

UNION COUNTY/COLLEGE CORNER JOINT SCHOOL DISTRICT

107 Layman Street, Liberty, IN 47353

Phone: 765-458-7471 Fax: 765-458-5647

The Union County College Corner Joint School District Board of Trustees held a Budget Hearing and a Bond Hearing on Monday, September 24, 2018 at Union County High School, Room A-400, 410 Patriot Blvd., Liberty, IN. Those in attendance were: Dave Hofmann, Mike Murray, Mike Sims, Josh Garwood, Ben Caskey and Darrell Harvey.

1. Fund Report

General Fund	\$ 872,533.50
Debt Service Fund	\$ 985,264.61
Retirement/Severance Bond Fund	\$ 41,863.02
Capital Projects Fund	\$1,046,580.07
Transportation Operating Fund	\$ 335,205.18
School Bus Replacement Fund	\$ 12,861.54
Local Rainy Day Fund	\$1,146,690.05
School Lunch Fund	\$ 115,948.35
Textbook Rental Fund	\$ 49,974.49

2. Bank Reconciliation

Komputrol Bank Statement	\$5,269,686.10
Bath State Bank Balance	\$5,269,686.10
Outstanding Deposit	\$ 6,295.27
Outstanding Checks	\$ - 169,434.37

BALANCE	\$5,106,547.00
FUND BALANCE	\$5,106,547.00

MINUTES

1. Call Meeting to Order and Roll Call

The Board Meeting was called to order at 7:02 pm.

2. Establish a Quorum and Pledge of Allegiance

President, Mike Murray, established a quorum and led the Pledge of Allegiance.

3. Amend the Agenda

The Board unanimously approved to amend the agenda.

Motion: David Hofmann Second: Ben Caskey Carried: 5-0

4. Public Participation

There was no public participation at this time.

5. Hearing on 2019 Budget

President, Mike Murray, suspended the regular board meeting at 7:04 pm.

5A. Call Budget Hearing to Order

President, Mike Murray, called the budget hearing to order at 7:04 pm.

5B. Public Comments or Board Comments

There were no public comments at this time.

Board Member, David Hofmann, commented on the budget process this year over last year.

5C. Adjourn Hearing

President, Mike Murray, adjourned the budget hearing at 7:18 pm.

6. Hearing on Bond Project

6A. Call Bond Meeting to Order

President, Mike Murray, called the bond meeting to order at 7:18 pm.

Mr. Cross was present as the school attorney.

Tony Kykendol, from PSI presented the Board with a potential improvement plan for each school building. This plan would provide safe guards for the entry into each building.

Ryan Fetters presented the Board with bond information regarding potential facility improvements.

6B. Public Comments or Board Comments

There were no comments at this time.

6C. Adjourn Hearing on Bond Project

President, Mike Murray, adjourned the hearing on the bond project at 8:04 pm.

7. Call to Order Regular Session

President, Mike Murray, resumed the Board meeting at 8:04 pm.

8. Consider Project Resolution (Exhibit A)

The Board unanimously approved the project resolution (Exhibit A).

Motion: Dave Hofmann Second: Ben Caskey Carried: 5-0

9. Consider Resolution to Approve Form of Lease Agreement (Exhibit B)

The Board unanimously approved the lease agreement (Exhibit B).

Motion: Dave Hofmann Second: Ben Caskey Carried: 5-0

10. Consider Resolution Reapproving the Formation of the Building Corporation (Exhibit C)

The Board unanimously approved the formation of the building corporation (Exhibit C).

Motion: Mike Sims

Second: Dave Hofmann Carried: 5-0

11. Consent Agenda

A. Claims Docket

B. Personnel

Coaching Recommendation

Will Thurmer, Volunteer Boys Soccer Coach

Motion: Darrell Harvey

Second: Dave Hofmann Carried: 5-0

OLD BUSINESS

12. Consider PSI not to Exceed Contract

The Board unanimously approved PSI not to exceed the contractual amount.

Motion: Mike Sims

Second: Darrell Harvey Carried: 5-0

13. Consider Authorization to Proceed with LED

Tony Kykendol, from PSI presented the Board with an energy savings plan with regards to LED lighting.

The Board unanimously approved the LED lighting project. Elleman Electric received the bid for this project.

Motion: Mike Sims

Second: Darrell Harvey Carried: 5-0

NEW BUSINESS

14. Presentation by David Wimmer

David Wimmer presented the Board with information regarding his history with UCCCJSD and his business profile. Mr. Wimmer would like to be considered for the upcoming bond.

15. Public Participation

There was no public participation at this time.

16. Superintendent's Comments

- Superintendent Winchell commented on the new student from Honduras. Due to the language barrier, the AP Spanish students are assisting with the translation between the student and teacher.
- Superintendent Winchell commented on the executive session that will follow the Board meeting.

17. Board Comments

- Josh Garwood commented on Power School, the new technology program throughout the school district.

18. Adjournment

President, Mike Murray, adjourned the Board meeting at 9:06 pm.

<u>Mike Murray</u>	<u>Susan Fudpatrick</u>
<u>Deanna</u>	_____
<u>Nancy Obedel</u>	_____
<u>Mary Gwendolyn</u>	_____
<u>Ben</u>	

EXHIBIT A

PROJECT RESOLUTION

WHEREAS, the Board of Trustees (the "Board") of Union County/College Corner Joint School District (the "School Corporation") at a meeting on September 24, 2018 held a public hearing in accordance with Indiana Code § 20-26-7-37 for the purpose of answering questions and listening to taxpayers' comments and any evidence they may present about the proposed renovation of and improvements to Union County High School, Liberty Elementary School, the Administration Building, Union County Middle School and College Corner Union Elementary, including roof work, HVAC upgrades, lighting upgrades, safety and security improvements and purchase of equipment (the "Project"); and


WHEREAS, the Board has carefully studied all of the known options and feels that the proposed Project is in the best interests of the present and future students to be served by these facilities; now, therefore,

BE IT RESOLVED, that the purpose of the Project is to provide an improved educational environment for students.

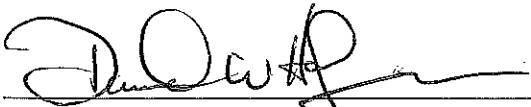
BE IT FURTHER RESOLVED, that the estimated hard and soft costs of the Project are \$4,800,000, with estimated costs of issuance (including capitalized interest less interest earnings and interim lease rental) of \$200,000, resulting in total estimated Project cost of \$5,000,000.

BE IT FURTHER RESOLVED, that the estimated \$5,000,000 will be funded by one or more of the following: Capital Projects Fund, Common School Fund Loan, general obligation bond issue and/or a building corporation bond issue with an anticipated impact on the Debt Service Fund tax rate of \$0.4699 per \$100 assessed valuation based on an estimated \$389,139,866 assessed valuation beginning in 2019. However, as existing obligations mature, the anticipated net impact on the Debt Service Fund tax rate will be \$0.000.

Passed and adopted this 24th day of September, 2018.



President, Board of School Trustees



Secretary, Board of School Trustees

EXHIBIT B

RESOLUTION APPROVING FORM OF LEASE AGREEMENT

WHEREAS, Union County School Building Corporation (the "Building Corporation") has previously been organized pursuant to the Indiana Nonprofit Corporation Act of 1991 for the purpose of constructing, renovating and improving facilities for the use of the Union County/College Corner Joint School District (the "School Corporation"); and

WHEREAS, the Building Corporation has drafted and submitted a proposed Lease Agreement (the "Lease") for a portion of the Union County Middle School building (the "Leased Premises"); and

WHEREAS, preliminary plans and estimates (collectively, the "Documents") for the completion of the Leased Premises have been prepared; and

WHEREAS, the Documents have been submitted to and now meet with the approval of this Board of School Trustees (the "Board"); and

WHEREAS, such Documents have been marked to indicate the work covered by the proposed Lease; and

WHEREAS, it now appears to this Board that said preliminary Documents provide the necessary facilities for the students of the School Corporation, and that the proposed Lease with the Building Corporation provides for a fair and reasonable rental; and

WHEREAS, by statute the Building Corporation is required to own the real estate to be leased to the School Corporation, and the School Corporation may be required to have the value of the real estate determined by court-appointed appraisers; now, therefore,

BE IT RESOLVED, that the terms and conditions of the proposed form of Lease and the Documents are approved and agreed to as the basis for a hearing, as required by law, and that such hearing should be held by this board upon the necessity for the execution of such Lease and

whether the Lease rental provided therein is a fair and reasonable rental for the proposed [building], prior to final determination of such questions, so that this Board may determine whether to execute such Lease as now written, or as modified.

BE IT FURTHER RESOLVED, that the Secretary of the Board is authorized and directed to publish a notice of such hearing as required by law.


BE IT FURTHER RESOLVED, that the counsel for the School Corporation or the Superintendent of the School Corporation is authorized and directed to select three appraisers to appraise the Leased Premises and to petition the Union County Circuit Court (the "Court") to obtain an order approving the appraisal pursuant to Indiana Code § 20-47-3.

BE IT FURTHER RESOLVED, any officers of the Board are authorized to execute a deed and sell the real estate at a price not less than that fixed by the Court.

Passed and Adopted this 24th day of September, 2018.



President, Board of School Trustees



Secretary, Board of School Trustees

EXHIBIT C

RESOLUTION REAPPROVING BUILDING CORPORATION

WHEREAS, Union County School Building Corporation (the "Building Corporation") has been formed as a not-for-profit corporation to assist in financing, renovating, constructing and improving facilities within the Union County/College Corner Joint School District (the "School Corporation"); now, therefore,

BE IT RESOLVED by the Board of School Trustees (the "Board") of the School Corporation, as follows:

SECTION 1. That it is hereby determined to be proper and in the public interest of the citizens of this School Corporation to reapprove the incorporation of the Building Corporation known and designated as the "Union County School Building Corporation" for the purpose of financing, renovating, constructing and equipping certain school facilities and leasing same to this School Corporation.

SECTION 2. That the Articles of Incorporation and Bylaws of the Building Corporation, previously presented to the Board, are hereby reapproved.

SECTION 3. That providing for the financing, renovating, constructing and equipping of such school facilities by the Building Corporation and the leasing of same to this School Corporation is in the public interest of the citizens of this School Corporation, and it is a proper public purpose for which this Board agrees to cooperate with the Building Corporation and to assist it in fulfilling the requirements of all agencies of the federal, state and local governments.

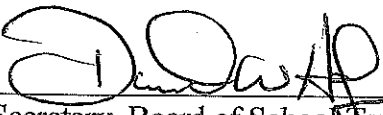
SECTION 4. That the issuance, sale and delivery by the Building Corporation of one or more series of bonds designated "Union County School Building Corporation Ad Valorem Property Tax First Mortgage Bonds, Series 2018" (or such other name or series designation as

allocates to the Building Corporation \$5,000,000 of its \$15,000,000 limit for purposes of qualifying for the small governmental exception to the rebate requirement.

Passed and Adopted this 24th day of September, 2018.



President, Board of School Trustees



Secretary, Board of School Trustees