

Independent School District 507 Special
School Board Meeting
Wednesday, December 17, 2025 5:30 PM

1 Pine St, Nicollet, MN 56074, Community
Room
1 Pine St
Nicollet, MN 56074

Agenda

{{Name: Agenda Item Name}}

1. CALL TO ORDER
2. ROLL CALL
3. 2025 Audit Presentation 2
BerganKDV, Caroline, Mark, Victoria, and Business Manager Jim
Friehammer
In person presentation.
4. Authorization for Additional Services - Nexus 24
5. ADJOURNMENT

Nicollet ISD No. 507 Nicollet, Minnesota

Caroline Stutsman, CPA



The Audit

Independent Auditor's Report

- ◆ Financial Statements present fairly, in all material respects, the financial position and changes in the financial position of the Governmental Activities, Each Major Fund and the Aggregate Remaining Funds.
- ◆ Unmodified opinion - best opinion auditor can issue

Audit Communications

- ◆ Report in Accordance with Government Auditing Standards
 - ◇ Internal Control Findings
 - ❖ Lack of Segregation of Accounting Duties
- ◆ Report on Minnesota Legal Compliance
 - ◇ No Findings

Financial Communications

General Education Aid – Formula Allowance

General Education Aid		
Formula Allowance		
<u>Year</u>	<u>Amount</u>	<u>Percent Increase</u>
2016	\$ 5,948	2.0%
2017	6,067	2.0%
2018	6,188	2.0%
2019	6,312	2.0%
2020	6,438	2.0%
2021	6,567	2.0%
2022	6,728	2.5%
2023	6,863	2.0%
2024	7,138	4.0%
2025	7,281	2.0%
2026	7,481	2.7%

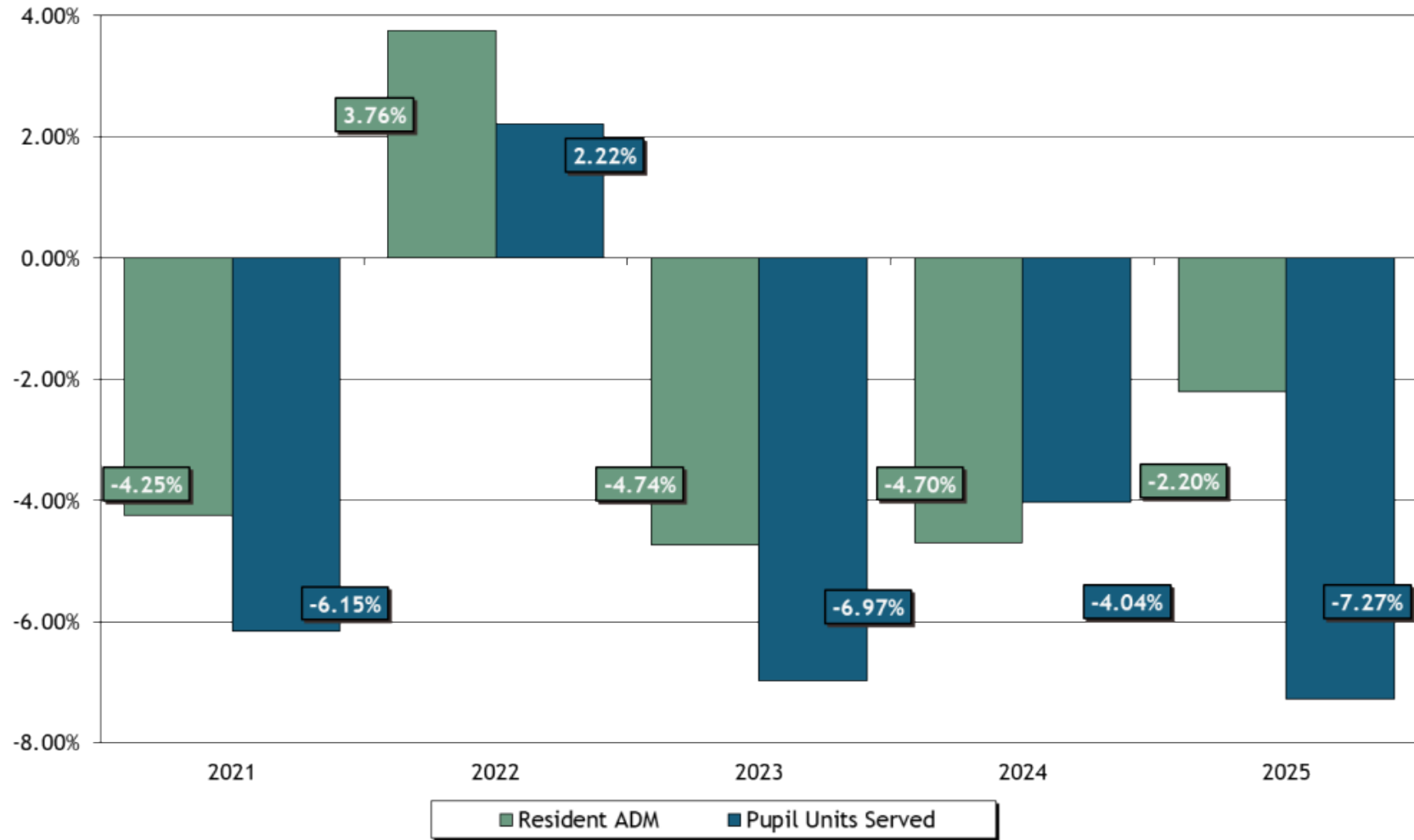
Average Daily Membership and Pupil Units - Resident ADM

ADM	2021	2022	2023	2024	2025
Kindergarten and other	26.87	29.15	12.30	30.83	19.37
Elementary	130.25	135.08	138.50	120.00	135.49
Secondary	180.04	185.60	182.45	166.77	155.74
Total Resident ADM	337.16	349.83	333.25	317.60	310.60

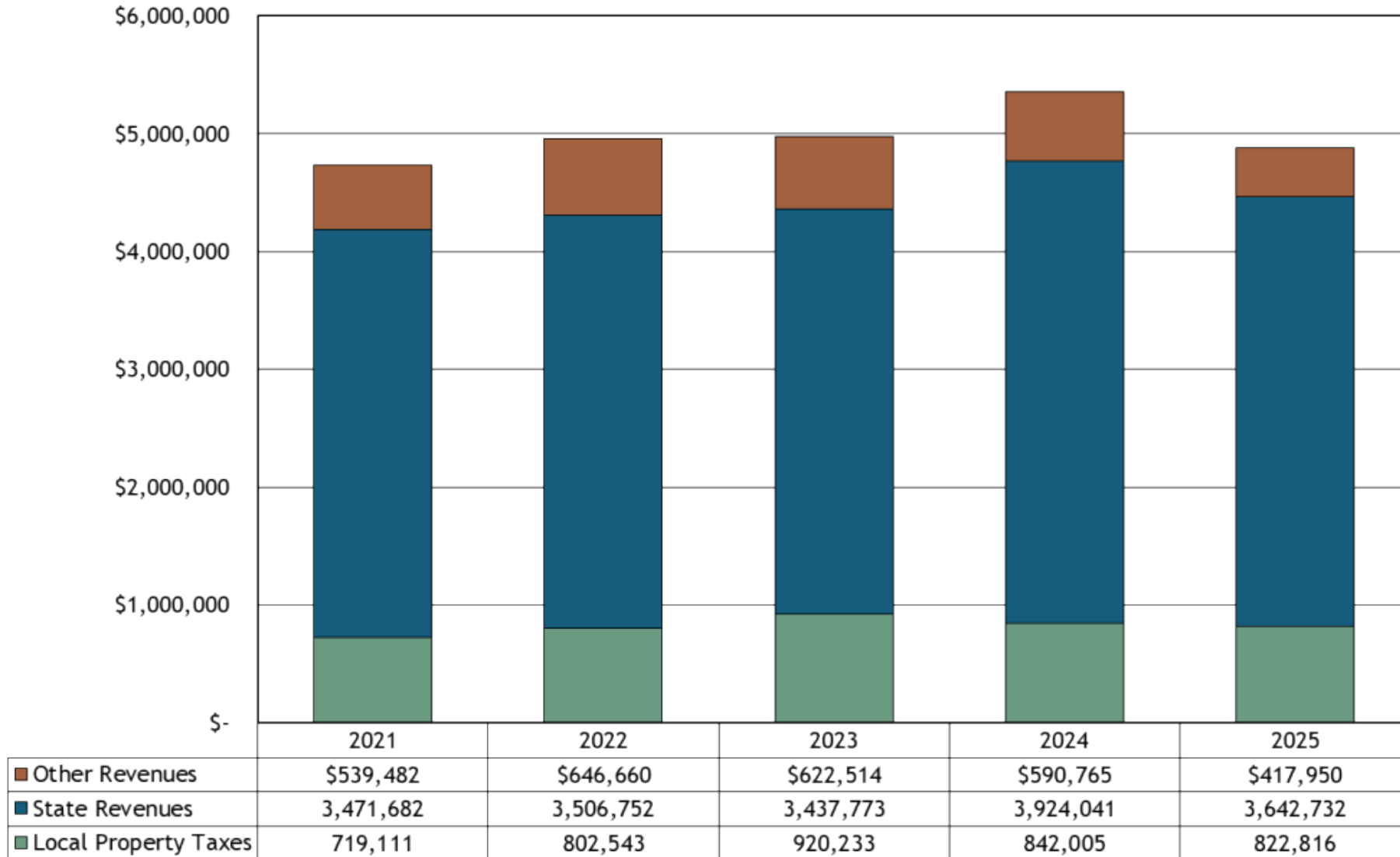
Average Daily Membership and Pupil Units - Weighting and Adjusted Pupil Units

Pupil Units Weighting						
	Pre-Kindergarten	Handicapped Kindergarten	Half/Full Kindergarten	Elementary Grades 1-3	Elementary Grades 4-6	Secondary
Year 2021-2025	1.000	1.000	1.000	1.000	1.000	1.200
Adjusted Pupil Units	2021	2022	2023	2024	2025	
Residents	373.16	386.95	369.72	350.97	341.76	
Residents going elsewhere	(59.27)	(66.19)	(72.39)	(71.18)	(80.52)	
Nonresidents coming in	75.14	76.92	72.62	75.23	67.96	
Total Adjusted Pupil Units	389.03	397.68	369.95	355.02	329.20	

Change in Resident ADM and Pupil Units Served

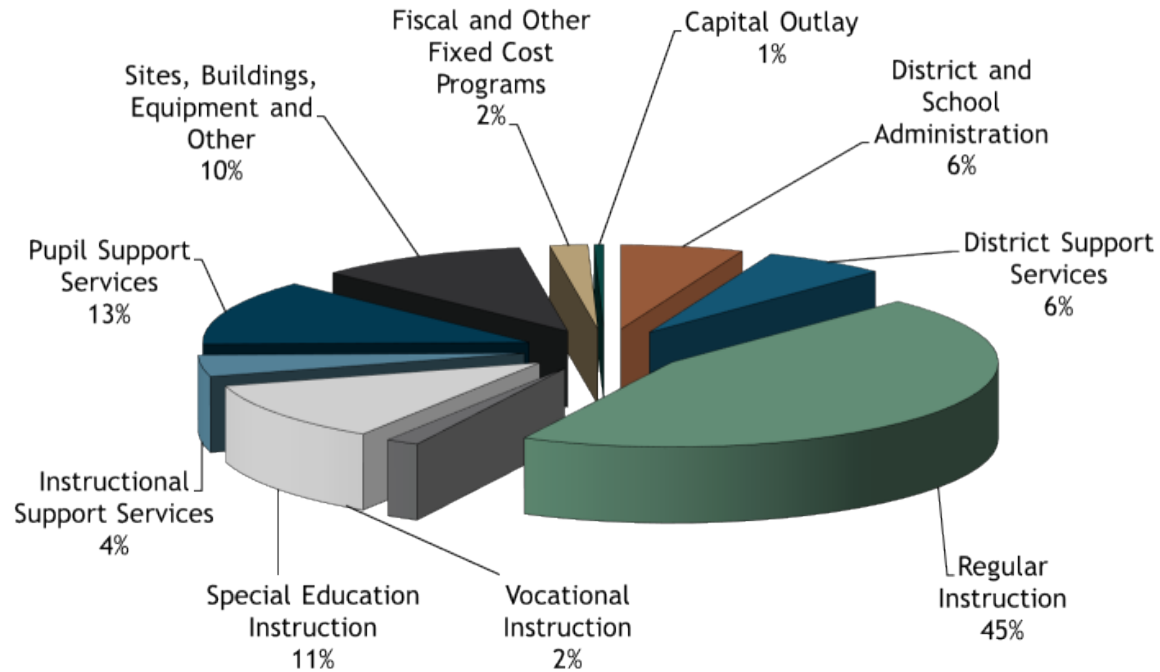


General Fund – Sources of Revenue

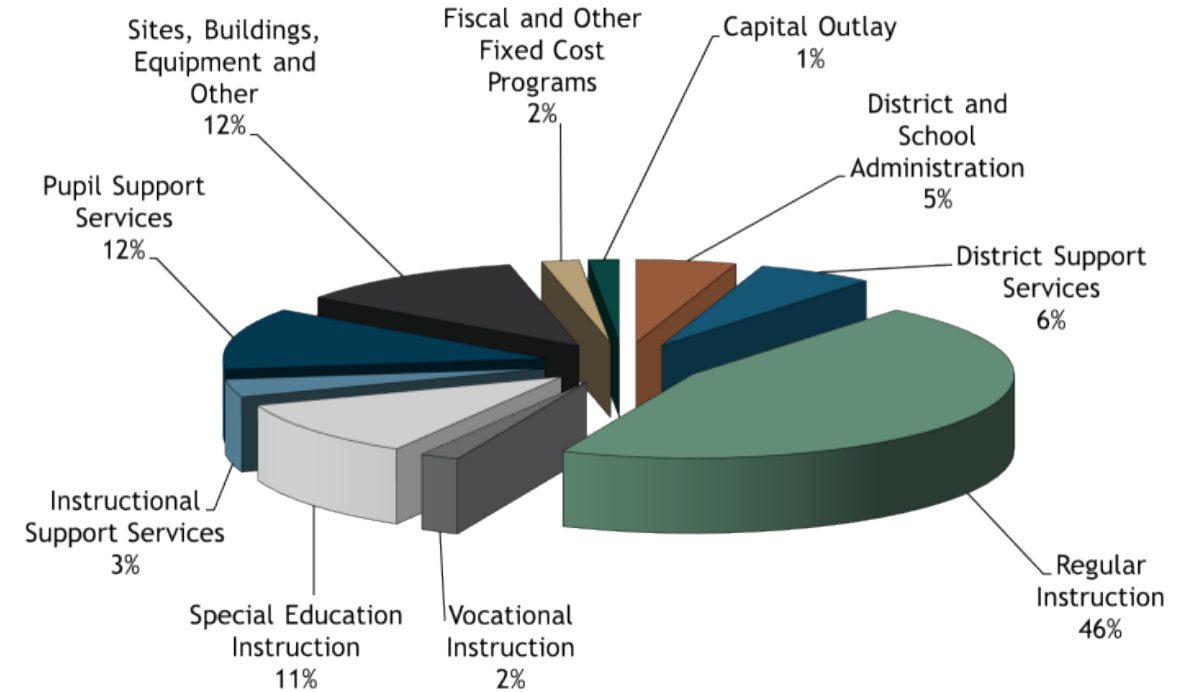


General Fund - Expenditures

2025 District General Fund Expenditures



2024 District General Fund Expenditures

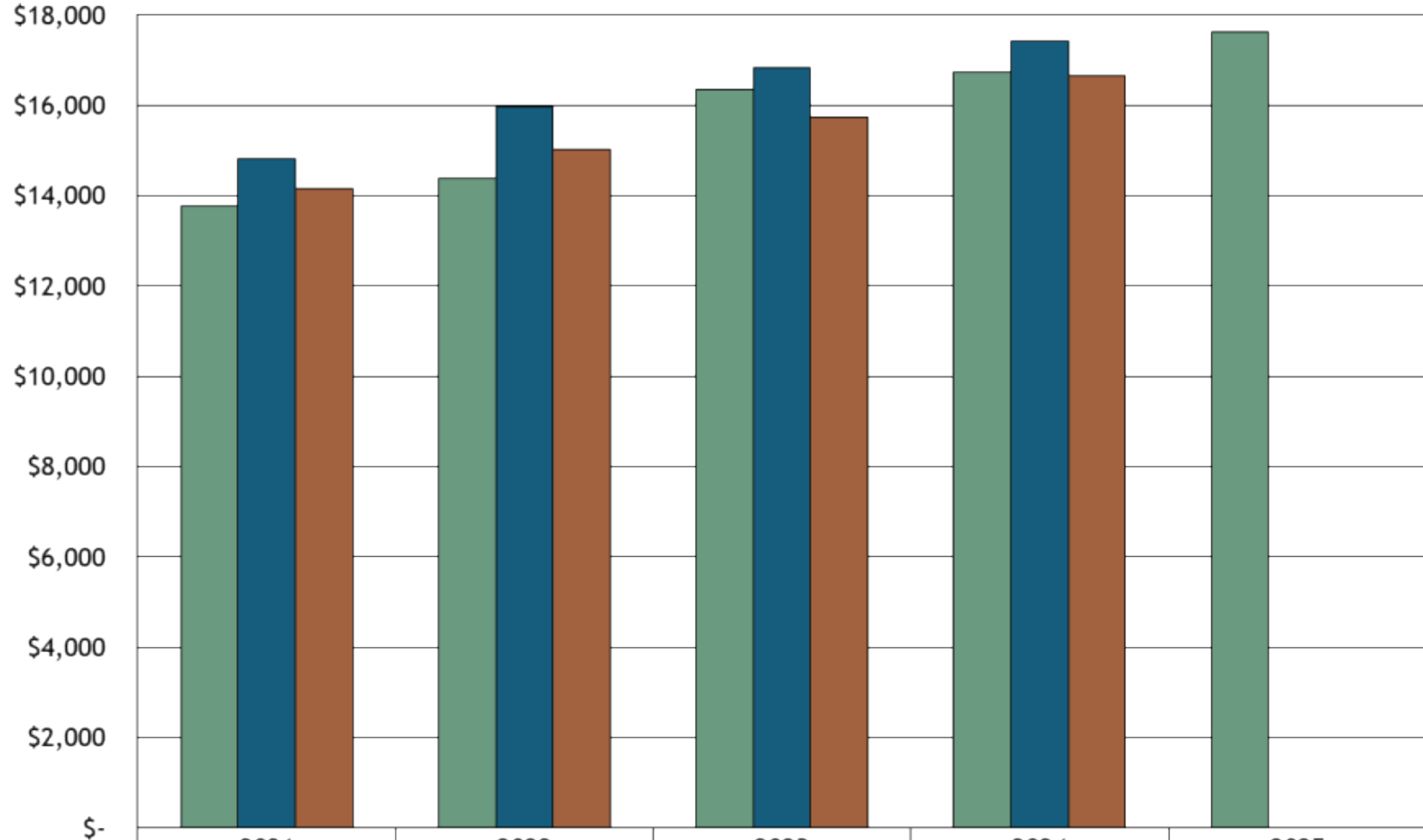


Revenue Per Student - (ADM) Served

ISD No. 507	2021	2022	2023	2024	2025
Property taxes	\$ 2,036	\$ 2,221	\$ 2,731	\$ 2,597	\$ 2,732
State aid	9,791	9,668	10,204	12,105	12,096
Other	1,527	1,810	1,848	1,822	1,388
Total	\$ 13,354	\$ 13,699	\$ 14,783	\$ 16,524	\$ 16,216

State Average **	2021	2022	2023	2024	2025
Property taxes	\$ 2,381	\$ 2,443	\$ 2,545	\$ 2,728	N/A
State aid	10,758	10,782	11,073	12,448	N/A
Other	1,473	1,941	2,109	2,011	N/A
Total	\$ 14,612	\$ 15,166	\$ 15,727	\$ 17,187	-

Expenditures Per Student Served



General Fund	\$13,767	\$14,392	\$16,338	\$16,742	\$17,619
Average Sized Districts	14,810	15,965	16,833	17,420	-
State-Wide Average	14,167	15,010	15,730	16,649	-

General Fund – Budget and Actual

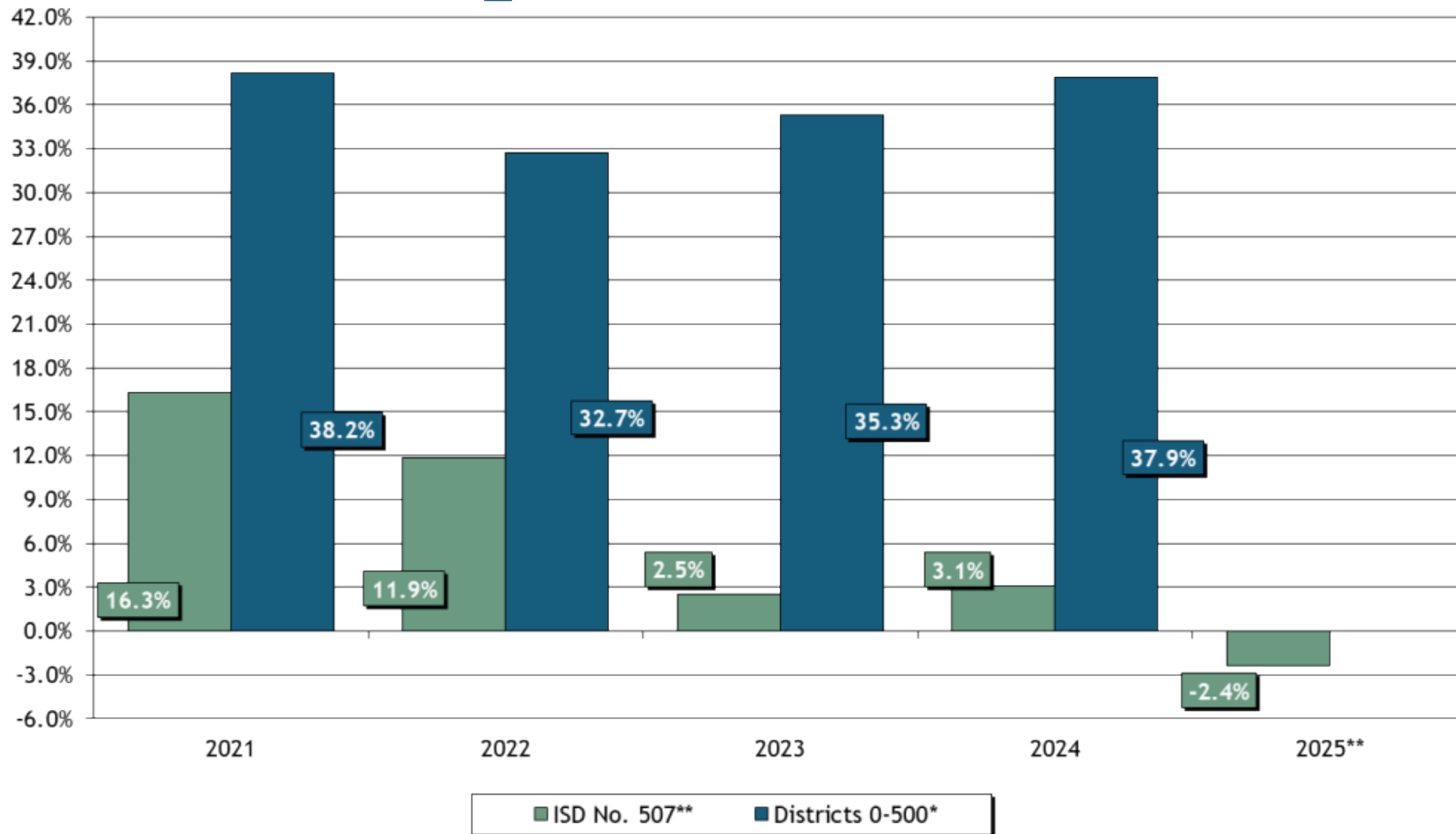
	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
Revenues				
Local property taxes	\$ 817,796	\$ 852,790	\$ 822,816	\$ (29,974)
Revenue from state sources	4,083,202	3,545,091	3,642,732	97,641
Other sources	365,306	394,640	417,950	23,310
Total revenues	<u>5,266,304</u>	<u>4,792,521</u>	<u>4,883,498</u>	<u>90,977</u>
Expenditures				
Administration	249,044	252,480	320,739	68,259
District support services	400,922	407,771	322,937	(84,834)
Regular instruction	2,313,933	2,387,574	2,385,016	(2,558)
Vocational education instruction	68,077	99,542	106,325	6,783
Special education instruction	610,896	588,584	604,644	16,060
Instructional support services	156,729	140,655	217,582	76,927
Pupil support services	713,870	650,623	660,473	9,850
Sites and buildings and other	676,365	668,531	688,436	19,905
Total expenditures	<u>5,189,836</u>	<u>5,195,760</u>	<u>5,306,152</u>	<u>110,392</u>
Other Financing Sources (Uses)	<u>201</u>	<u>195,929</u>	<u>201,080</u>	<u>5,151</u>
Net change in fund balances	\$ 76,669	\$ (207,310)	\$ (221,574)	\$ (14,264)

General Fund Operations

Year Ended June 30,	2021	2022	2023	2024	2025
Revenues	\$ 4,730,275	\$ 4,955,955	\$ 4,980,520	\$ 5,356,811	\$ 4,883,498
Expenditures	4,876,280	5,213,930	5,504,289	5,427,338	5,306,152
Excess of revenues over (under) expenditures	(146,005)	(257,975)	(523,769)	(70,527)	(422,654)
Net other financing sources (uses)	(21,950)	(17,575)	35,357	5,098	201,080
Net change in fund balance	(167,955)	(275,550)	(488,412)	(65,429)	(221,574)
Fund balance, July 1	1,336,794	1,168,839	893,289	404,877	339,448
Fund balance, June 30	\$ 1,168,839	\$ 893,289	\$ 404,877	\$ 339,448	\$ 117,874

Year Ended June 30,	2021	2022	2023	2024	2025
Nonspendable	\$ 14,256	\$ 17,004	\$ 24,759	\$ 60,879	\$ 30,147
Restricted for					
Student Activities	28,346	24,473	33,949	22,859	48,441
Staff Development	36,276	20,287	44,443	5,460	260
Operating Capital	55,229	-	-	-	-
Learning and Development	233	-	9,030	-	358
Gifted and Talented	6,605	-	-	343	-
Basic Skills	10,475	-	-	2,571	248
Safe Schools - Crime Levy	79,911	77,538	27,070	-	-
English Learner	-	-	-	-	23,652
Literacy Aid	-	-	-	-	13,500
READ Act Teacher Compensation	-	-	-	-	1,712
Long-term Facilities Maintenance	226,617	222,971	255,608	107,224	103,014
Medical Assitance	41,505	505	-	11	219
Student Support Personnel Aid	-	-	-	40,000	25,710
School Library Aid	-	-	-	487	18,092
Assigned	35,894	38,394	-	-	-
Unassigned	633,492	492,117	10,018	99,614	(147,479)
Total Fund Balance, June 30	\$ 1,168,839	\$ 893,289	\$ 404,877	\$ 339,448	\$ 117,874

Unrestricted Fund Balance as Percent of Unrestricted Expenditures



Food Service Fund

Year Ended June 30,	2021	2022	2023	2024	2025
Revenues	\$ 227,449	\$ 488,996	\$ 281,401	\$ 365,154	\$ 317,004
Expenditures	186,655	300,333	426,560	397,812	392,468
Excess of revenues over (under) expenditures	40,794	188,663	(145,159)	(32,658)	(75,464)
Fund balance, July 1	56,111	96,905	285,568	140,409	107,751
Fund Balance, June 30	\$ 96,905	\$ 285,568	\$ 140,409	\$ 107,751	\$ 32,287

Community Service Fund

Year Ended June 30,	2021	2022	2023	2024	2025
Revenues	\$ 674,290	\$ 716,690	\$ 708,735	\$ 900,842	\$ 761,922
Expenditures	654,169	792,988	846,279	919,037	825,050
Excess of revenues over (under) expenditures	20,121	(76,298)	(137,544)	(18,195)	(63,128)
Other financing sources	25,000	25,000	-	(4,890)	(4,889)
Net change in fund balance	45,121	(51,298)	(137,544)	(23,085)	(68,017)
Fund balance, July 1	6,686	51,807	509	(137,035)	(160,120)
Fund Balance, June 30	\$ 51,807	\$ 509	\$ (137,035)	\$ (160,120)	\$ (228,137)

Auditor



Caroline Stutsman

AUDIT PARTNER

320-650-0228

CAROLINE.STUTSMAN@CREATIVEPLANNING.COM

Thank You



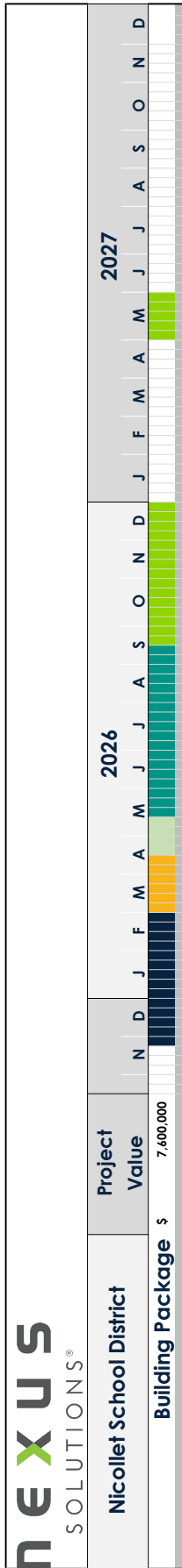
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AUTHORIZATION FOR ADDITIONAL SERVICES

Existing Agreement: Design and Construction Management Contract Amendment, dated August 12, 2020 between Nexus Solutions, LLC and Client ("Agreement")	Authorization No. 02	Effective Date 12/15/2025
Client: Nicollet Public School - Independent School District No. 507		
The above referenced Agreement is hereby modified to the extent described below in accordance with the Terms and Conditions of the Agreement.		
Additional Services Authorized for the following scope of work:		
<ul style="list-style-type: none"> • Project Budget: \$7,600,000.00 • Scope of Work: See Exhibit A – Project Descriptions • Professional Services required for the above Work from Nexus and its consultants, including but not limited to: planning, design, construction management, & commissioning • Proposed Installation Timeline: See Exhibit B – Preliminary Project Schedule 		
Current Contract Price Total amount of this Authorization.....	\$ N/A \$909,071.00	
Total Agreement amount as revised by this Authorization		\$909,071.00
The time for completion is <u> X </u> increased, <u> </u> decreased, <u> </u> unchanged The new completion date resulting from this Authorization is:	See Exhibit B, Preliminary Project Schedule	
Other Conditions or Services (if applicable)		
The following Reimbursable Expenses are in addition to Authorization Amount listed above: Compensation for supervisory and administrative personnel when they are performing work in connection with or related to the Project, including but not limited to, supervising, estimating, project management, program management, safety, scheduling, expediting, coordinating, secretarial, and accounting work and related expenses will be considered a reimbursable General Condition.		
Premiums for comprehensive liability insurance including, but not limited to commercial liability insurance, excess umbrella insurance, automobile liability insurance, professional liability insurance, and pollution liability insurance shall be charged at a rate of 0.15% of the Project Budget. Charges for the cost of ProCore software for the Project, but only to the extent the increased costs are due to this Project. Under no circumstances shall the total billed amount exceed 0.20% of the Project Budget.		
The cost for all items in this section are included in the Project Budget.		
Unless specifically changed by this Authorization, all terms, conditions and provisions of the above referenced Agreement remain unchanged and in full effect.		
Nexus Solutions, LLC	Client	
Signature:	Signature:	
Printed Name: Michael J. David	Printed Name: Mr. Adam Erickson	
Title: President	Title: Chairperson	

Project Selection Worksheet		
Immediate Need	FIM #	Facility Improvement Measure (FIM) Description
Mechanical Systems		
X	MS-3b	Replace 2005 NECC RTU-4 with a New RTU
X	MS-4	Replace 2005 Community Room RTU-6, Teen Center RTU-7, Fitness Center RTU-8, Lobby RTU-9
X	MS-5	Replace 2005 Auditorium RTU-11, Stage RTU-12
X	MS-6	Replace 2005 South Gym RTU-13 & RTU-14, and Locker Room RTU-10
X	MS-8a	Replace 1985 North Gym AHU-24 & AHU-25, and Tile Gym AHU-26; Reuse existing Condensing Units (2021)
X	MS-9	Replace 1985 Wood/Metals Shop AHU-28 and Add Dehumidification
X	MS-11	Dust Collector and Ductwork Replacement
X	MS-12	Add New Slotted Plenum Welding Hoods (Qty 8)
X	MS-15	Replace Non-ADA Wash Fountains (Qty 4)
Electrical Systems		
X	ES-2	Fire Alarm System Replacement - New Voice Evacuation/Speaker System
X	ES-4	PA/Paging System Replacement - including new speakers
Exterior Deferred Maintenance		
X	EDM-2	Exterior Façade - West Exterior Replace Cracked Bricks and Tuckpoint
X	EDM-3	Exterior Door - Replacement Original Steel Doors with New Aluminum and FRP Style
X	EDM-6	Concrete Sidewalk and Curb/Gutter Maintenance - Replace settling and damaged panels as need around the building
X	EDM-7	Loading Dock Approach Reconstruction - Replace vehicle approach with concrete, including catch basin
Interior Deferred Maintenance		
X	IDM-1	Flooring Replacements - Replace Aging VCT Through Corridors & Classrooms with Resilient Tile
X	IDM-2	Flooring Replacements - Replace Aging Carpeting in Classrooms with new Carpet Tile
X	IDM-3	Corridor Wall, Interior Door & Frame, and Student Locker Re-Paint - Update Colors for Modernization
X	EDA-6	Secure Main Entrance Remodel
X	EDA-11	Tech Ed Remodel - Modernization of Metals, Lecture Room, Food Science, and Added Greenhouse
District-wide Allowance for Design Phase Owner Project Adds		

Nicollet Public School
Exhibit B - Preliminary Project Schedule



Project Value \$ 7,600,000

Building Package \$



2026 Professional Services Hourly Rates
Confidential

POSITION	2026 Hourly Rate
Partner	\$ 299
Design Manager	\$ 267
Director of Commissioning Services	\$ 267
Educational Planner/Consultant	\$ 267
Director of Construction Management Services	\$ 267
Senior Project Development Engineer	\$ 267
Senior Project Manager	\$ 267
Director of Finance & Accounting	\$ 261
Senior Program Manager	\$ 254
Senior Finance & Planning Specialist	\$ 254
Client Executive	\$ 248
Program Manager II	\$ 241
Project Executive	\$ 241
Project Manager II	\$ 241
Program Manager	\$ 227
Senior Design Engineer	\$ 227
Senior Financial Analyst	\$ 221
Project Development Engineer II	\$ 221
Senior Commissioning Agent	\$ 213
Marketing/Communications Director	\$ 207
Senior Staff Accountant	\$ 207
Project Manager I	\$ 207
Senior Site / General Superintendent	\$ 194
Safety Director	\$ 194
Design Engineer II	\$ 187
Commissioning Agent	\$ 181
Senior Design Technician	\$ 181
Site Superintendent II	\$ 181
Marketing/Communications Manager	\$ 174
Project Development Engineer I	\$ 174
Design Engineer I	\$ 167
Senior Project Coordinator	\$ 167
Staff Accountant	\$ 167
Design Technician	\$ 160
Assistant Program Manager	\$ 157
Site Superintendent I	\$ 154
Commissioning Technician	\$ 147
Project Coordinator	\$ 134
Project Engineer	\$ 120
Sales & Marketing Administrator	\$ 120
Utility Analyst	\$ 94
Intern	\$ 87