

**DES MOINES PUBLIC SCHOOLS  
REGULAR SCHOOL BOARD MEETING  
BOARDROOM — 1800 GRAND AVENUE  
MINUTES  
DECEMBER 14, 2009**

**PUBLIC FORUM – 5:45 p.m.**

The Board of Directors met in regular session on Monday, December 14, 2009, in the boardroom at 1800 Grand Ave., Connie Boesen presiding.

Present: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong  
Absent: Woods

Speakers: Steve Barnes, 614 Virginia Avenue

**REGULAR MEETING – 6:00 p.m.**

The Board of Directors met in regular session on Monday, December 14, 2009, in the boardroom at 1800 Grand Ave. Connie Boesen presiding.

Present: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Absent: None

*APPROVAL OF AGENDA*

Ms. Boesen stated Item 23, Graduation Study Committee Report is rescheduled for the meeting on January 5, 2010. Item 24, Amendment to Purchase Agreement for 1917 Dean Avenue has been added to the agenda.

Ms. Link moved to approve the agenda as amended. Second by Caldwell-Johnson.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Nay: None  
Motion carried.

*APPROVAL OF MINUTES*

Strong moved approval of the minutes of November 17, 2009. Second by Murphy.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Nay: None  
Motion carried.

Buckton moved approval of the special telephonic meeting on November 25, 2009. Second by Murphy.

Aye: Boesen, Buckton, Link, Murphy, Strong, Woods

Nay: None  
Pass: Caldwell-Johnson  
Motion carried.

**DISTRICT RECOGNITIONS – 6:05 p.m.**

Dr. Sebring recognized students and seven math teachers from Central Academy for their accomplishments at the recent 37<sup>th</sup> Annual High School Mathematics Contest held at the University of Wisconsin-Platteville. Fourteen of the students submitted perfect papers and in addition, 49 students won All-Academic Team honors. The teachers who accompanied the students are Diane Fox, Michael Link, Lana Lyddon Hatten, Mike Marcketti, Joe Obrycki, and Brian Reece. The students who received perfect scores and were present at the meeting are Rachel Suen, Brady Edwards, Luke Sheeley, Rachel Jacobs, and Joel Schneider. Students who also received a perfect score but were unable to attend the meeting were Varun Ramaswamy, Kerrick Staley, Yale Zhu, Eric Chen, Luchang Wang, Kevin You, Jay Kakade, and Zach Keyt.

Dr. Sebring recognized the team of Joel Schneider, Luchang Wang, and Kerrick Staley for their participation in the American Mathematics Contest. This team from Central Academy took first place in the competition.

Dr. Sebring introduced Michael Marcketti, Central Academy math teacher, and recognized him for winning the 2009 Edyth May Sliffe Award for Distinguished High School Mathematics Teaching.

Warren Brown, Technology Education teacher at Goodrell Middle School, was recently selected as the Iowa Industrial Technology Education Middle School Teacher of Excellence. Dr. Sebring introduced Warren and recognized him for this honor.

Dr. Sebring introduced Jennifer Farley, Dropout Prevention Specialist, and SUCCESS Program Manager Margaret Jensen-Connet, and congratulated them for receiving the 2009 National Dropout Prevention Center/Network's Crystal Star Program Award of Excellence in Dropout Recovery, Intervention, and Prevention.

**CONSENT ITEMS – 6:25 p.m.**

7. Architect Payments ----- 1

8. Construction Payments ----- 3

9. Contracts for Approval.----- 5

10. Award of Contracts on Bid ----- 9

11. Fire Safety Grant Application and Project ----- 11

12. Iowa Harkin Construction Demonstration Grant ----- 13

13. Final Acceptance of Renovation and Addition to King Elementary School ----- 15

14. Award of Design for Park Avenue Elementary School ----- 17

15. Award of Design for Madison Elementary School ----- 19

16. High School Mathematics ----- 21

17. Personnel Recommendations ----- 23

18. List of Bills for Approval ----- 25

Mrs. Woods moved approval of the consent items including payment of bills, which she reviewed, and were previously authorized and certified by the secretary and reviewed by her as paid in the amount of (\$2,662,564.28) and unpaid bills in the amount of (\$3,723,183.46). Second by Strong.

Ms. Caldwell-Johnson asked about Items 14 and 15 and how they relate to Items 20 and 21, as both reference work that is being done at Madison and Park Avenue elementary schools.

Bill Good stated Item 14, Award of Design for Park Avenue Elementary School and Item 15, Award of Design for Madison Elementary School, refer to mechanical work being done at those buildings and they are separate from window replacement.

Ms. Woods asked if the district was seeing any savings through energy programs that offer rebates for installing energy-efficient windows.

Mr. Good responded the district is hoping to receive some stimulus money that is directly associated with energy conservation. The district is receiving other rebates and seeing significant savings as a result of new windows.

Ms. Caldwell-Johnson asked about the funding source for the purchase of the new math material. She asked that this information be included on all acquisitions.

Dr. Sebring stated this adoption is being paid with federal stimulus dollars. As the district is awarded that portion, there are dollars awarded to the special education area and if the district meets the efforts of maintenance requirements, which the district does meet, some of the money can be used for any general education purpose. The stimulus

money has to be used and directed toward achievement in math and science and/or literacy aligned with the No Child Left Behind requirements.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Nay: None  
Motion carried.

**PUBLIC HEARING – 6:28 p.m.**

19. Window Replacement — Wright Elementary School .....	27
20. Window Replacement — Madison Elementary School .....	29
21. Window Replacment — Park Avenue Elementary School .....	31
22. Central Campus East Half Roofing Project .....	33

**OTHER – 6:30 p.m.**

23. Graduation Study Committee Report .....	35
24. Amendment to Purchase Agreement .....	37
25. Monitoring Report for Management Limitation 2.7 — Compensation and .....	39
26. School Calendar for 2010-11 .....	41
27. Authorization to Sell Excess Properties .....	47
28. Statewide Penny Sales Tax Bonds, Series 2010 .....	51

**REQUESTS FOR INFORMATION – 8:18 p.m.**

Ms. Caldwell-Johnson requested the Board discuss parameters that should be in place when deciding whether telephonic meetings are appropriate and under what premise the Board would use that as a method to conduct business.

Ms. Strong commented in her tenure on the Board, there has never been an occasion to call a meeting by telephone and feels it is a case-by-case issue.

Mr. Murphy commented it would be very difficult for the Board to anticipate issues that would require emergency electronic meetings. This particular issue was a rule that came from the Legislature that only gave the Board a couple weeks to take action. There are extenuating circumstances that can not be predicted.

Mrs. Woods confirmed with the district’s general counsel that the Board had followed the open meetings law.

Beth Nigut confirmed that Iowa law allows emergency meetings by telephone. She also clarified Board members could have attended this emergency meeting in person. The media had been advised and had the option of attending. The meeting also had been posted and recorded and minutes also were recorded.

December 14, 2009

Ms. Boesen confirmed the Board would only hold an electronic or telephonic meeting in an emergency situation.

Ms. Strong stated the Board is covered in the Series 200 bylaws. It cites Iowa Code and how the Board would determine if a special meeting was necessary. The chair of the Board or the superintendent can determine if there is an emergency that exists that creates the need to hold a special meeting. There must be 24 hours notice, the public needs to be notified, etc.

The consensus of the Board is there is already a policy in place to cover emergency meetings.

Ms. Strong commented the minutes of the special meeting are available and approved at a public meeting so the special meeting is made very public.

Ms. Buckton commented that by having a policy discussion at a regularly-scheduled meeting it allows the Board, as a public body, to say there are extreme circumstances that need to be acted on. It also says the Board, as a group, would prefer to never to have to do that. The Board wants to give the public as much notice as possible but when necessary, the Board has to defer to a special meeting.

Dr. Sebring praised the facilities and maintenance employees who worked many extra hours this week clearing snow so it was possible for the district to hold classes on Friday, December 11.

**ADJOURN 8:35 p.m.**

---

**Item No. 7**
**Page 1 of 1****Subject: ARCHITECT PAYMENTS****For: ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None****Issue:** Payment of architect/engineer invoices.**Superintendent's Recommendation:** The superintendent recommends that the following architect/engineer payments be authorized.

<u>Architect/Engineer/Project</u>	<u>Percent Paid</u>	<u>Estimated Fee</u>	<u>Previous Payments</u>	<u>Current Payment Due</u>
<b><u>Baldwin White Architects</u></b>				
Jackson Elementary School Architect App. No. 18	83%	\$371,430.00	\$299,253.42	\$8,046.00
<b><u>Gould Evans Goodman</u></b>				
Roosevelt High School Architect App. No. 22	83%	\$2,128,149.00	\$1,748,452.44	\$12,532.63
<b><u>RDG Planning &amp; Design</u></b>				
Central Campus Architect App. No. 28	90%	\$1,446,111.00	\$1,286,570.52	\$9,971.28
<b><u>Taylor Ohde Kitchell</u></b>				
Program Management App. No. 108	85%	\$19,351,769.00	\$16,341,755.00	\$105,103.20
			<b>Total</b>	<b>\$135,653.11</b>

**Presenters:** None**Background:** None



---

**Item No. 8**
**Page 1 of 2****Subject: CONSTRUCTION PAYMENTS****For: ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None****Issue:** Payment of contractor invoices.**Superintendent's Recommendation:** The superintendent recommends that the following contractor and supplier payments be authorized.

<u>Contractor</u>	<u>Percent Paid</u>	<u>Estimated Fee</u>	<u>Previous Payments</u>	<u>Current Payment Due</u>
<b><u>Baker Electric Inc.</u></b>				
Jackson Elementary (SALES TAX) Fire Alarm App. No. 3 Sealed Bid No. 5212-09	29%	\$48,918.00	\$10,942.10	\$3,420.00
<b><u>Edge Commercial</u></b>				
Jackson Elementary (SALES TAX) GC App.No. 07 Sealed Bid No. 5210-09	64%	\$3,995,852.00	\$2,240,103.65	\$302,142.90
<b><u>Larson &amp; Larson</u></b>				
Roosevelt High School (SALES TAX) GC App. No. 07 Sealed Bid No. 5226-09	54%	\$17,538,625.00	\$8,716,597.21	\$718,724.55
<b><u>Neumann Brothers, Inc.</u></b>				
Career Tech Exterior (SALES TAX) GC App. No. 10 Sealed Bid No. 5205-08	95%	\$2,039,771.00	\$1,913,262.34	\$18,225.75



---

**Item No. 8****Page 2 of 2**

---

**Neumann Brothers, Inc.**

3 <sup>rd</sup> Floor and Stairs	68%	\$8,179,721.00	\$4,922,464.64	\$666,695.28
----------------------------------	-----	----------------	----------------	--------------

(SALES TAX)  
GC App. No. 08  
Sealed Bid No. 5214-09

**Rochon Corporation**

Roosevelt Fine Arts	78%	\$2,529,692.00	\$1,720,545.15	\$266,984.67
---------------------	-----	----------------	----------------	--------------

(FUND RAISING)  
GC App. No. 09  
Sealed Bid No. 5208-09

**TOTAL      \$1,976,193.15**

**Presenters:** None

**Background:** None

---

**Item No. 9****Page 1 of 3****Subject: CONTRACTS FOR APPROVAL****For: ACTION****Contact: Various****Attachments: None**

---

**Contract No. 09-059****Project:** Metro Kids and Metro Arts Alliance Performance Agreement**Contractor:** Metro Arts Alliance

**Background:** Metro Arts Alliance agrees to continue to bring in visiting local artists to each Metro Kids site for four (4) consecutive weeks during the 2009-10 school year. This partnership, which began in 1992 and is paid for by Metro Kids registration fees, enables the children attending Metro Kids to participate in a variety of artistic mediums such as cartooning, photography, dance, vocal music, and storytelling. No general funds or tax dollars are used to support this program.

**Financial:**

Expenses: \$10,100

**Term:** 2009-10 School Year**New or Renewal:** Renewal**Contact:** Patricia Schroeder

(patricia.schroeder@dmps.k12.ia.us; 242-8527)

**Contract No. 09-060****Project:** Tableau CIC Analysis Portal**Contractor:** Computer Information Concepts, Inc.

**Background:** Data analysis tools are available that provide better access to information housed in district relational databases, such as Infinite Campus, IFAS, and the district data warehouse. A product review of these types of data tools, including an RFP process, was conducted by the Technology Department. The tool CIC Analysis Portal is recommended at this time by the Technology Department.

The CIC Analysis Portal will be used to develop customized data dashboards and balanced scorecards in support of various district data informed initiatives, including

---

**Item No. 9****Page 2 of 3**

---

the Microsoft School Settlement grant project. The CIC Analysis Portal is based on a business information tool platform called Tableau ([www.tableausoftware.com](http://www.tableausoftware.com)).

The Technology Department is requesting Board authorization to establish a contract for CIC Analysis Portal which will require expenditures up to \$150,000 from the Microsoft School Settlement grant. This will fully support a project to license and implement the CIC Analysis Portal, including software licensing and consulting costs required to fully implement the tool.

**Financial:**

Revenues: \$0

Expenses: \$150,000

**Term:** Through June 30, 2011**New or Renewal:** New**Contact:** Greg Davis

(greg.davis@dmps.k12.ia.us; 242-7773)

**Contract No. 09-061****Project:** Professional Learning Communities Coaching Academies: Leadership Training.**Contractor:** Solution Tree Professional Learning Communities Coaching Academies.**Background:** The training consists of predefined series of consulting and professional development engagements designed to develop the internal capacity for implementing and sustaining PLCs at the school/district levels. The Academy is facilitated by two PLC Master Coaches, includes six (6) days of on-site training, including resources for each participant and school team, plus phone/e-mail support for the duration of the contract from the coaches. School teams will leave each session with a new set of skills and activities and an action plan for implementing and teaching what they've learned. Each day of your PLC at Work Coaching Academy experience is focused on a guiding question. Participants will understand how to sustain the change process after training ends, through use of embedded PLC at Work™ practices.**Financial:** Approximately \$130,000. The funding source comes from Dropout Prevention, Title I, and Regional Budgets.

---

**Item No. 9**

**Page 3 of 3**

---

**Term:** There will be six dates for training running from January 2010 through August 2010.

**New or Renewal:** New

**Contact:** Bryce Amos  
(bryce.amos@dmps.k12.ia.us; 242-7660)



---

**Item No. 10**
**Page 1 of 2****Subject: AWARD OF CONTRACTS ON BID****For: ACTION****Contact: Various****Attachments: None**


---

**Issue:** The Des Moines Independent School District sought bids for Travel Agency Services for two student trips during the spring break of 2010. Each trip will include 48 GEAR UP students and five chaperones for a total of 106 people.

**Superintendent's Recommendation:** The superintendent recommends the contracts as shown below be approved.

**Background:** The Des Moines Independent Community School District's GEAR UP program is federally funded and is designed to prepare its freshman and sophomore classes for post secondary educational opportunities. In order for the students to have an understanding of those opportunities the GEAR UP program provides site trips to various cities to review the college or vocational campuses. To make the most efficient use of district funds and provide a safe, meaningful experience for its students the district sought proposals from local and national travel agency services.

**A. Bid No. B6015 Travel Agency Services — GEAR UP Program Site Visits**

Travel Adventures	Lapeer, MI	\$ 32,677.00
-------------------	------------	--------------

The suggested award was based on a balance of educational value and cost.

Bids were examined by the GEAR UP and purchasing department.

A complete tabulation of the bid is available.

Twenty-seven bids were mailed; three bids were received.

Funds are provided in DWGEARZI 0442.

**Contact:** Nancy Wright  
(nancy.wright@dmps.k12.ia.us; 242-7610)

---

**Item No. 10****Page 2 of 2**

---

**B. Bid No. B6000 Bus Lifts — Mechanics Bay**

Seneca                      Des Moines, IA    \$ 31,040.00

Bids were examined by the purchasing and Transportation Departments

A complete tabulation of the bid is available.

Fourteen bids were mailed; three bids were received.

Funds are provided in PPEL account 23DWBUSES-0732.

**Contact:** Todd Liston

(todd.liston@dmps.k12.ia.us; 242-7832)

---

**Item No. 11**

**Page 1 of 1**

**Subject: FIRE SAFETY GRANT APPLICATION AND PROJECT**

**For: ACTION**

**Contact: Bill Good**

(harold.good@dmps.k12.ia.us; 515-242-8321)

**Attachments: None**

---

**Issue:** The Iowa Department of Education requires the Board of Directors' approval of the project and supporting grant application for the Fire Safety Grant application in the amount of \$150,000.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the project and submission of the Fire Safety Grant application to the Iowa Department of Education.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** The Fire Safety component of the Iowa Demonstration Construction Grant Program provides up to \$150,000 (for school districts larger than 5,400 students) to fund projects that remedy fire safety defects. No local match is required. The DMPS Fire Safety Grant application will address fire safety issues at Howe Elementary School and will focus on updating sprinklers and fire alarms.





---

**Item No. 12**

**Page 1 of 1**

**Subject: IOWA HARKIN CONSTRUCTION DEMONSTRATION GRANT**

**For: ACTION**

**Contact: BILL GOOD**  
(harold.good@dmps.k12.ia.us; 515-242-8321)

**Attachments: None**

---

**Issue:** The Iowa Department of Education requires the Board of Directors' approval of the project and supporting grant application for the Harkin Iowa Construction Demonstration Grant application in the amount of \$500,000.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the project and submission of the Harkin Iowa Construction Demonstration Grant application to the Iowa Department of Education.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** The district is preparing to submit an application for the Harkin Iowa Construction Demonstration grant program administered by the Iowa Department of Education. The \$500,000 grant, if awarded, will be used as partial funding for the Mitchell Early Childhood Center renovation project. The grant requires a 75 percent local match (\$375,000), which will come from statewide penny tax. The application is due December 30, 2009.



---

**Item No. 13**

**Page 1 of 1**

**Subject: FINAL ACCEPTANCE OF RENOVATION AND ADDITION TO KING ELEMENTARY SCHOOL**

**For: ACTION**

**Contact: BILL GOOD**  
(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Superintendent's Recommendation:** The superintendent recommends the Board give final acceptance to the project listed below and approve final payment to the contractor listed, subject to the conditions and in accordance with the provisions of Chapters 26 and 573 of the Code of Iowa.

**SCHOOL:** King Elementary School

**PROJECT:** Renovation and Addition to King Elementary School

**CONTRACTOR:** Russell Construction Company, Inc.

**CONTRACTED AMOUNT:** \$4,889,370.00

**CONTRACT BALANCE:** \$243,959.30



---

**Item No. 14****Page 1 of 1****Subject: AWARD OF DESIGN FOR PARK AVENUE ELEMENTARY SCHOOL****For: ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Issue:** Undertaking improvements to Park Avenue Elementary School as part of the statewide penny (Students First) program.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the contract with RDG Planning for the design of mechanical and electrical modifications to Park Avenue Elementary School.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This is one of the first projects to begin under the statewide penny funding. Generally, the approach to be utilized on the upcoming projects is to divide the work at each school into several individual bid packages. These bid packages will address safety and security, energy efficiency, technology, with a focus on those buildings that have not realized major improvements.

RDG Planning has submitted a design cost proposal in the amount of \$123,300. The design will include a new geothermal mechanical system, a new electrical service, upgraded lighting, fire alarm, fire sprinkler and technology improvements. The costs are within the design budget established for the design of these improvements.

**Funding:** Statewide penny (Students First Program)



---

**Item No. 15****Page 1 of 1****Subject: AWARD OF DESIGN FOR MADISON ELEMENTARY SCHOOL****For: ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Issue:** Undertaking improvements to Madison Elementary School as part of the statewide penny (Students First) program.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the contract with RDG Planning for the design of mechanical and electrical modifications to Madison Elementary School.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This is one of the first projects to begin under the statewide penny funding. Generally, the approach to be utilized on the upcoming projects is to divide the work at each school into several individual bid packages. These bid packages will address safety and security, energy efficiency, technology, with a focus on those buildings which have not realized major improvements.

RDG Planning has submitted a design cost proposal in the amount of \$112,800.00. The design will include a new geothermal mechanical system, a new electrical service, upgraded lighting, fire alarm, fire sprinkler and technology improvements. The costs are within the design budget established for the design of these improvements.

**Funding:** Statewide penny (Students First Program)





---

**Item No. 16****Page 1 of 1****Subject: HIGH SCHOOL MATHEMATICS****For: ACTION****Contact: Barbara Adams, Mathematics Coordinator**  
(barbara.adams@dmps.k12.ia.us; 242-7875)**Attachments: 09-068**

---

**Issue:** The purchase of instructional materials for Algebra 1, Geometry, and Algebra 2.

**Superintendent's Recommendation:** The superintendent recommends the purchase of these materials.

**Presenter:** None. Barbara Adams, Mathematics Coordinator, will be available for questions.

**Background:** In the 2008-09 school year, the High School Mathematics Advisory Committee met to revise course curriculum, evaluate resources for classroom instruction and assessment, and field test materials for final consideration. Toward the end of the year the committee proposed to continue the evaluation process by piloting two textbooks under consideration in 30 mathematics classrooms.

Findings from pilot-teacher feedback and student achievement studies, as well as expectations outlined by the District Board Ends and Iowa Core led the majority of the committee to select *Center for Mathematics Education (CME) Project* instructional materials for use in Algebra 1, Geometry, and Algebra 2 courses. The estimated cost for the instructional and ancillary materials for all three courses is \$302,250.

Books for all students (hardcover, unitized texts issued one per student plus online access for teachers, parents, and students):

*Algebra 1: Center for Mathematics Education (CME) Project*  
Pearson, 2009

*Geometry: Center for Mathematics Education (CME) Project*  
Pearson, 2009

*Algebra 2: Center for Mathematics Education (CME) Project*  
Pearson, 2009

Please see additional information attached.



Item No. 17

Page 1 of 1

**Subject: PERSONNEL RECOMMENDATIONS****For: ACTION****Contact: Twyla Woods**  
(twyla.woods@dmps.k12.ia.us; 242-7972)**Attachments: None**

**Superintendent's Recommendation:** The superintendent recommends the Board approve the personnel recommendations.

**Background:****RESIGNATION**

Name	School, Position	Effective Date	Reason
Pilon, Dawn M.	Lincoln, Vice Principal	06/30/10	Personal
Valladares, Amy	McKinley, Mental Disabilities	11/19/09	Personal

**ADMINISTRATOR APPOINTMENT**

Name	Position	Amount	Effective Date
Troja, S. Jacob	Vice Principal, Harding	\$77,543 (to be prorated)	12/09/09

Masters Degree in Educational Administration, Grand Canyon University, 2008. Bachelors Degree in Education / Music, Buena Vista University, 2004. Experience: Principal, Woodward Academy, 2008-present; Assistant Principal, Woodward Academy, 2006-08; Music Teacher, Woodward Academy, 2004-08. Address: Grimes, IA.

**COACHING DIFFERENTIAL**

School	Name	Position	Effective Date	Amount
Roosevelt	McCain, Daniel *	Assistant Wrestling	11/14/2009	\$1,299.50

\*D. McCain was listed on the September 4<sup>th</sup> 2009 board agenda as full stipend. As of November 14 he was changed to ½ time stipend as shown above.



---

**Item No. 18**

**Page 1 of 1**

**Subject: LIST OF BILLS FOR APPROVAL**

**For: ACTION**

**Contact: Patricia Schroeder**  
(patricia.schroeder@dmps.k12.ia.us; 242-8527)

**Attachments: None**

---

**Issue:** A list of bills will be furnished to the Board of Directors at the Board meeting for approval. The secretary will be glad to furnish information as requested on any of these items. Prior to the meeting, one member of the Board will have checked this list with the invoices.



---

**Item No. 19****Page 1 of 2****Subject: WINDOW REPLACEMENT — WRIGHT ELEMENTARY SCHOOL****For: PUBLIC HEARING/ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Issue:** Approval of the plans and specifications for the window replacement package for Wright Elementary School. Publication for the Public Hearing was included in the Des Moines Register on November 28, 2009.

**Superintendent's Recommendation:** The superintendent recommends that the Board approve the plans and specifications prepared by Larrison & Associates for the window replacement package for Wright Elementary School.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This is one of the first projects to begin under the statewide penny funding. Generally, the approach to be utilized on the upcoming projects is to divide the work at each school into several individual bid packages. These bid packages will address safety and security, energy efficiency, technology, with a focus on those buildings that have not realized major improvements.

A copy of the plans and specifications are available for review at the district's facility management office.

**Funding:** Statewide penny (Students First Program)

Minutes

Dr. Sebring recommended the Board approve the plans and specifications prepared by Larrison & Associates for the window replacement package for Wright Elementary School.

Murphy moved to approve the plans and specifications for Wright Elementary. Second by Buckton.

Ms. Woods asked if Larrison & Associates were a local company.

Mr. Good responded they are local and have an office in Beaverdale. He has had previous experience with the company.



---

**Item No. 19**

**Page 2 of 2**

---

Ms. Boesen commented the district is doing projects in smaller packages so there will probably be more architects involved.

Mr. Good responded there will be more architects involved.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.

---

**Item No. 20****Page 1 of 1****Subject: WINDOW REPLACEMENT — MADISON ELEMENTARY SCHOOL****For: PUBLIC HEARING/ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Issue:** Approval of the plans and specifications for the window replacement package for Madison Elementary School. Publication for the Public Hearing was included in the Des Moines Register on November 28, 2009.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the plans and specifications prepared by Larrison & Associates for the window replacement package for Madison Elementary School.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This is one of the first projects to begin under the statewide penny funding. Generally, the approach to be utilized on the upcoming projects is to divide the work at each school into several individual bid packages. These bid packages will address safety and security, energy efficiency, technology, with a focus on those buildings that have not realized major improvements.

A copy of the plans and specifications are available for review at the district's facility management office.

**Funding:** Statewide penny (Students First Program)

Minutes

Dr. Sebring recommended the Board approve the plans and specifications prepared by Larrison & Associates for the window replacement package for Madison Elementary School.

Caldwell-Johnson moved to approve the plans and specifications for Madison Elementary. Second by Murphy.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.



---

**Item No. 21**

**Page 1 of 2**

**Subject: WINDOW REPLACEMENT — PARK AVENUE ELEMENTARY SCHOOL**

**For: PUBLIC HEARING/ACTION**

**Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Issue:** Approval of the plans and specifications for the window replacement package for Park Avenue Elementary School. Publication for the Public Hearing was included in the Des Moines Register on November 28, 2009.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the plans and specifications prepared by Larrison & Associates for the window replacement package for Park Avenue Elementary School.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This is one of the first projects to begin under the statewide penny funding. Generally, the approach to be utilized on the upcoming projects is to divide the work at each school into several individual bid packages. These bid packages will address safety and security, energy efficiency, technology, with a focus on those buildings that have not realized major improvements.

A copy of the plans and specifications are available for review at the district's facility management office.

**Funding:** Statewide penny (Students First Program)

Minutes

Dr. Sebring recommended the Board approve the plans and specifications prepared by Larrison & Associates for the window replacement package for Park Avenue Elementary School.

Strong moved to approve the plans and specifications for Park Avenue Elementary. Second by Buckton.

Ms. Link asked when the window replacement project will begin.

Mr. Good stated the bidding process will start in the next two months with the work beginning next summer.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

---

**Item No. 21**

**Page 2 of 2**

---

Nay: None  
Motion carried.

---

**Item No. 22**

**Page 1 of 1**

**Subject: CENTRAL CAMPUS EAST HALF ROOFING PROJECT**

**For: PUBLIC HEARING/ACTION**

**Contact: Bill Good**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Issue:** Approval of the final plans and specifications for roofing the east half of Central Campus. Publication for the Public Hearing was included in the Des Moines Register on November 30, 2009.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the final plans and specifications prepared for the repairs to the eastern half of Central Campus.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** To correct the moisture infiltration problems the roofing will be removed and replaced at an estimated cost of \$200,000. Bids are due on January 7, 2010. Facility Management will seek Board approval of the lowest responsive, responsible bid at the January 19, 2010 Board meeting. Plans are available at Facility Management.

**Funding Source:** PPEL (Physical Plant and Equipment Levy)

Minutes

Dr. Sebring recommended the Board approve the final plans and specifications prepared for the repairs to the east half of the Central Campus roof.

Murphy moved to approve the final plans for the Central Campus roof. Second by Link.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.



---

**Item No. 23****Page 1 of 1****Subject: GRADUATION STUDY COMMITTEE REPORT — RESCHEDULED TO JANUARY 5, 2010.****For: INFORMATION****Contact: Bryce Amos**  
(bryce.amos@dmps.k12.ia.us; 242-7660)**Attachments: 09-067**

---

**Issue:** 21<sup>st</sup>-century learning in Des Moines Public Schools.**Superintendent's Recommendation:** The superintendent recommends the Board discuss the results of the Graduation Study Committee and identify implications for potential future actions.**Presenters:** Dr. David Darnell, Drake University  
Erin Stoen, Future Pathways  
Blake Hammond, Merrill Middle School  
Joseph Spiess, Lincoln South  
Virginia Varce, Community  
Dr. Gary McClanahan, Central Campus**Background:** On May 6, 2009, a group of 40 students, educators, parents, and community members came together as the Graduation Study Committee (GSC). This team met for three months to address the charge of Dr. Nancy Sebring to create recommendations for a 21<sup>st</sup>-century path to graduation by studying:

- The 23 units of credit required to graduate
- A plural diploma system

In working through these, the GSC discovered the question behind the question and engaged in rich dialogue regarding ways to foster 21<sup>st</sup>-century, personalized, and relevant learning and teaching.

In July 2009 the GSC presented their proposal, including three recommendations to Dr. Nancy Sebring.

Minutes

Ms. Boesen stated this item has been rescheduled to the January 5, 2010 meeting.





---

**Item No. 24 (SUBSTITUTED)**

**Page 1 of 2**

**Subject: AMENDMENT TO PURCHASE AGREEMENT FOR 1917 DEAN AVENUE**

**For: ACTION**

**Contact: Bill Good**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

---

**Issue:** Agreement to amend the purchase agreement for the property located at 1917 Dean Avenue.

**Superintendent's Recommendation:** The superintendent recommends the Board vote to approve amendment to the purchase agreement for 1917 Dean Avenue.

**Presenters:** None. Bill Good and Beth Nigut will be present to answer any questions.

**Background:** On October 20, 2009, the Board voted to approve the purchase of real estate at 1917 Dean Avenue using PPEL funding. During the process to prepare for the closing on the real estate, it was determined the property is subject to another contract and mortgages exist which cannot be immediately released. The agreement, which the Board is being asked to approve, provides the means to address these issues so clear title will pass when the district completes its payment schedule. The agreement has been approved by counsel for the district.

#### Minutes

Beth Nigut explained before a closing can take place, there is a title opinion that has to demonstrate the property will pass with clear title. During the process it was discovered there was an existing mortgage on this property and there has to be language in the sale agreement that protects the district and allows the mortgage to be released so the property can pass with clear title. The new document is additional language that adds the necessary parties that were parties to the mortgage.

Ms. Nigut responded the amount of the contract remains the same. It is the entity to whom the district is making the payments that changes and after a certain level the mortgage is released, there is a clear title opinion and the district owns the property.

Murphy moved approval of the amended purchase agreement. Second by Link.

---

**Item No. 24**

**Page 2 of 2**

---

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.

---

**Item No. 25****Page 1 of 2****Subject: MONITORING REPORT FOR MANAGEMENT LIMITATION 2.7 —  
COMPENSATION AND BENEFITS****For: ACTION****Contact: Twyla Woods/Patricia Schroeder****Attachments: 09-065**(twyla.woods@dmps.k12.ia.us; 242-7972/patricia.schroeder@dmps.k12.ia.us; 242-8527)

---

**Issue:** Board Governance Policy 3.4: Monitoring Superintendent Performance includes a schedule relative to monitoring reports that requires a monitoring report on Management Limitation 2.7 — Compensation and Benefits in December each year.

**Superintendent's Recommendation:** The superintendent recommends the Board receive, discuss and take action on the monitoring report for Management Limitation 2.7 — Compensation and Benefits.

**Background:** The Board adopted Policy Governance on November 21, 2007, which included a schedule of monitoring reports. The Management Limitation 2.7 — Compensation and Benefits Monitoring Report is included as Attachment 09-065. This report covers FY 2009, which runs from July 1, 2008 to June 30, 2009.

Minutes

Dr. Sebring stated this is the third annual monitoring report on compensation and benefits.

Mr. Murphy asked if certified employees are at-will employees.

Twyla Woods explained at-will employees are small in number compared to the district as a whole but the district does have other employee groups that are considered at-will. Those employees who are under certification, such as teachers, are governed by Iowa Code 279 that gives them a process for termination.

Mr. Murphy asked if administrators on an annual contract are considered at-will employees.

Twyla Woods explained there are two classifications under administration. Those who have certification, such as a school principal, are covered by the same process for termination as teachers. There are administrators who do not need teacher certification in order to perform their duties and they are in an at-will category.

Dr. Sebring explained an example of at-will administrators would be the CFO, attorney, etc.

---

**Item No. 25****Page 2 of 2**

---

Ms. Strong commented that coaches are at-will employees.

Twyla Woods stated that some coaches are at-will. She clarified there are certified teachers who coach and citizen coaches as well.

Mr. Murphy asked if an employee is at-will, could he or she be released mid-year. He understands that administrators can be released at the end of a contract year without a 279.

Twyla Woods responded that is possible, depending on which administrator and reiterated certified administrators are given the same protection as teachers. The district can release an administrator if the district has probable cause.

Dr. Sebring clarified the question. Can the district terminate an administrator without cause? If the administrator has a contract until the end of the year, the district will honor the contract.

Mrs. Jeanette Woods asked if the process is the same for at-will administrators.

Ms. Twyla Woods explained at-will administrators can be recommended for termination without the process that is afforded to employees under the 279 agreement.

Mrs. Jeanette Woods asked if budget cuts would be just cause for termination.

Ms. Woods responded budget cuts would be just cause.

Ms. Boesen stated it is the Board's responsibility to determine whether the superintendent's interpretation of the policy is reasonable and the report addresses all the aspects of the policy.

Strong moved to accept monitoring report 2.7. Second by Murphy.

Ms. Boesen reminded the Board to request additional information they would like to see in the monitoring report.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.

---

**Item No. 26**
**Page 1 of 6****Subject: SCHOOL CALENDAR FOR 2010-11****For: DISCUSSION****Contact: Twyla Woods**  
(twyla.woods@dmps.k12.ia.us; 242-7972)**Attachments: 09-064**

---

**Issue:** The 2010-11 school calendar.**Superintendent's Recommendation:** The superintendent recommends the Board discuss the proposed 2010-11 school calendar.**Background:** The District Calendar Advisory Committee ensures students are in school for the required 180 days, that winter and spring breaks are properly placed and otherwise considers all calendar related issues.

The committee reviews calendars of other area school districts and educational institutions, weighs input from the DMEA survey of teaching staff and also solicits comments from parents and community as part of the calendar development process.

The proposed calendar includes the following changes:

- professional development for staff every Wednesday through an adjusted dismissal time;
- winter recess will be shortened by three days;
- addition of the Wednesday before Thanksgiving as a day off for students and teaching staff; and
- the fall in-service date has been moved to the last Friday in September.

The proposed 2010-11 school calendar establishes August 26, 2010, as the first day of school and leaves conference weeks and spring recess unchanged.

The Calendar Committee consists of:

Amos, Bryce	Executive Director, Turn-Around Zone, Northeast Region
Anderson, Rhonda	DMEA representative
Austin, Toni	DMEA representative
Barnes, Steve	AFSCME representative
Burkhall, Stephanie	Executive Secretary, Department of Student Affairs
Cook, Connie	Associate Superintendent, Northwest Region
Eldred, Deborah	DMEA representative
Frith, Urasaline	AFSCME representative
Harris, Greg	Executive Director, DMEA
Hildenbrand, Jane	Co-Chair, Professional Development Committee

School Calendar Committee continued:

Jensen, Tina	Executive Director, South Region
Keiderling, Amy	City Wide PTA President
Martin, Terrence	Associate Superintendent, South Region
Mason, Sheila	Executive Director, Operations
McGivern, Leigh	Director of Board & Community Relations and Legislative Liaison
Reese, Karen	DMEA representative
Stanley, Patty	Parent representative
Tallman, Susan	Executive Director K-12 Programs, Northwest Region
Toubes, Joseph	DMEA representative
Treanor, Shellie	Parent representative
Walsh, Sharon	Parent representative
Wheeler, Doug	Principal, Hoover High School
Willyard, Doug	Director, Human Resources/Labor Management
Young, Alan	President, DMEA
Woods, Twyla (Chair)	Chief of Staff & Student Affairs

#### Minutes

Speakers: Jerry Bradley, 4605 SW 15<sup>th</sup> Street, Central Campus Instructor  
Alan Young, DMEA President

Twyla Woods stated the calendar presented tonight is a proposal. She thanked the DMEA for their contribution to the calendar committee and also acknowledged the 24-member committee that has worked on the calendar. The following are changes that have been suggested by the committee:

- Winter recess has been shortened by three days
- Wednesday before Thanksgiving is a day off for students and staff
- Moved the fall in-service date from the third Friday in September to the last Friday in September

Ms. Woods clarified that Wednesday before Thanksgiving is a day off for students, teachers, and associates.

Terrence Martin presented information regarding the adjusted dismissal time on Wednesdays next year. The district has formed a professional development steering committee consisting of administrators, curriculum coordinators, instructional staff, and DMEA representatives. The committee has met and discussed what the district wants to accomplish during the professional development and the needs of students and staff.

The committee is working toward finalizing the district-wide professional development plan. They believe the district needs to invest in building the capacities of all teachers throughout the district if the district wants to continue to support and increase student outcomes. He explained the plan the committee is presenting for each Wednesday throughout the school year.

Dr. Sebring pointed out the legislation that was passed during the 2008 session, which requires schools to establish professional development committees equally representing teachers and administration, to discuss and prioritize needs for professional development. The education needs to include both individual teacher professional development time and leading up to district-wide professional development time.

Ms. Link shared some questions she has had from parents at a PTA meeting and wanted clarification on the answers she should be giving.

- Why can't teachers do professional development on their own time as is done in the business world?

Mr. Martin explained part of the reason is financial. If the teaching staff is required to participate in professional development after the contract day, the district has to compensate the teachers for their time. Many staff members work past the contract day already but it is not being required by the district.

- How does the district get around the perception that students are being cheated out of instructional time?

Mr. Martin stated the committee calculated how much professional development was currently on the calendar and how much is being requested for the next year. The difference is about 24 hours of additional time.

Dr. Sebring shared documentation about recent improvements in literacy in the district. She credits this to professional development and collaboration of teachers. Many teachers worked beyond contract hours in order to work together. A large part of professional development is interpreting data and administering formative assessments, analyzing the data and making adjustments in teaching strategies. This is accomplished easier by teams of teachers working together rather than individually.

Twyla Woods stated there are many staff members who are taking time outside of the contract day to work on college degrees and advancement.



---

**Item No. 26****Page 4 of 6**

---

Dr. Sebring stated the district does have a state mandate to implement the core curriculum at the high school level by 2012 and K-8 by 2014. The work needs to be done by teams of curriculum and content area teachers. She commented parents may not be aware of the mandate. This district needs to do a better job of communicating this to the community.

Ms. Strong stated this is an issue of perception. Referring to early dismissal as early out rather than dismissal of students for professional development can often be misleading. The district needs to communicate to the public what the results are when the district dedicates time for professional development. The terminology alone would make a difference. She also suggested the district look at some block scheduling so class periods are not shortened.

Dr. Sebring stated the professional development team is talking with staff and working with administrators on developing schedules so students do not miss the same classes every Wednesday.

Ms. Strong stressed the importance of communicating to the public what is taking place on Wednesdays when students are dismissed early. The Board members need to talk knowledgeably about what is taking place with professional development. It will be very beneficial to teachers to know they can plan on that time every week and also collaborate with their colleagues. She approves of the way the plan is being developed.

Ms. Caldwell-Johnson stated her approval of the way the team is developing the plan for professional development. She agrees that early dismissal is a perception issue with the public. It is important for the Board and district to determine when professional development is maximized. The plan before the Board indicates the district is maximized as far as time that will be devoted to professional development and that message needs to be shared with the community.

Ms. Caldwell-Johnson suggested the after-school programs that students attend on the adjusted dismissal Wednesdays could be more productive for students by being more educationally focused and involving community resources.

Mrs. Woods asked about the Wednesday before Thanksgiving and whether it is a negotiated holiday.

Ms. Twyla Woods stated it is considered the same as Friday, September 24, and Martin Luther King Day when there are no students in the building but staff are working. That day is not a negotiated holiday. The calendar has the required number of days for teachers.

---

**Item No. 26****Page 5 of 6**

---

Mrs. Jeanette Woods wanted to clarify the XX on the calendar for April.

Ms. Twyla Woods stated this is a day for the ACT test and the ACT Board establishes that date. The date has not been finalized yet. As soon as it is, it will be posted on the calendar.

Mrs. Woods suggested stating an explanation for the April date until it is finalized.

Mr. Murphy supports the professional development plan and commented that much of the professional development is mandated by the district and by legislation. The district does not pay tuition for teaching staff who want to further their education but in turn does allow them the time to learn what is being mandated. Mr. Murphy also commented on the makeup of the calendar committee listed and suggested involving more parents and people from the community. He questioned the need for all the employees.

Twyla Woods clarified there were more parents involved in the planning. She listed the members who were able to come to the meetings but did not list the names of community members who were involved via e-mail and by telephone. The calendar committee works very closely with the city PTA for additional input. She stated the committee works very hard to get additional community input and works closely with outreach communities to make sure they are aware of holidays important to the community.

Ms. Strong commented the important component of the calendar is explaining professional development to the community, not just looking at dates on the calendar.

Ms. Buckton stated her approval of the consistency of the Wednesday dismissal time and how it could be less likely there will be students will be left in the building after dismissal time. She also feels it is the Board's job to talk about how the professional development fits into the policy governance and if the Iowa Professional Development model is followed. The Board needs to assure this information is followed up in a monitoring report and information gets back to the Board indicating the amount of time devoted to professional development and student achievement is being reflected on the report. The Board needs to be able to tell parents this is a worthy investment. Ms. Buckton suggested monthly updates to parents and community that communicates what the teachers are working on in the area of professional development and also state the locations that are being used for professional education.

Ms. Strong agreed this information should be available to parents. In the past the principal at Roosevelt has done this through the monthly newsletter, and suggested this would be a good communication tool to inform the community about what is being done in the area of professional development.

---

**Item No. 26****Page 6 of 6**

---

Mr. Martin stated this year the regional leadership has asked the administration at the building level to submit what their targeted professional developments plans are and how those plans correlate to student outcomes. This is being done on a monthly basis. Principals have the ability to put this information on SharePoint® and a report can be generated and distributed among the different buildings. This allows for teacher collaboration among buildings.

Ms. Strong reiterated, and it was the consensus of the Board, that this information be reflected in a monitoring report

Ms. Boesen expressed her approval of the clarity of the plan the professional development team has presented.

Ms. Link asked what other districts in the area have weekly early student dismissal for professional development.

Mr. Martin responded Newton, Ankeny, SE Polk and West Des Moines.

Ms. Link wanted clarification on the additional hours being requested for professional development.

Mr. Martin responded that 24 additional hours are being requested.

Dr. Sebring stated the professional development team is working on ways to recuperate some instructional hours elsewhere. An example: there will probably be a significant change in the six early-outs for high school students during finals. As more and more schools are going to block scheduling, the number of passing minutes in a day has been reduced to half.

Ms. Boesen stated the calendar will come back for Board approval in January.

---

**Item No. 27****Page 1 of 4****Subject: AUTHORIZATION TO SELL EXCESS PROPERTIES****For: DISCUSSION/ACTION****Contact: Bill Good**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: 09-069**

---

**Issue:** The Facility Management Department has reviewed all district land holdings and has deemed seven parcels to be considered excess.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the authorization to dispose of these parcels by placing them up for sale to the public:

- Adams — 3720 East 29th
- Douglas — 3800 Douglas
- Grounds — 1800 East Euclid
- Jefferson Woods — North of Jefferson
- Rice — Beaver Avenue
- University and Penn
- Wallace — 1401 East 12th

**Presenter:** Bill Good

**Background:** The superintendent's Facilities Advisory Committee made the following recommendation:

Vacant buildings — Serious consideration must be given to operational costs at vacant schools or sites. Ongoing energy costs, maintenance, and vandalism are significant financial considerations. Where the district demographic study indicates enrollment growth, existing unused facilities should be maintained if logical or financially feasible for reuse.

Each of the properties listed above has been evaluated according to the stated criteria outlined by the Facilities Advisory Committee. Based on the criteria, the Facility Management Department determined it is in the best interest of the district to declare the properties excess and recommend they be disposed.

It is proposed a public sale date be established for 60 to 90 days in the future by Board resolution and that sealed bids be taken at that time. Please see the attachment to this agenda item regarding the "offer to buy" form. The district will reserve the right to review and reject all bids submitted.

---

**Item No. 27****Page 2 of 4**

---

## Minutes

Speakers: Joe Henry, 2463 East Highview Drive  
Matt Culp, 1507 Germania Drive

Bill Good presented a PowerPoint on the recommendation of the superintendent's advisory committee to sell district buildings or sites that do not serve an educational purpose. The committee has met and discussed the potential benefits for the district. Demographic studies have been made in the community and indicate potential growth in some areas of the city and lack of growth in others. Mr. Good summarized some reasons for selling some of the properties. Money from the sale of property will go back into the PPEL fund. The buildings will be sold on an "as is" basis and will not recommend any offer to the Board that is considered below what he believes to be below market value. Mr. Good cited the Board policy on disposition of school district property.

Mrs. Woods asked if the action part of the item could be postponed until the January meeting.

Ms. Strong clarified the action tonight is to vote on putting property up for sale. Action is not being taken on accepting any bids or offers to buy property at this time. Property will be put up for sale for sixty days. If bids or offers come in, then it will be up to the Board to accept or decline those offers.

Mrs. Woods ask how the decision was reached on which properties would be put up for sale.

Mr. Good referred to the presentation indicating the criteria included current costs for mitigating vandalism and maintenance; whether the school would serve in the future as a swing school, etc.

Mrs. Woods stated that five out of the seven properties being recommended for sale are on the east side. She has concerns from the community that two schools are overcrowded at this time.

Mr. Good commented that demographic studies indicate that potential growth in the city will be on the south and southeast side of the city so feel it is necessary to maintain properties on that side of the city.

Dr. Sebring stated the McKee building had been reopened as an early childhood center with the goal of pulling some preschool classrooms out of the eastside schools. Part of the reason for sharing the literacy data tonight was to demonstrate that one of the things

---

**Item No. 27****Page 3 of 4**

---

the district has done is to study the large schools to determine whether achievement is impacted by school size. There are no indicators in terms of disciplinary data or achievement data that would suggest students would be harmed by being in a larger school.

Mr. Good stated the two schools mentioned by Mrs. Woods are still under capacity.

Dr. Sebring commented schools use whatever space is available and often the space is not used as efficiently as it could be. Part of the move to regional leadership is to have administrators go into buildings and evaluate the space in buildings and how it is being used.

Ms. Buckton asked if the district decided not to sell some of the property mentioned and waited for a demographic shift to happen, would the buildings be in such a condition that the district could repair and use them or would it be more cost effective to have a new building.

Mr. Good responded that many of the existing buildings have problems now and as time goes on, the problems become bigger problems and renovation could well exceed new building costs.

Ms. Caldwell-Johnson asked what buildings are vacant and what buildings are being used.

Mr. Good responded that Mann is currently being used as a swing school for Jackson. Mitchell School is being considered for a south-side early childhood center. Casady is housing the high school Bridges program, Learning Supports and preschool. Currently Woodlawn and Moore are vacant.

Ms. Caldwell-Johnson asked what annual maintenance costs for these buildings would be and if extra staff were hired to maintain these vacant buildings. She also requested clarification on the range of vandalism that is taking place in the vacant buildings.

Mr. Good responded that figure depends on whether it is occupied or unoccupied. Utilities have gone up at the Moore building because the county has been using it. Woodlawn utilities are at a minimum. If the building is vacant, maintenance and utilities are at a minimum. He indicated the majority of vandalism is broken windows. Some neighborhoods are better than others because neighbors help watch the buildings.

Ms. Caldwell-Johnson questioned the timing of selling property and wanted to know what the criteria would be when making a recommendation to the Board if an offer is made on a particular property.

---

**Item No. 27****Page 4 of 4**

---

Mr. Good responded that formal appraisals have been done on all the properties. Some are more recent than others. He has talked with realtors and there has been some interest in some of these properties. The starting point in determining the asking price on the properties will be guided by the appraised value.

Mr. Murphy asked what the plan was for the Woodlawn building.

Mr. Good responded the district has some leased space in that part of the city and Woodlawn could be considered for a north-side preschool center and possible office space.

Mr. Murphy commented the district is in a financial position that constitutes selling property and replenishing the PPEL fund, because the district is putting general fund money in that fund right now. He stated the district may not get the top dollar at this time, but it is a necessary step to continue to provide educational opportunities for our students. He clarified it is the Board that accepts or declines offers. Mr. Good will make a recommendation but the final decision is by the Board.

Strong moved to offer the above mentioned parcels for sale. Second by Link.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.

---

**Item No. 28****Page 1 of 4****Subject: STATEWIDE PENNY SALES TAX BONDS, SERIES 2010****For: DISCUSSION****Contact: Patti Schroeder**  
(patricia.schroeder@dmps.k12.ia.us; 242-8527)**Attachments: None**

---

**Issue:** Issuance of Revenue Bonds**Superintendent's Recommendation:** The superintendent recommends the Board discuss the potential for the sale of \$70 million in Sales Tax Revenue Bonds.**Presenter:** Patti Schroeder**Background:** The state passed legislation replacing a local option sales and service tax (LOSST) with a statewide penny sales (SWP) tax. Under LOSST, each district received its pro rata share of LOSST collected in that district. The district will continue to collect LOSST until June 30, 2010. Under the new legislation, a one-cent sales tax will be collected statewide and distributed annually to each school district based on their annual enrollment each year through June 30, 2029.

Original projections anticipated the district could receive \$22.5 million per year. However, in making projections to determine the size of a revenue bond issue, the district has used very conservative estimates of a 1 percent decline per year in enrollment and a tax collection per student that is 13 percent below the current tax per student. Based on these conservative projections the district would have \$19.5 million per year.

The district would like to sell \$70 million in Tax Revenue Bonds in January with the close of the sale on or about March 1, 2010. This would ***provide the district the use of funds to:***

1. Minimize inflationary increases on a portion of the construction program.
2. Maximize the use of construction dollars in the first 10 years of the construction program.
3. Add flexibility to the construction schedule.
4. Allow the district to develop the most optimal construction plan.
5. Lock up a portion of the revenue stream for debt service (and/or projects).
6. Allow the district to move up projects — proceeds from bond sales of \$70 million can be used in two years versus only \$32 million over that same two-year period on a pay-as-you-go basis.
7. Renovate facilities sooner rather than later.
8. Lock in projects at the borrowing cost of approximately 4.6 percent, which may be lower than the average inflationary factor over the next 19 years.



Item No. 28

Page 2 of 4

It should be noted that in addition to these bonds, the district is considering coming to the Board in several years for authorization for the sale of an additional \$80 million Sales Tax Revenue Bonds.

The **suggested timeline** is as follows:

DATE	PROJECTS	BONDS
December Board Meeting Dec. 8, 2009	Architectural contracts approved	Bond discussion
In December, January	Project cash flow	Prepare offering materials
January – 1 <sup>st</sup> Board Meeting – Jan. 5, 2010	Hearing on plans; specs; bid letting	
January – Board Meeting – Jan. 19, 2010	Approve architectural contracts	Authorization of bond sale
February Board Meeting – Feb. 2, 2010		Bond issuance
March 1, 2010 (no Board action needed)		Bond closing

The **projects to be completed** using these bond proceeds are as follows:

<p><b>Student Drop Offs</b></p> <ul style="list-style-type: none"> <li>Cowles Elementary School</li> <li>McCombs Middle School</li> <li>Studebaker Elementary School</li> <li>Howe Elementary School</li> <li>Brody Middle School</li> <li>Cattell Elementary School</li> <li>Findley Elementary School</li> <li>Jefferson Elementary School</li> </ul>	<p><b>Mechanical and Electrical System Upgrades</b></p> <ul style="list-style-type: none"> <li>Brody Middle School (controls/ lighting)</li> <li>Cowles Elementary School</li> <li>Harding Middle School</li> <li>Hiatt Middle School</li> <li>Hoover High School (controls)</li> <li>Howe Middle School</li> <li>Madison Elementary School</li> <li>Merrill Middle School</li> <li>North High School</li> <li>Park Avenue Elementary School</li> <li>Wright Elementary School</li> <li>Mitchell Early Learning Center</li> </ul>
---	---

<p><b>Exterior Window and Door Replacements</b>                  Wright Elementary School                  Madison Elementary School                  Howe Elementary School                  North High School                  Park Avenue Elementary School                  Mitchell Early Learning Center                  Brody Middle School                  Cowles Elementary School                  Harding Middle School (doors)                  Hiatt Middle School (doors)                  Meredith Middle School                  Merrill Middle School                  Studebaker Elementary School</p>	<p><b>Technology</b>                  Brody Middle School                  Cowles Elementary School                  Harding Middle School                  Hiatt Middle School                  Hoover High School                  Howe Middle School                  Madison Elementary School                  Merrill Middle School                  North High School                  Park Avenue Elementary School                  Wright Elementary School                  Mitchell Early Learning Center</p>
<p><b>Others</b>                  Hoover High School (Hoover/Meredith technology and media addition, convert library to administrative offices, convert existing offices to classrooms)</p>	<p><b>Others</b>                  Career &amp; Technology (second floor/skywalk)                   North High School (administration addition/convert existing offices to classrooms)</p>

**Important note:**

These projects are based upon what we know today. There are many variables, which include:

- Potential grants and alternative funding sources
- Construction market conditions
- Inflation
- Unknown conditions

Minutes

Patti Schroeder presented the plan for the statewide sales tax bonds. She asked for and received a list of all the schools that have bonded for the statewide penny. There are 71 districts doing this. The districts are doing this to get an edge on inflation and push projects ahead to get finished, and also lock up funding.

---

**Item No. 28**

**Page 4 of 4**

---

Ms. Buckton commented that jobs can be created in the community if the district invests in the building projects at this time. If the district chooses to wait, that job potential is lost.