

## **PCS Board of Directors Meeting Minutes 5-21-2020**

**Location:** Park Christian School

**Board Members Present:** Luther Stueland, Craig Jasperse, Sarah West, Matt Castagna, Andy Veith, David Sigler, Bob Ona, Ben Killerlain, Doug Rogness

**Board Members Absent:** None

**Others Present:** PCS President Chris Nellerroe, Kaitlyn Cornell, Amanda Schouweiler, Lance Ziebarth

The regular meeting of the Park Christian School (PCS) Board of Directors was called to order by Board President Ben Killerlain on 05-21-2018 at 2:07 p.m.

Sarah West opened the meeting with prayer and devotions.

2:15pm Motion to approve the agenda M/S/C

\*Adjustment to the time for Lance Ziebarth to visit (from 2:00 to 3:00), move #8 to earlier (#7)

2:16pm Motion to approve the consent agenda M/S/C

Review Policy 4.3

Motion to table the review of Policy 4.3 M/S/C

- Review policy 4.3 in July (ACTION ITEM)

### **Governance Task Force Update (2:17)**

Luther reported on committee work

Task force had ZOOM calls with 3 different consultant options, narrowed it down to 2 strong candidates to propose to the board.

- Tom Bakewell
- Mel Nelson

Task force leaning towards Mel.

Recommendation to move forward with Mel, but happy with Tom if Mel is too busy.

- Still need to discuss pricing.
- Considerations would be cost, experience with schools, availability.
- The task force didn't really use Carvers as a deciding factor between the two.

Discussion about timing

- Desire to begin the process sooner rather than later.
- General consensus that we should NOT wait until after the fall.

Various additional Discussion.

**Carver Training:** Because the board will be operating under Carver governance at least for the next while, it would be beneficial for the board to receive some training on Carver governance model.

- Consensus support for this idea.

### **Action for the Task force:**

1. Team will contact Mel.
2. Find fees
3. Discuss timeline
4. Look for Carver Governance training

**7b. 40th Ave Property (2:39)**

- Motion made and seconded: **Offer first rights to ROERS to buy back the 40<sup>th</sup> Ave property at 1.6M purchase price plus lost interest and carrying cost.**
- Discussion.
- Some rationale for offering it back:
  1. Timing and Covid: Not right time and spot for a major new initiative, in light of Covid and resulting enrollment challenges.
  2. Operational costs: Operational costs will increase and our operational balance will be challenged.
  3. Teacher community/culture: 2-campus will make strong teacher community/culture harder.
  4. Location: Is the 40<sup>th</sup> Ave location ideal?
  5. Donors/stakeholders: Limited or no donor/stakeholder engagement
  6. Existing expansion plan: Remain focused on finishing vision of expansion plans at PCS
  7. Pre-School: Remain strategic in strengthening relationships with Little Lights, Small Wonders and other existing faith-based preschools.
- Much Discussion.
- (40<sup>th</sup> Avenue Property Discussion paused and tabled, guest Lance Ziebarth joined the meeting at this time).

**7a. Phase 2 Expansion Review-Lance Ziebarth and Amanda Schouweiler Guests (2.53 pm)**

- Lance Ziebarth gave a brief introduction of himself and his history with PCS.
- Amanda Schouweiler also joined the meeting at this point for discussion on playground information.
- Lance gave an overview of the history and plans for Phase 2, and included a preliminary budget report.
- Phase 2 was estimated at ~\$5.5M in the 2018 plans.
  - Furnishings (chairs, etc.) were not included in the original cost estimate.
  - Playground renovation costs were also not included in the original ~\$5.5M estimate
  - Between inflation, furnishings and playground renovation and other miscellaneous costs, the composite costs would probably be somewhere  $\geq$ \$6M at this point.
- Lance shared architectural designs
- Lots of questions and discussion, including several regarding:
  - Gym usage.
    - Inclusion of the proposed gym would get Park into compliance with guidelines.
    - Adding Phase 2 gym would benefit PE
    - Phase 2 gym would give kids place for recess when weather prevents outdoor recess.
    - Gym would enable more practices to be held on site and at better times
    - The existing gym is intended to remain the performance gym (HS basketball, volleyball....)
    - If we grow, will the existing gym have adequate capacity?
  - Music and Fine Arts:
    - Will the sound quality be good enough?
- Much discussion.
- Bob Ona left the meeting at 3:28pm.

**7c. Playground-Lance Ziebarth, Amanda S Guest (3:28pm)**

- Amanda Schouweiler shared concerns regarding the safety of the current playground, and the need for new playground equipment, and reported on her research.
  - Met with 3 playground companies
  - Shared analysis of whether to replace and “patch” old playground system, or build new; analysis supported going with new.
  - Shared some approximate dollar figures for different types of plans.

- Shared some information regarding components for different types of needs, autism, ADA compliance, etc.
- Playground and Phase 2:
  - Playground has to go first, before other Phase 2 work.
  - Formally the playground renovation would be part of Phase II.
- Much discussion, many questions.

Lance Ziebarth and Amanda Schouweiler left the meeting.

### **7b. 40th Ave Property (3:52). Returned to discussion from earlier in meeting**

- Reopened, reviewed, and continued discussion of the motion regarding the 40<sup>th</sup> Ave property.
  - Stewardship
  - Timing
  - Contractual issues
  - Relational considerations
  - Communication
  - Etc., much more discussion.
- 4:22pm revisit to the **Motion: Offer first rights to ROERS to buy back the 40<sup>th</sup> Ave property at 1.6M purchase price plus lost interest and carrying cost.** Motion carried.

### **Playground Renovation and Initiation of Phase 2:**

- More discussion on the playground renovation.
- Some of the discussion points included:
  - Is now a good time for a new project, during pandemic?
  - In order to fund this, we need to use Phase 2 funds. We don't have budget outside of the Phase 2 dollars to cover this cost. So doing this effectively means initiating Phase 2.
  - Will starting Phase 2 with playground, but not proceeding with other Phase 2 steps, send a confusing message?
  - Communicating clearly will be important.
  - Much more discussion.
- General sense was that having a good and safe playground is important, and justifies moving forward now. That Chris could communicate clearly about it. And that being able to move on it during the summer so that it could be complete by the new schoolyear would be wise.
- **Motion: Authorization for the president to move forward with Step 1 of Phase Two, renovation of the playground, with finance up to \$250,000. M/S/C**

### **Legal Update:**

- Update provided on lawsuit
- **Motion: Matt Castagna and Sarah West will function as a task force for legal matters. M/S/C**

### **Motion to adjourn 4:55pm M/S/C**

Respectfully Submitted,

Kaitlyn Cornell            PCS Office Manager  
 Craig Jasperse            Secretary