

BOARD OF EDUCATION DOCUMENT 7

The Board of Trustees of the Breckenridge Independent School District met in special session on Monday, November 21, 2011, 6:00 p.m., in the Board Room of the School Administration Building, 212 North Miller, Breckenridge, Texas.

The following Trustees were in attendance: Koby Killion, Julie Erb, Sandy Walker, Skip Griffith, Bryan Woodward and Bryan Wood. Weldon Edwards was absent.

Mr. Killion called the meeting to order at 6:07 P. M. and established a quorum.

Consider and Take Action to Adopt Order Canvassing November 8, 2011, Bond Election #27	Mr. Griffith made the motion seconded by Ms. Walker that the Board adopt an order to canvass the School Bond Election results and declare the results of the November 8, 2011 School Bond Election to be certified. The motion passed unanimously with a 6 to 0 vote in favor.
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Canvass School Trustee Election results for the November 8, 2011, School Trustee Election and Declare Results Certified #28	School Trustee election results were reviewed by the board president. Mr. Wood made the motion seconded by Mr. Woodward that the board canvass the School Trustee results and declare the results of the November 8, 2011 School Trustee Election to be certified. The motion passed unanimously with a 6 to 0 vote in favor.
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Presentation by Del Ware Companies	Mr. Del Ware and Mr. Jeffrey West presented information to the board about Del Ware Companies. The company is located in Marble Falls, Texas, and is only in the management of construction building for schools. Mr. Ware has 60 years of experience, 40 of these years in building schools. His company was formed in 1984 and to date, has completed 254 projects. Mr. Ware explained that there are 7 or 8 ways to deliver a project. Mr. Ware's fees are based on the total bond and he strives to produce a quality structure for less. Recently a project quoted at \$19.9 million by the architect was completed by Mr. Ware for \$4.6 million less. Money is not made off of the contractors. Mr. Ware keeps the books and pays the contractors. Basically, he manages the project. Mr. Ware would like to start from scratch with BISD information and access the district's situation. The key is communication with the citizens. As construction manager agent, Mr. Ware can deliver the lowest cost. The Board must determine a delivery method after a bond is passed.
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Start out with budget numbers for a bond package. There are no fees from Del Ware until the bond passes, and fees are based on the total bond program, a percentage of the lump sum. The architects design a building and Del Ware prices it. Mr. Ware will evaluate current buildings to see if renovation or rebuild should occur. He will advise us on how to utilize what we have.

Tommy Wimberley was present and board members asked for his opinion regarding the passing of a bond. Mr. Wimberley stated that he does not think that a bond can pass. The large bond in May failed by 69% and the smaller bond on November 8th failed by 72%. Properties in Stephens County have already been reevaluated twice and are going to be reevaluated again. This results in an increase in taxes. There are a lot of older people in the county; taxes are frozen at 65 but other expenses such as water bills, groceries, etc. are not frozen. CD's are not making interest like they have in the past.

Mr. Wimberley stated that he is over 50% vacant in the buildings he owns right now and he loses approximately \$3000 a month. He added that unless you are in the oil business or associated with the oil business, you are hurting in Stephens County. In the commercial world you get no reductions. Taxes stay the same or go up. With the overall economy and fuel costs, he feels that right now a bond will not pass. However, if you get \$5 million that the taxpayers don't have to pay tax on, this could get someone's attention.

Bryan Woodward remarked that new schools could be a draw to bring in new people.

Mr. Wimberley stated that if they can't make a living, they will not come. New schools doesn't make them move to Breckenridge if they are going to starve to death.

Koby Killion asked, "Where does it begin to change?"

Mr. Wimberley stated that you can't build a new home for less than \$100,000 and people cannot afford this if we build them. He also added that Breckenridge people are

intimidated; if they voice their opinion, they lose business.

Mr. Killion stated that of 41 bonds in the recent election, only 13 failed. What does this mean?

Mr. Wimberley replied that unemployment in Stephens County is 7.6%; it is 4% in Shackelford County. Stephens County has the largest unemployment with the most taxes, less than 10,000 people in the county, and a big percentage are retired. What is the future for Breckenridge? To get an education, you don't have to have it gold plated. If they want an education, they will get it regardless. In 1985, Mr. Wimberley went broke and it has taken a while to get over that.

Mr. Teel stated that right now the district has \$5.2 million in interest free money available for a bond. What would the community accept?

Mr. Wimberley said he might accept an elementary school, but there are variables, such as location, design and class grades involved. He also stated that he thought a project at South Elementary would be a waste, due to the H₂S gas situation.

Mr. Griffith stated that the government agencies are working on new regulations right now regarding H₂S gas and this will probably take care of any future situation.

Mr. Wimberley stated that another issue is cost. If you are looking at \$8-10 million, why go to South Elementary with wells, road problems, etc.? Why even consider this? You would be ahead to start from scratch somewhere else. Mr. Wimberley told board members that he knows of 40 acres that might be available and has sewer access, waterline accessibility, and gas line access. One unsuccessful well has been drilled on the property and plugged. There is also no rock on the property. When he drilled down 18 feet deep, there was no rock. The property is owned by the Sam Fambro family. There is no access, but Ms. Fambro might even donate the land if you called a new elementary Fambro Elementary. He suggested talking to Betty Fambro.

Mr. Del Ware in closing told board members that he will use local contractors first. He will look into the economics of the situation as well and suggested that a citizens building committee be appointed. When asked if he would serve as chairperson of a committee, Mr. Wimberley stated that he would help but not serve. Mr. Ware told board members that he would draw up a 2 to 3 page formal contract for his services and will be back in December. He also remarked that he is very selective in regards to the architects he uses. He looks for the best at the lowest price. He uses two architects and stated that he doesn't like big firms.

Mr. Killion remarked that price is a sensitive issue.

Mr. Ware stated that pay requests are approved by Del Ware first before they are paid.

Mr. Killion asked Mr. Wimberley what the community is thinking on the gym that was built. Wimberley said that everyone thought band concerts would be held there and art classes, and then it didn't happen after it was built. The people were told it was a part of a package and it left a bad taste in a lot of people's mouths.

Mr. Ware told board members to remember two things:

1. The key is to be honest.
2. The key is to do what you say.

Look at the unbiased. Get more citizens involved in the planning stages. The cost for renovating is 80-85% of new. No action was required.

Executive Session

The Board went into closed session at 7:40 P.M. under (Tex. Gov't Code §551.074 and §11.159) for deliberation regarding professional personnel.

The Board returned to Open Session at 8:40 P.M.

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Adjournment

Mr. Killion adjourned the meeting at 8:41 P.M.

Koby Killion, Board President

Date

Julie Erb, Board Secretary