Board OF EDUCATION
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 64
Minutes of the Regular Board of Education Meeting held at 7 p.m.
October 15, 2026
Jefferson School - Hendee Rooms
8200 Greendale Ave, Niles, IL 60714

President Doubleday called the meeting to order at 6:02 p.m. Other Board members in attendance were Kuempel, Georgakis, Milligan, Rankin and Cline. Member Loise was absent. Also attending were: Superintendent Dr. Ben Collins and Christine Bednarek, Assistant to the Superintendent.

BOARD RECESSES & ADJOURNS TO A CLOSED MEETING
At 6:03 p.m. it was moved by Member Cline and seconded by Member Georgakis to recess from the regular meeting and adjourn to a closed meeting to discuss the following:

- Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees. 5 ILCS 120/2(c)(2)
- The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and held in accordance with [the Open Meetings Act]. 5 ILCS 120/2(c)(1), amended by P.A. 99-646.
- The placement of individual students in special education programs and other matters relating to individual students. 5 ILCS 120/2(c)(10)

The votes were cast as follows:

Moved by _____Cline_____ Seconded by _____Georgakis_____

AYES: Milligan, Rankin, Doubleday, Georgakis, Cline, Kuempel
NAYS:
PRESENT:
ABSENT: Loise

The motion carried.

BOARD ADJOURNS FROM CLOSED MEETING AND RESUMES THE REGULAR MEETING
At 7:02 President Doubleday called the regular meeting to order. Joining the meeting were Assistant Superintendent for Human Resources, Dr. Joel Martin, Director of Business Services, Phoebe Wood, Director of Communications, Chris Lilly, Director of Facility Management, Mike Browning and Assistant to the Superintendent, Christine Bednarek. There were 2 members of the public present.

PLEDGE OF ALLEGIANCE
President Doubleday led the board in the Pledge of Allegiance.

OPENING REMARKS FROM THE PRESIDENT OF THE BOARD
President Doubleday said he did not have opening remarks.

RECOGNITIONS
Dr. Collins recognized October as National Principals Month and thanked principals and assistant principals for their leadership and contributions to the district.

Several district administrators will present at the Illinois Principals Association conference, sharing work related to the fifth-to-sixth-grade transition, leadership, and an Ignite session where you get 5 minutes and the slide deck changes every 15 seconds.

I know that the staff, families and students, in particular, have a great time in our schools and it's because of the hard work that they do. So, I want to say thank you to them for a job well done and just know that it's a very complicated role that they play in making sure that we've got everything that we need for a great school district.

PUBLIC COMMENTS
Mr. Luis Fernandes addressed the board. He thanked district staff for following up on his comments at the August 13th board meeting and raised concerns about the district's process for reviewing educational technology applications and vendors. He noted that the district's public application library contains more than 330 approved applications and expressed concern that parents may not have sufficient information about how applications are evaluated, monitored, and approved.

He asked the Board to consider three improvements:

- Publish the criteria used to evaluate and approve educational technology tools and incorporate them into the technology policy.
- Establish a regular review schedule to reassess applications and verify that vendors continue to meet district expectations.
- Ensure that privacy and data-protection commitments made to families are included in vendor contracts and are enforceable.

He specifically referenced the district's statement that approved artificial intelligence tools do not use student data to train their models and questioned whether that commitment was reflected in vendor agreements.

MASTER FACILITIES PLAN UPDATE
Dr. Collins said we have an exciting night with our guests from McKinstry. This is part of our strategic plan in the resource allocation pillar. One of the recurring themes as we were talking to the public prior to the referendum was, how are we not going to end up here again. We really want to make sure that we've got a plan that amortises out all of our expenses and we put that on the website as an initial draft and then with the due diligence that Mr. Browning has and his experience, we were able to identify McKinstry. They've been a fantastic partner and they helped us isolate even more at a granular level what this is going to look like.

Claire Wuchte and Brian Barnhart from McKinstry presented the results of the district's facility condition assessment, capital needs projections, retro-commissioning work, preventive maintenance review, and facilities planning software. This supports the district's strategic plan and its goal of establishing long-term facilities plans.

Facility Condition Assessment
McKinstry evaluated 1,124 building assets across the district's eight buildings. The assessment combined physical inspections, staff input, equipment information, and engineering judgment to estimate the actual remaining useful life of assets.

Key findings included:

- Nearly all district buildings were rated in the good category under the five-year Facility Condition Index assessment.
- The 10-year assessment placed district buildings in the good, fair, or poor categories, with none approaching the critical threshold.
- McKinstry noted that the district's recent referendum investments appear to have been used effectively.
- The assessment found relatively consistent conditions across buildings, without one facility standing out as a significant problem area.

McKinstry explained that the Facility Condition Index is a snapshot that will change as projects are completed and building conditions evolve.

Ten-Year Capital Needs Projection
McKinstry presented the estimated capital replacement needs over the next decade.

- Estimated capital needs total approximately $35.9 million without inflation.
- With 4% annual inflation, projected needs increase to approximately $44.1 million.
- These estimates exclude soft costs, such as design, engineering, and construction-related fees. Such costs can vary considerably; representatives cited approximately 25–30% as a general planning estimate.
- The first three years show lower-than-average projected spending, indicating no major immediate backlog of deferred maintenance.
- Annual needs in later years are relatively consistent, supporting multiyear budgeting and project scheduling.

The Board discussed how a planning assumption of approximately $4 million annually for capital projects might compare with projected needs, inflation, and additional project costs. Members noted the importance of understanding any funding gap and identifying potential resources.

Building and System Priorities
The assessment identified the largest projected cost categories as:

- Heating, ventilation, and air conditioning (HVAC)
- Interior finishes, particularly flooring
- Exterior building enclosure
- Roofing

McKinstry explained that the assessment includes building systems, equipment, site improvements, and playgrounds. It does not include items such as furniture, cabinetry or casework, landscaping, and information technology equipment.

Members discussed the need to address these excluded items through additional planning, including potential furniture and other facility-related plans.

Retro-Commissioning and Energy Savings
McKinstry reported that retro-commissioning identified opportunities to improve building system programming and energy efficiency.

- The initial savings estimate was approximately $25,000 annually.
- The updated estimate is approximately $136,000 in annual energy savings from electricity and natural gas.

- The district did not pay for the retro-commissioning plan.

Representatives characterized the results as particularly favorable and noted that the anticipated savings could offset the cost of the district's broader McKinstry services over time.

Preventive Maintenance
McKinstry reviewed the district's current preventive maintenance practices and staffing.

The assessment found that district staff are tracking assets and work orders and have established a goal of completing 99% of preventive maintenance tasks. Custodians and outside contractors also support maintenance activities.

McKinstry identified potential opportunities to strengthen the program, including:

- Adding a facilities supervisor to support daily operations and enable leadership to focus on long-term planning.
- Adding a maintenance technician.
- Increasing in-house HVAC expertise to reduce reliance on outside contractors for certain specialized tasks.

Reveal Facilities Planning Software
McKinstry demonstrated their Reveal software, which allows district staff to review asset information, estimated replacement costs, remaining useful life, and capital needs by year, building, and system.

Key findings included:

- Based on industry-standard equipment life estimates, certain assets were past their expected replacement age.
- After considering actual equipment condition and staff input, McKinstry estimated an average of approximately 5.9 years of remaining life for assets scheduled for replacement within the 10-year window.
- No assets received the maximum criticality score of 25; the highest reported score was 22.
- Nineteen assets, approximately 3% of those assessed, were classified in the red category for criticality.

The software allows the district to model different annual spending levels, prioritize critical projects, consider energy efficiency, and evaluate opportunities to bundle projects to reduce costs.

Board members discussed the value of using the software to develop long-term funding scenarios and coordinate capital planning with future debt-service capacity. Health, life, and safety bonds were also mentioned as a potential funding option for eligible projects.

Facilities Planning Next Steps
District leadership emphasized that the assessment provides the detailed information needed to move from preliminary estimates to a comprehensive long-term facilities plan.

Further work will include reviewing project priorities, evaluating funding options, accounting for excluded costs, and considering the relationship between capital projects, preventive maintenance, sustainability, and future budgets.

SUPERINTENDENT UPDATE
Dr. Collins presented the proposed 2027–2028 school calendar which was up for approval that evening.

Highlights included:

- Aligning school breaks with District 207 where possible.

- Starting one week after District 207.
- Considering the district's summer programming needs and allowing adequate planning time.

The Board discussed the possibility of coordinating future calendars more broadly with township and county school districts. The administration indicated that collaborative calendar planning was being explored.

Alison Uhlarik, special education teacher, from Roosevelt received the Chicago Bears Classroom Legends Award after being nominated by her husband. Her students participated in a surprise recognition telling everyone what a great teacher she is. They did a great job of surprising her because they made it a Bears day and a Mike Ditka day for the school. We want to say thank you to Alison for all that she does.

Sixteen students qualified to represent District 64 at Illinois Music Educators Association district festivals—two in band, two in orchestra, and twelve in choir. Dr. Collins thanked district staff and congratulated students for their accomplishments.

BOARD COMMITTEE REPORTS

Finance and Facilities Chair Mr. Kuempel said the committee had a great meeting and offered the following updates.

Transportation

Transportation was reported to be going more smoothly than in the previous year. Lakeview Transportation has recently been acquired by STA Transportation, although no major immediate changes were anticipated.

Construction

The committee reported progress at Lincoln, including the multipurpose room and kitchen. The multipurpose room was projected to be completed by Thanksgiving and the kitchen passed inspection and was awaiting occupancy approval. FM Global of Park Ridge donated furniture to the district.

Facilities Assessment

The committee highlighted the McKinstry assessment presented here earlier and the importance of developing a long-term capital and maintenance plan.

Township Treasurer Services

The committee continued planning for the expected dissolution of the township treasurer's office on July 1, 2028. Further work is needed to evaluate alternative arrangements.

Student Fees

The committee revisited student fees and payment-processing costs. Members discussed the possibility of adjusting fees or transferring certain transaction costs rather than continuing to absorb all processing fees. Further review is needed.

Retirements

The committee noted that retirement submissions exceeded the district's earlier projected retirements over four years. Staffing implications remain under review.

2025 IASB RESOLUTIONS & ASSEMBLY DELEGATE DISCUSSION

The Board discussed preparation for the upcoming Illinois Association of School Boards conference and Delegate Assembly.

Member Kuempel volunteered to serve as the district's delegate. Board members were asked to review the proposed resolutions in advance.

Discussion focused on the Resolutions Committee's recommendations and whether the district should support proposals that would explore potential legislation. Members also discussed voting against resolutions that had not been recommended by the committee.

CONSENT AGENDA

Bills

Fund	Fund Total
10 - Education Fund	$657,444.66
20 - Operations and Maintenance Fund	$867,419.79
30 - Debt Services Fund	$1,500.00
40 - Transportation Fund	$72,803.62
60 - Capital Projects Fund	$2,761,485.96
80 - Tort Fund	$3,712.00
Total	$4,364,366.03

Payroll & Benefits (August)

10 - Education Fund	$2,604,034.94
20 - Operations and Maintenance Fund	$270,573.75
40 - Transportation Fund	$2,199.08
50 - IMRF/FICA Fund	$58,365.96
51 - SS/Medicare	$79,547.96
Total:	$3,014,721.69

The Accounts Payable detailed list can be viewed on the District 64 website's business services page at www.d64.org.

- Bills, Payroll and Benefits
- Approval of Financial Update for the Period Ending August 31, 2025
- Approval of Personnel Report
- Approval of the 2027-2028 School Calendar
- Approval of Additional Staffing at Jefferson (1:1 Nurse)
- Approval of Resolution #1396 Authorizing Accounting Transfers to Capital Projects and Debt Service Funds to Implement State Regulations
- Approval of Industrial Appraisal Company Proposal for Fixed Asset Accounting Control and Insurance Valuation Purposes
- Approval of Minutes of the Closed Meeting September 17, 2026, Regular Meeting September 17, 2026 and Committee of the Whole Meeting September 17, 2026

ACTION ITEM 26-10-1

It was moved by member Cline and seconded by member Georgakis that the board approve the Consent Agenda for October 15th, 2026 as presented.

The votes were cast as follows:

Moved by _____Cline_____ Seconded by _____Georgakis_____

AYES: Georgakis, Cline, Doubleday, Kuempel, Milligan, Rankin
NAYS:
PRESENT:

ABSENT: Loise

The motion carried.

NEW BUSINESS
No new business.

ADJOURNMENT
At 8:08 p.m. Member Cline motioned to adjourn the regular meeting, Member Georgakis seconded and the board approved by unanimous voice vote to adjourn the meeting.

The motion carried.

Signed Date: November 12, 2026

_____
President

_____
Secretary