



Spectrum Building Company Board Meeting Minutes

Date: August 18, 2022
Scheduled Time: 6:05 p.m.

Attendance:

Position	Name	Arrive	Depart
Chair	Dave Lucas	Present	
Treasurer	Tom Sagstetter	Absent	
Secretary	Tony Brunt	Present	
Member	Rick Peterson	Absent	
Member	Scott Gangl	Present	
Exec. Director, Ex Officio	Dan DeBruyn	Present	
Staff	Dawn Sorenson	Present	

I. Call to Order: 6:05 p.m.

II. Conflict of Interest Check

Mr. Lucas called for conflict of interest acknowledgement. None was noted.

III. Board Agenda

Mr. DeBruyn asked that “Item B. Parking Lot Update” be added to the agenda, and that the current item B be moved to item C.

On a motion duly made and seconded, Brunt/Gangl, the Spectrum Building Company Board of Directors unanimously approved the meeting agenda as amended.

Voting Yay: Lucas, Brunt, and Gangl

Voting Nay: None

IV. Consent Agenda

A. Important Documents and Policies

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On a motion duly made and seconded, Gangl/Brunt, the Spectrum Building Company Board of Directors unanimously approved the August 18, 2022 consent agenda as presented.

Voting Yay: Lucas, Brunt, and Gangl

Voting Nay: None

V. Old Business

None

VI. Ongoing Business

None

VII. New Business

A. Land Donation Update

Mr. DeBruyn provided an update. He noted that work continues. Craig Kepler, Spectrum’s attorney who is assisting the school in working through all of the details of the transaction, has learned of an ordinance requiring a 60’ road frontage should a digital sign be placed on the land in the future. Mr. Kepler is working on both the donation and easement agreements, insuring that Spectrum is not liable for any costs

and that the school retain full usage of the land. With the 60' road frontage requirement, it means that both the donation parcel as well as Spectrum's parcel must be re-platted in the future. In order to do so, the parcels must be surveyed. The entity donating the land would like the transaction to be completed prior to the end of the calendar year. Because the 60' easement requirement does encroach upon land already owned by Spectrum, its bondholders must be consulted and give approve to proceed.

B. Parking Lot Update

Mr. DeBruyn provided an update on the progress of the proposed additional parking lot, which will be located on the south side of the high school where the current field is located. He shared that Spectrum's architect has the design completed and is working with an engineering firm to ensure that water drainage and designated wetlands have been delineated on the plan. This parcel of land, as well as the donated land, both need to be surveyed and so it is planned to have the surveyor complete both at the same time. In addition to the parking lot, the architect is also working on a redesign of the entrance/exit at the high school building to accommodate the increase in parking spaces. Ideally, this work would be completed before winter. In an attempt to do so, the application needs to be submitted by the end of August. Plans will go before Planning and Zoning in September, followed by City Council in early October. If all goes as planned, constructing could take place in late October/early November.

Mr. DeBruyn went on to give a rough estimate of construction cost. He anticipates at least \$300,000, which would be paid out of the FY23 budget. As a result, it will appear that the school is in a position of deficit spending; however, the money for construction is available – it is just that there isn't a budget mechanism in place to port the monies over from one fiscal year to the next without appearing to impact the current year's budget. Spectrum will have to explain to bondholders, as well as Standard & Poor's, the appearance of deficit spending. Spectrum's Financial Policy requires that the fund balance remain between 20-25% and he anticipates that following all construction costs that the school's fund balance will remain within the policy.

C. Spectrum Building Company Board of Directors Roster

Mr. DeBruyn shared that the Bylaws of the Spectrum Building Company Board (SBC) of Directors call for a majority of its members to be comprised of members of the Spectrum School Board. The current roster of members includes: Dave Lucas, Tom Sagstetter, Rick Peterson (non-school board member), Tony Brunt (non-school board member), and Scott Gangl (non-school board member). He shared that Mr. Gangl has decided to resign his position on the Spectrum Building Company so that the Spectrum School Board may appoint a member of its Board to the SBC. Mr. DeBruyn shared that Joshua Zehoski indicated an interest in serving on the SBC. The SBC Board Roster is an actionable item up for approval at the Spectrum School Board meeting, which will reconvene at the adjournment of the SBC meeting. The SBC Board members generously thanked Mr. Gangl for his service on the SBC.

VIII. Miscellaneous

None

IX. Adjournment

On a motion duly made and seconded, Brunt/Gangl, the Spectrum Building Company Board of Directors unanimously adjourned the meeting at 6:37 p.m.

Voting Yay: Lucas, Brunt, and Gangl

Voting Nay: None