

4000 Garden View Drive
Grand Forks, ND 58201
701.772.4266 (Office)
701.772.4275 (Fax)

WARREN-ALVARADO-OSLO COMMUNITY COMMITTEE MEETING

Date: 3/24/2022

Time: 7 p.m. – 9 p.m.

Purpose: Community Committee Meeting

Location: WAO High School, Multipurpose Room

Present:

Kyle Kvamme – ICON

Emily Huso – ICON

Todd Blixt – ICON

WAO Community Committee Members

Kirk Thorstenson

Ashley Stroble

Molly Fridstrom

Amber Schoepp

Ally Linder

Jen Nelson

Mark Jones

Natasha Kotowicz

Denise Olson

Mike Cheney

Brent J. Monroe

JJ Johnson

Tim Finseth

Kevin Johnson

Ben Miska

Darby Boe

Scott Oberg

Ashley Reinier

Bob Wimpfheimer

Mary Beth Edman

Jeff Steer

Kelsey Johnson

ICON Project Number: 21-020

Discussion Items

- I. Going Through Building/Renovation Options Provided by ICON
 - Question from Committee: What would operating costs be for building new? Answer from ICON: Building new will always cost more than an older space with an HVAC system. Wouldn't count on operational savings for building new.
 - Committee Thoughts:
 - Parking lot addition is great
 - Parking lot was not included in estimated costs from ICON
 - Parking lot with central office would be great
 - Like Option 1, central office is good
 - Option 1 - No centralized cafeteria, it will be noisy for classrooms
 - Option 2 – updated gym, move library/multipurpose space into 2 classrooms, move library space, so it's not next to cafeteria
 - Concern with using city gym, not the school's gym and school would not have control over it
 - Music gym split, 25 min gym/music, may be difficult to transport kids from gym to music with a couple of the options

- Move music room next to new gym in one of the new classroom spaces
 - Keep current elementary gym for indoor space, learning space if school does build a new gym
 - Turn current gym to library/multipurpose room
 - Turn current library into classroom
 - Need classrooms with outside windows
 - Library is too small currently
 - HS is good on classrooms as of right now
 - A lot of factors could change this
 - Rec center could make school divided, would rather have students all under one roof
 - But, HS students leaving the building is better than preschoolers going over to a different building
 - Why not go for more classrooms? What happens if we start developing CTE, etc.
 - Think about the growth in 5 more years
 - Like Option 4, kids go to rec center, most cost effective
 - Don't think it's a big deal having HS going to rec center
 - Rec center was built for community, if that was community consensus to have HS students have PE class in there, we could do that
 - Rec center would need to be renovated
 - Question: Can we bring this to the public? Answer: Yes, once we have several options together, we can bring to the public to see how they feel about each option.
 - Lease the rec center square footage, then we aren't paying for repairs
 - Elementary cafeteria, longer serve time, hard to get kids through, lunch time is tough
 - Larger elementary cafeteria space, would help get kids through faster
 - Currently there is 1 entry point for elementary cafeteria, would need more
 - Lack of flow makes it hard to get kids through
- II. Tax Impact Estimates Provided by EHLERS – for presentation purposes only
- ICON explains that as it stands now the state ag credit provides a tax credit equal to 70% of the tax impact on ag land, meaning the state would fund 53% of the project due to the percentage of ag land in the School District.
 - ICON has found that \$225 is the tipping point, would recommend staying below that number
 - Does state give money up front? Answer: State will provide credit each year. Your taxes will go down, state will cut a check to the School District.
 - Will 70% coverage of ag land continue for the next 20 years? There's not a "sunset" on the bill.
 - Are we locked in at that certain percentage? No.
 - Could percentage go down? No guarantee, it could go down or up.

Coordination / Action Items

- ICON to redo price sheet in Facility Assessment to adjust to recent inflation.
- WAO - Average Ag Property Value
- WAO - Average Residential
- ICON – Find price for parking lot from street to street
- ICON – Obtain plans for the Rec Center, understand code compliance for the building to be used by School
- WAO – contacts for rec center
- ICON – Find costs for removable floor option at the Rec Center
- ICON – Explore option 4 flipped with the parking and remove renovation from the elem gym, change library to classroom
 - Would provide 6 new classroom – would satisfy the minimum
- ICON – Explore option 1 combined with option 5, option 5 with classrooms from option 1 with parking
 - Would provide central admin, classrooms
- ICON – Explore flipping option 3, leave the cafeterias
- ICON – Explore option 3, scratch the admin, keep them where they are at, swap admin with classrooms
- ICON – option 2, east classroom of the gym would become cafeteria, west classroom becomes library, current library becomes one classroom
- ICON – Explore option 3 flip it, cut admin and add one more classroom, reno plan from summer to convert library into 2 classrooms
- ICON – Explore option 3, reno plan from summer, keep admin
- ICON – Explore option 5 – renovate multipurpose room into offices, turn new space into multipurpose spaces/commons
- ICON – Explore option 3 – keep admin, flip it, reno plan from summer, take teachers lounge and add to kitchen and convert current admin to teachers lounge
- ICON – Explore new option – big gym, competition gym with three courts no seating

Milestone Dates

Next Meeting March 31, 2022 at 7 p.m.