if we do not recoup the \$1.9 million dollars that will happen in 2020.
- Capital and Operational Referendum Vision 2020: Option 2 (Elementary School on Mundell Site, Pool at Hobart High School and Other Buildings' Needs and Preparation for Annual Operational \$1.9 Million Dollar Reduction in Revenue Due to 1% Property Tax Caps in 2020)
- What would this look like? 1. Capital Investment – No tax rate increase and 2. Add Operational Revenue - \$0.23 to the tax rate was a graph showing the tax rate for the years 2016 through 2039.
- What would \$0.23 tax rate increase look like to the average homeowner? Showed an information with tax rates and tax years 2016 through 2039 and the effect of the bond issue for three properties—two homes and 50 acres of tillable land.
- Do Capital Referendum in 2017 and Operational Referendum in 2020: Option 3 listing advantages and disadvantages
- Summary of Options listed each of the three Options with advantages and disadvantages of each.
- Your Support asked for Continued Commitment to Children of Hobart, Fiscally Responsible Protection of Assets, Long-term Planning, New Elementary is a (50 year) School, Provide the High School a Swimming Pool [long since deserved from original new HS project], and Take Advantage of current financial opportunity to address other important District-wide Facility Needs.

There was discussion with Dr. Buffington's presentation, and some of the comments made are as follows:

- The Park Department has a \$4 million bond issue, and a small group who was opposed to it.
- Concern was expressed that there may be opposition to the pool at the high school because the cost exceeds that of the new elementary school.
- The city has no plans for any major bond issues.
- Everyone agreed there would be no relief from the state for the circuit breaker.
- What is the impact of \$0.23 on all of the taxing districts? The referendum takes it outside the cap.
- The referendum picks up the increase in TIF districts.
- The city had resistance from the senior citizens for the Park bond and the School City should find something for the senior citizens in the project.
- Suggested the Board select one option and present that option at its forum meetings.
- Ridge View is an integral part of the community as referred to in the Neighborhood Spotlight Program.
- Concern was expressed about the success of referendums that were being held.
- Cost of a special election.
- Impact of the park bond.

- What the pool look like and pictures were shown of the Lake Central pool.
- What is the impact for Liberty parents and students?
- A new school on the Mundell site might jump start development at Cressmoor.
- Ten to twelve percent of the community is at cap. Debt outside the cap could cause those tax bills to increase.

The Board and Dr. Buffington their appreciation to the city officials for attending the meeting and invited them to attend any of the other community forum meetings. The schedule is, as follows: The times are 8:30 a.m. and 6:00 p.m. at Ridge View Elementary on April 24; Liberty Elementary on April 25; and Joan Martin on April 27; 6:00 p.m. at Hobart High School on April 26; and 9:30 a.m. and 6:00 p.m. at the Early Learning Center at George Earle School.

ADJOURNMENT: There being no other business designated for the work session, President Butler adjourned the meeting around 7:52 p.m.

BOARD OF SCHOOL TRUSTEES
SCHOOL CITY OF HOBART

Terry D. Butler, President

ATTEST:

Michael J. Rogers, Secretary

Submitted for Approval: April 20, 2017