

Delta County School District
145 W 4th Street
Delta, CO 81416

June 13, 2024
Special Meeting
9:00 a.m.

These are the minutes of the Special School Board Meeting held on June 13, 2024 at 9:00 a.m.

Members Present: Tony Bohling, Dan Burke, Kristina Hines, Jennifer McGavin, Beth Suppes

Staff Present: Caryn Gibson, Laura Esplin, Derek Carlson, Mike Madden, Jennifer Magner, Joe Mock, Randal Palmer, Anthony Cooper, Colter Christensen, Wendy Pyott

Attorney Present: None

Guests Present: Chris Silverberg (WEMBER)

The meeting was called to order at 9:00 a.m.

Agenda Review:

The "BEST Grant - Action Item" wording was changed and "Action Item" was removed. Ms. Suppes made a motion to approve the change. Mr. Bohling seconded the motion. Roll call was taken. All members voted aye. Motion carried.

Good News: Ms. Hines shared photos about the Delta Middle School Trip history trip. There were 33 people that attended that included 24 students. The group went to Washington DC, Philadelphia, and New York. She shared photos from the trip and explained what each photo was about.

Review of Procurement and Bidding Policies:

Committee Thoughts & Purpose:

Mr. Gibson shared that she would like the Board member's thoughts about forming committees for Request for Proposals (RFP's).

RFP for Cedaredge Ag Barn:

Ms. Gibson shared that Motley Artichect are continuing to work on the design. Once they are complete, they will be sent to the State for permitting. There are conversations happening about adding a drainage system, if it is required, and if it is possible to connect to the sewer system. Once plans are complete, an RFP will be posted on various sites and in the Delta County Independent for companies to view. Mr. Bohling shared about how a dry well (drainage system) works. Ms. Suppes shared that this is the third time this RFP has gone out and there have not been contractors interested. In this most recent RFP, the drainage system has been removed from the requirements. She also shared that she would like to have a committee review the RFPs to better follow policies. A committee will be



Dan Burke, President

formed and Ms. Suppes and Mr. Bohling will be part of the committee. The first meeting will be the week of June 17th.

Mrs. Gibson shared that the following policies are in second reading for the policy review to discuss:

DJ/DJA Purchasing/Purchasing Authority

DJB Federal Procurement

DJB-R Procurement Procedures

DJE Bidding Procedures (It was approved, August 2023)

WEMBER (Owner's Representative) Bond Projects Update:

Chris Silverberg from WEMBER shared that the report is from the month of May and includes updates of:

- DHS: Demolition and construction has begun on the new safety entrance, the new gym and weight room have steel trusses going up and roof decking is being added, and the corridor between the old gym and new gym is being worked on. The Tech Lab renovations and new commons area construction continues. The sewer line and electrical inspection are complete. The HVAC is being finished up and the new sprinkler system is almost complete. The locker room construction work is continuing.
- CHS and NFHS: The District has informed the design team of the BEST Grant award and will include HVAC work at both buildings.
- PK8: The District has informed the design team of the BEST Grant award and will include secured entrance work and HVAC work.
- Permitting: CHS and NFHS - the final payment was requested by the State for CHS, and the team is waiting on an approval letter from Hotchkiss to release the construction permit.
- OAC meetings continue for DHS and are beginning for CHS and NFHS.
- Project Risks: The budget for DHS continues to be monitored.
- Accounting: The owner provided material amounts are listed.
- Budget Summary: The GMP was approved for the original scope and BEST grant funds.
- Change Orders/Budget Adjustments: Gym bleachers, aux gym balance of basketball goals, exterior signage, special wall surfaces, aux gym scoreboard are added. The CHS change order reflects cost savings in the budget for new electrical contractors bid.
- Next Steps: The DHS weight room includes new doors, door hardware, interior masonry MEP rough in, fire alarm and paint. The DHS Aux gym includes new doors, hardware, and paint.

Best Grant Projects:

The District has been granted approximately 9.5 million dollars for the BEST projects. Ms. Gibson shared that approximately 2.3 million dollars is needed for the BEST grant match and previously the District transferred approximately 1 million dollars for the Delta High School A-wing project.



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WEMBER, RTA, & PNCI - BEST Grant:

Ms. Gibson shared that she feels continuing to work with these companies for the BEST Grant work would be positive for many reasons. Ms. Gibson shared that there needs to be Board approval to continue to use the same companies. Mr. Paul Wember shared that PNCI did go through a negotiation process for the projects as part of the contractor selection. They would use historical data to coordinate about the BEST grant projects. Ms. Suppes shared that Mr. Skarka, School District Lawyer, confirmed that since there are historical conversations and negotiations were made with these companies previously, the District may continue to use them in their prospective roles. She shared that policy DG states the Board can temporarily suspend a policy to allow the District to make the decision about using the same contractors from the Bond for the BEST Grants. Ms. Suppes shared that she would like Mr. Skarka to review all contracts made with companies. Mr. Paul Wember shared he will coordinate with the project teams to give project costs for the Board to evaluate the BEST Grant projects. Mr. Mock shared there is a budgeted line item for the owner's representative services and the BEST Grant requires an owner's representative.

Public Notice: Use Restriction– Sale of the Paonia Energy Tech Property:

The District is required to give public notice that the School District is planning to sell the property subject to a restriction that states the building location will not be used as a school. Ms. McGavin made a motion stating that the sale of the Paonia Energy Tech building include a use restriction that prohibits the owner of the property from using it as a public or nonpublic school for any grade from preschool through 12th grade, with the exception of Delta County Joint School District 50, if the school district should ever acquire the property back.

Mr. Bohling seconded the motion. Ms. McGavin shared that there is ample property that the District owns in the area and does not see the need to keep this building. Roll call was taken. All members voted aye. Motion carried.

CASB's Online District Policy Maintenance (ODPM) Service

CASB has a policy maintenance service which allows the public to easily search policies. Mr. Colter Christensen, the new Director of Technology, was invited to show the Board how the search option that CASB offers works. He also showed the Board how searching policies on the District's website works. He shared other ideas for making the policies more visible on the website. He shared about the House Bill that was recently passed to make the website more accessible. He will continue to work on being compliant with the new requirements from the State and will continue working on the process to make it easier for the public to search for policies.

Budget Discussions:

2023-24 Capital Project list update: The Delta High School HVAC work began May 20th and more expenditures will begin to come through. ESSER has been billed for the amount paid out in May. Hotchkiss K8 HVAC was fully billed out. Lincoln Elementary School has expenditures expected to come in and all projects should be billed out in June.



Dan Burke, President

2024-25 Projected Capital Project list: The projected list includes the close-out/carryover amounts that may be reallocated to other projects next year. There are tentative/preliminary projects listed on the report. There was a discussion about removing the Hunsicker Elementary building and old Garnet Mesa Elementary wing. The District is applying for the BrownFields Grant for the building removal.

2024-25 Project Budget Update: The Capital Reserve fund does not show all the funds being allocated to projects. Once the BrownFields Grant information is received, these funds may be allocated for removing the buildings. The revised budget spreadsheet was shared that shows the revised budget, proposed budget and difference in the two was shared. The funding for Rural Funds is included in the new years funding. There was a discussion about the interest earned from the Bond funds and how it may be used. There will be BEST grant discussions and if it can be used towards the 25% match. The funds that are committed for the Best Grant match will be transferred into the fund. There was a discussion about the new revenue from one time rural funds being used for the 1.1 million dollar Best grant match. There will be extra funds of remaining that can be reallocated. Other fund updates were given.

- Universal Preschool reflects the revenue is estimated to be steady and expenditures are higher due to salary increases.
- Food Service Fund reflects increased revenue is estimated to be steady and expenditures may increase slightly.
- Grants Fund reflects a 4 million drop in funds due to ESSER funds ending.
- Student Activities reflects a higher fund balance from the COVID years and funds not being expended. The costs and revenue should plateau as the year progresses. The fund houses local revenue from participation fees.
- Bond Redemption Fund is consistent with last year
- Building Fund reflects BEST projects and revenue from the State and match from General Fund
- Employee Benefit Fund reflects a balance and will be closed down within the next two years once all the expenditures have been accounted for.

Mill Levy Discussion: District Leadership has discussed going for a mill levy to help with possible salary increases. Voters in the County have supported the District with the Bond, and the BEST Grant has been received. Does the board want to try to go for a Mill Levy in 2025? Gunnison has a policy limiting classroom sizes which allows them to go for a Mill levy for hiring teachers.

Special Committee Updates:

DURA – Kristina Hines shared there was no recent meeting.

Head Start – Tony Bohling shared that the final meeting was about the FA2 results which were positive.

TCR – Kristina Hines shared there was no meeting.

CASB Document Committee – Beth Suppes shared the first meeting included information and organizational items. There will be 5 meetings a year. Review legislative items before they go to Assembly, review best practices and governing trends.



Dan Burke, President

A Kids Clinic – Dan Burke shared the recent meeting includes them applying for an equity grant and the outcome may be positive. The \$60,000.00 grant allows the clinic to be inclusive to serve all children and students 18 and under, and marketing services.

CASB Meetings:

Boardmanship - September 28th in Grand Junction at 10:00 a.m.

Fall Conference & Delegate Assembly - October 18-19 (Pueblo)

CASB Annual Convention - December 5-7, The Broadmoor

The meeting adjourned at approximately 11:55 a.m.

Respectfully prepared and submitted by:

Laura Esplin, Administrative Assistant

A handwritten signature in cursive script, reading "Daniel Burke".

Dan Burke, President