

COLLABORATION CARING INTEGRITY

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Palouse Prairie Educational Organization
Doing business as
Palouse Prairie School of Expeditionary Learning
Business Meeting

6/9/2014:

Location: Palouse Prairie School Building, 1500 Levick St, Moscow ID

Current Board: Brian Gardner (BG) Directors: Jacob Ellsworth (JE)
Della Bayly (DB) Jeneille Branen (JB)
Sarah Deming (SD)
Amy Ball (AB)
Greg Larson (GL)

Meeting called to order at 6:07 pm.

Attending: BG, AB, SD, DB, GL

Absent:

Public: Erin Corwine, Nils Peterson, Laurence Rose of Design West Architects JB, JE

Note Taker: GL

1. Welcome to public audience and guests (5 min)

 2. Approval of agenda (5 min) AB moves to approve as presented, SD 2nds.
Unanimous 'in favor.'

 3. Presentations & Reports (40 minutes total)
 - 3.1 Laurence Rose of Design West will lead a presentation/discussion of options available to PPSEL for long term facilities solutions (30 minutes)
Design West has a focus on educational architecture, has designed charter schools recently. Meeting attendees broke into two groups, one discussing option of purchase of current building, one discussing option of building new school.
- Summary of discussions.
- Current state of building:** Annual rent is \$62,500. Two furnaces need replaced. Landlord is considering re-roofing with 6" foam topped by a membrane for approximately \$100K. The building is approximately 25,000 square feet, with 15,000 square feet being used, 10,000 square feet of warehouse space. Nils Peterson reports that his research has found no other buildings

in the Moscow area available for purchase which could suit PPSEL's needs.

To purchase current building, with renovations, could cost approximately \$1 million. The buildings current unimproved worth estimated at \$750K. The cost of renovations specific to making the building a school probably would not be recouped.

Pros:

- The school would be eligible for certain grant funds as owner of the facility
- The school could accumulate equity in the building, with possible protection from inflation.

Cons:

- It could take several years to build equity in the property
- The building might not sell in a timely fashion when the school wants to sell it.
- The current building challenges with noise, air circulation, layout, outdoor playspace would continue

To construct a new building, the school would have access to state of Idaho's credit, giving low interest rate. An efficient space use of a school is 88 square feet per student, with 850 square foot classrooms for 30 students. (The school's current classrooms are approximately 1000 square feet per 26 students, necessitated by our use of group tables instead of individual desks.) A school built for 200 students would be approximately 18,000 square feet, and would be situated on 2-5 acres of land. Cost of construction, 'soft costs', and land estimated at \$3.5 to \$4 million dollars. A down payment for this construction would be: at 5% of cost: \$175 K, at 10% of cost: \$350 K, at 20% cost: \$700K. Nils Peterson has researched properties adjacent to Palouse Clearwater Environmental Institute campus, without definite positive results to date.

Pros:

- Fresher air
- Modern school-specific design with outdoor playspace.
- Increased stakeholder satisfaction
- Increased enrollment

Cons:

- Cost of financing a new facility estimated at \$200K per year, substantially higher than annual rent expenditure of \$62.5K.
- School likely located in a less centralized location of Moscow area

3.2 status of remodel proposal (BG) (10 minutes) The city inspector reviewed plans to build the separation wall for the middle school, for noise reduction. The wall plan changes distance of foot travel to exits. Occupants must have

two exits available within 175 feet walking distance. New exits would have to be installed for current wall to comply with code, the estimated cost of this project thus is increased to \$50K from \$30K.

AB voices a caution: as the cost goes up, we are putting more money into this building, without a long-term plan to buy or continue renting the building.

4. Announcements (0 minutes)

4.1 none

5. Approval of minutes (10 minutes)

5.1 Approve minutes from 5/29/2014

https://docs.google.com/a/palouseprairieschool.org/document/d/1wNCHQ6pvCNhQeYpx46n462U0gFfJQc5Mlmb6codHJhg/edit?usp=drive_web

AB moves to approve, SD seconds. All vote 'in favor' except GL abstains.

6. Public Comment Period (limit 15 minutes)

Erin Corwine announces that she will not be returning next school year to work as kindergarten teacher.

7. Action Items (45 minutes)

7.1 Consent Agenda (5 minutes)

7.1.A. Teacher contracts AB moves to approve consent agenda, SD seconds, unanimous 'in favor'.

7.2 Wellness policies 8201, 8202, 8205, 8206, 8207. Federal requirements necessitate revision to PPSEL Wellness policy as outlined in these policy titles (10 minutes)

JE reviews how these policies conform to current federal guidelines which we must meet in order to participate in the free and reduced lunch program.

JE notes that two more policies should be added to wellness policies in the future: 1. 'Community Health and Hygiene,' dealing with issues such as lice, and 2. Environmental quality.

SD moves to approve the policies as presented, GL 2nds that motion, unanimous 'in favor.'

7.3 Teacher contract policy: The state re-wrote charter school teacher contracts, so PPSEL policy needs to change to reflect this rewrite (10 minutes)

JE notes that most districts operate off of a 'master contract,' which PPSEL does not currently have. He suggests we put agreements we have made with teachers into a central document 'master contract,' which most districts review every 3 years.

DB moves to approve the current changes to teacher contracts, SD 2nds, unanimous 'in favor.'

7.4 Contract for Director of Operations for SY2014-2015 (10 minutes) SD moves to approve, AB seconds, unanimous 'in favor.'

7.5 Contract for Director of Instruction for SY2014-2015 (10 minutes)

Discussion: for purposes of receiving state funding for teacher leadership (\$8K), JB is reported to be a teacher, not an administrator, at the school. Two issues: 1) JB wants to be able to count her work toward being credentialed as a school administrator. 2) JB is evaluated as an administrator, receiving a 3 rating instead of the 4 she would receive as a teacher. As the state moves toward merit based pay system, JB wants to be on record as a '4' for these purposes.

BG voices his desire to get clarification with the SBOE on these matters, and proposes tabling 7.5 until the next board meeting. JB states that she will be out of the country during the next meeting, and decides that she wants the contract voted on as stands.

With these concerns noted, AB moves to approve item 7.5, GL seconds. Unanimous 'in favor.'

8. Workshops

8.1 none

Meeting adjourned at 8:10 pm.

2013-2014 Board of Directors

Brian Gardner, Chair, term expires 2014

Della Bayly, term expires 2014

Sarah Deming, Treasurer, term expires 2015

Amy Ball, term expires 2015

Greg Larson, Secretary, term expires 2016