

WEBER SCHOOL DISTRICT
5320 Adams Avenue Parkway
Ogden, UT

Special Study Session
June 16, 2023

The Board of Education of Weber School District held a Study Session in the superintendent's office at 5320 Adams Avenue, Ogden, Utah. The meeting convened at 8:00 a.m. The following Board Members and Superintendency were present:

Paul Widdison	Board President
Doug Hurst	Board Member
Janis Christensen	Board Member
Bruce Jardine	Board Member
Jan Burrell	Board Member
Kelly Larson	Board Member
Gina Butters	Superintendent
Clyde Moore	Assistant Superintendent
Dave Hales	Assistant Superintendent
Robert Petersen	Business Administrator

Board Vice President Jon Ritchie was excused.

Superintendent Butters welcomed everyone and began by turning the time over to Facilities Executive Director Larry Hadley to present the status on the new school builds. Construction increases were explained on West Field High School and noted structural steel has gone up 100% as well as other areas over a two-year period. Contingency costs were explained, delay problems and labor shortages. The timeline is still on course to open August 1, 2024. Furniture and tech will need to be ready to go once we are able to enter the building.

Superintendent Butters updated the Board on the field house at West Field High School. Other high schools across the state have an athletic facility that can be used year-round. Examples of field houses around the state were shared. The purpose of a field house is to take athletics out of the school when out of space to hold practices for athletics. Assistant Superintendent Clyde Moore explained currently, six sports are held during the fall and winter and ten in the spring. It will be a multipurpose facility, for example band and performing arts could also use it as well as renting it out to the community. Football locker room will also be in the field house. Larry added the field house is about 32,000 square feet. President Widdison noted there have been requests from the public to possibly sponsor the field house and have it named after a family that previously owned the property. He suggested the Board figure a set amount that could be invested and possibly add a new policy. Other sponsorship options were discussed and suggested to have District Legal Counsel Heidi Alder look into other districts policies regarding sponsorships. Board Member Kelly Larson asked about a plan moving forward on how our existing high schools will be able to add field houses in the future. It was noted possibly may be able to use future capital funding money.

Community Relations & Safety Specialist Lane Findlay discussed bonds with other districts and issues they are having with construction costs and shortfalls. It was noted some districts have had bonds not pass and have had to look into other options such as lease revenue bonds.

Roosevelt Elementary rebuild was discussed and Larry explained the process of the rebuild. They are proposing to start construction in January 2024 by severing the left side of the building and in May 2024 would demolish the rest of the building. It was noted moving the start date up from October 2024 will help to negate some of the inflationary costs and minimize disruption of students. It will be the same design as West Haven Elementary. Current enrollment at Roosevelt Elementary was discussed and possible displacement options include utilizing the library and two portables. Next year, the school will be divided and students will be placed in Washington Terrace and Burch Creek Elementary. The following year, 2025, students will be in the new Roosevelt Elementary.

Superintendent Butters explained Valley View Elementary would like to add a new playground from funds raised by the community and matching funds from a RAMP grant. The playground will also be available for the community to use. Other purposes for Valley View Elementary in the future were discussed, possibly moving Canyon View to the Valley View building. It was noted Canyon View is an aging building with safety concerns and bussing continues to be an issue. The Board agreed to move forward with the playground.

Business Administrator Dr. Robert Petersen shared a presentation on the financing for Roosevelt Elementary rebuild. He began discussing the voted leeway state aid shortfall with the following summary and conclusions:

- Weber School District is still property poor and State Aid decreased.
- Weber School District increased its effort and was not held harmless. State Aid decreased.
- Weber School District responded to a Legislative Audit and lost State funding.
- The formula is so complex that the State Board has difficulty providing accurate estimates to school districts.
- Formula change is needed to help property poor districts plan and to reward school districts for effort.

Dr. Petersen reviewed bonding and construction costs from 2012, 2017 and 2021. The November 2021 bond was \$279,000,000 and estimated costs are at a 21.25% increase leaving a \$59,276,000 shortfall. The bond projects were discussed and costs as of 6/14/2023 were explained.

- West Field High School initial budget - \$157,000,000 increased to \$173,347,924
- Mountain View JHS initial budget - \$51,000,000 increased to \$66,919,070
- New Elementary initial budget - \$34,000,000 increased to \$46,302,877
- Roosevelt Elem. Replace initial budget - \$37,000,000 to \$51,706,600

Staffing needs for the new schools:

- New Elementary – \$866,178
- West Field High School - \$2,565,184
- Mountain View JHS - \$1,251,484
- District Add - \$1,346,599

- Total - \$6,029,446

Dr. Petersen shared assessed values, tax rate history and district comparisons with Weber School District ranking 13th among Wasatch Front school districts with 0.005514 total levy and 0.002473 certified rate. A proposed Truth in Taxation Hearing will provide the following options:

- Roosevelt Rebuild:
 - a. Issue Revenue Bonds paid from the Capital Fund and lower the Debt Service Fund – Tax Payer Neutral
 - b. Issue Revenue Bonds paid from the Capital Fund and DON'T Lower the Debt Service Fund – Tax Payer Cost of \$4.2 million or \$56.34/year on an Average \$520,000 home
 - c. Include the Roosevelt Rebuild on the Next Bond Cycle.
- Staffing New Schools:
 - a. Raise Tax Rate as promised in Bond Campaign. Raise to the full extent needed in this Truth in Taxation Hearing. Costs are starting to come up right now.
 - b. Raise Tax Rate as promised in the Bond Campaign. But raise them over two Truth in Taxation hearings: August 2023 and August 2024.

New Dollars Raised – Advertised for Truth in Taxation Hearing

- Cost of Staffing New Schools \$6,029,447
- Cost of Revenue Bonds \$4,240,000
- Total \$10,269,447
- Annual cost on average \$520,000 home-\$136.14
- Monthly cost of average home \$11.34

Actual Dollars Raised

- Cost of Staffing New Schools \$6,029,447
- Cost of Revenue Bonds \$4,240,000
- Decrease in Debt Service Levy (\$4,240,000)
- Total \$6,029,447
- Annual cost on \$520,000 home \$79.79
- Monthly cost of average home \$6.65

It was suggested to possibly have a Truth and Taxation Hearing every year would help the public get used to it but not necessarily increase rates each year. Date for the Truth and Taxation Hearing was set for August 2, 2023 at 6:00 p.m.

Superintendent Butters asked Assistant Superintendent Dave Hales to update the Board on the Boundary Study. Dave explained that Policy 4151 *School Attendance Boundaries* was given to constituents at the committee meetings/open houses and he explained the different levels of boundary changes, the approval process and noted we are conducting a Level III boundary with the addition of the new cone.

Secondary Education Director Brock Mitchell began his presentation noting there are three different district teams consisting of Fremont, Roy and Weber cones. He discussed the goals the teams were asked to accomplish:

Create attendance boundaries for a new high school, junior high and elementary
Adjust existing school boundaries as necessary
Consider school programs
Prepare and present options to the Board

To this point:

Multiple school meetings and five district boundary committee meetings
Multiple iterations for proposals
Committees have solicited feedback
Three open houses were held to share the progress and open opportunities for feedback

Committee considerations:

Splitting of schools 9 into 5
Safety, portables, and walk zones
Capacity and growth
Immersion programs

Prep buyouts:

Fremont High - 58 teachers, many with double buyouts
Roy High - 52 teachers, many with double buyouts
Weber High - 39
Rocky Mountain Jr. - 29
Wahlquist Jr. - 22 teachers

Grandfathered students - students who have one year remaining when boundaries would go into effect
Boundary exception opportunities

High School, Junior High and Elementary Proposal maps were then shared and noted proposals would allow for future growth.

Proposals will be presented to the Board on September 6th for consideration. Any adjustments will be made after and presented to the Board to finalize on October 4th.

Meeting adjourned at 11:40 am