

COMMUNITY ENGAGEMENT Wayne Gilman, InGensa Inc.

Community Engagement

- ✓ Human Survey
- ✓ Sticky Stats & Lightning Rounds
- ✓ Mindstorm
- ✓ Circle Share in



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Community Engagement

Total Participants | Approx. 127

People of Color | Approx. 5 (3.94%)

Youth/Under 24 | Approx. 47 (37.01%)



Community Engagement

Generational Breakdown

120 total attendees participated in Human Survey

- Silent Generation (1945 and earlier): 2
- Baby Boomers (1945 1964): 30
- Generation X (1965- 1975): 41
- Millennials (1977- 1995): 20
- Generation Z (1966 to present): 27



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Community Engagement

Professional Fields, Community Members & Parents:

- Parents: 45
- Teachers & Staff: 17
- Students:16
- Community Members: 30
- Attend(ed) Carlton Public Schools: 38



Community Engagement

Primary Themes

- 1) Improvements vs. New Construction
- 2) Open Enrollment, Bad Press, Academics & Facilities
- "Small Town Feel", Small Class Sizes, Good Teachers, Faculty & Staff
- 4) Class Offerings

INGENSA

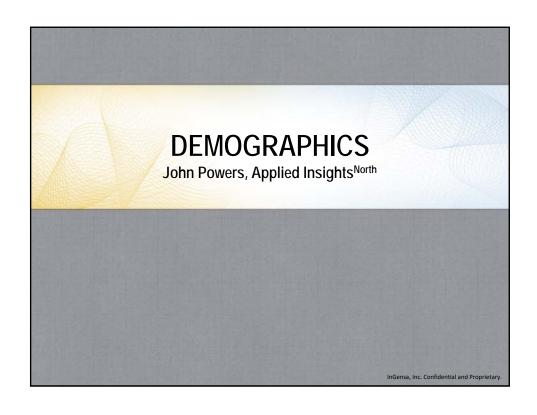
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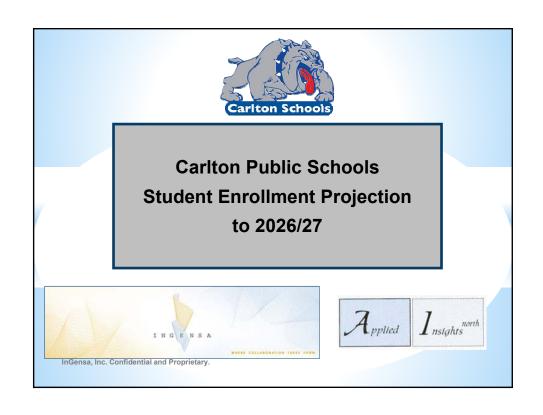
Community Engagement

Supporting Themes

- 1) Pragmatic Concerns, Competing for Students
- 2) Teacher Retention & Community Taxpayer Support







Two Projections

Carlton is considering the replacement of its middle/high school with a new facility at South Terrace.

Given the significant impact of open enrollment out of and into the district and the likelihood that a new facility would alter this dynamic, it seems appropriate to provide two enrollment projections.

Projection #1 is the "baseline" built upon current demographic and enrollment factors. It seeks to show future enrollment if no new facility is built.

Projection #2 assumes construction of a new facility and attempts to account for potential changes in decision making by parents and students regarding which district they will attend.

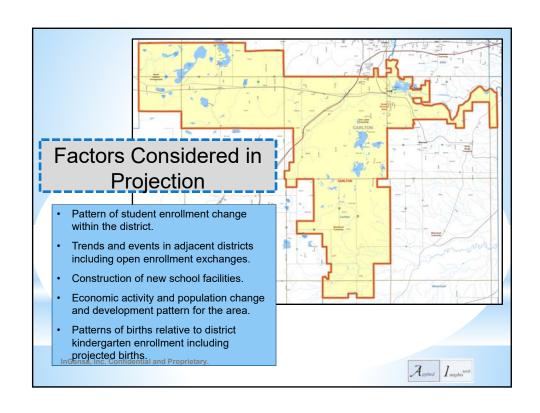
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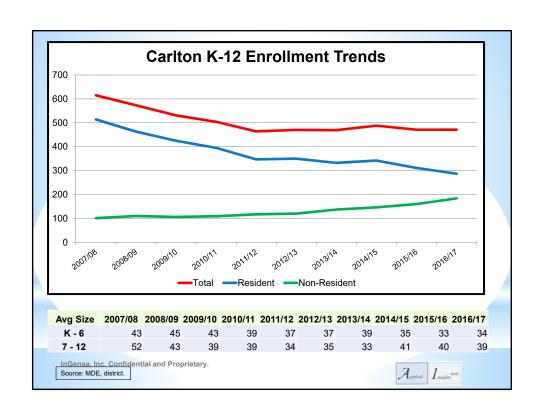


The Overview

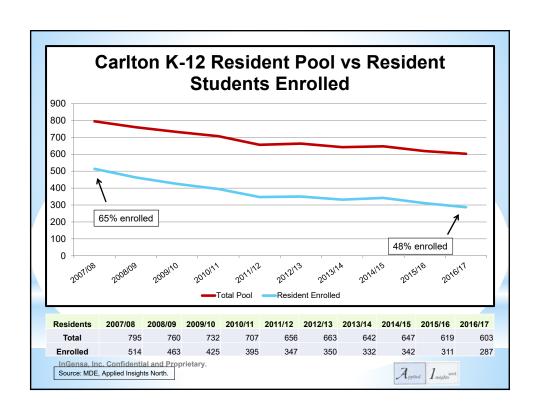
- The number of students living within the district has declined significantly over the past 10 years.
- Carlton's K-12 enrollment has declined over the past 10 years but has been essentially stable in recent years due to students open enrolling into the district.
- The number of resident students attending Carlton has declined dramatically – less than half of resident students now attend Carlton.
- The number of students open enrolling into the district has increased substantially but is still less than the number who leave.
- Under current demographic and enrollment dynamics, and considering the completion of Cloquet's new middle school, Carlton's enrollment will continue to decline.
- Construction of a new facility could stabilize or increase Carlton's enrollment.

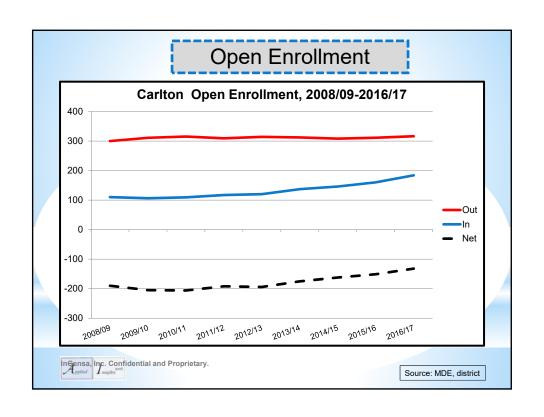


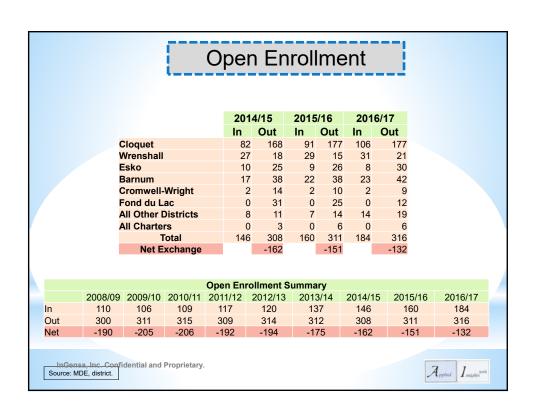


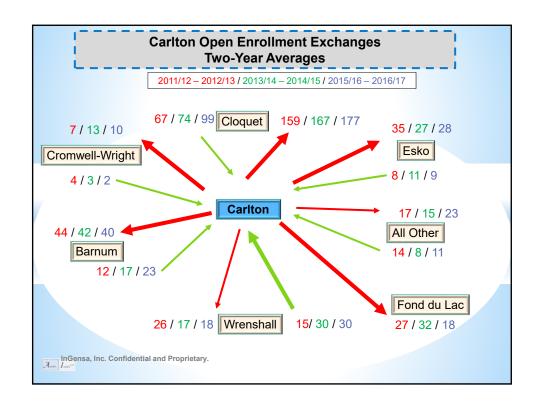


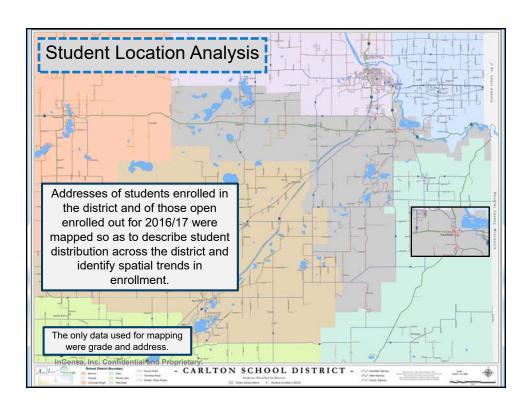
Grade	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Kg	52	47	37	40	38	39	42	32	39	24
1	43	55	49	30	36	32	34	40	27	39
2	38	47	52	43	32	39	32	33	39	30
3	53	39	42	50	41	29	39	29	34	42
4	40	49	34	37	47	40	32	38	30	35
5	45	39	49	31	35	51	41	30	37	27
6	31	38	35	39	30	30	51	42	27	38
7	54	27	36	34	39	35	30	54	45	28
8	36	49	25	38	32	42	38	32	56	46
9	58	34	47	27	39	35	45	42	27	58
10	45	55	29	47	25	42	35	46	38	26
11	59	48	54	37	42	19	38	35	42	40
12	61	46	42	51	28	37	12	35	30	38
Total Kg - 12	615	573	531	504	464	470	469	488	471	471
K – 6	302	314	298	270	259	260	271	244	233	235
7 - 12	313	259	233	234	205	210	198	244	238	236



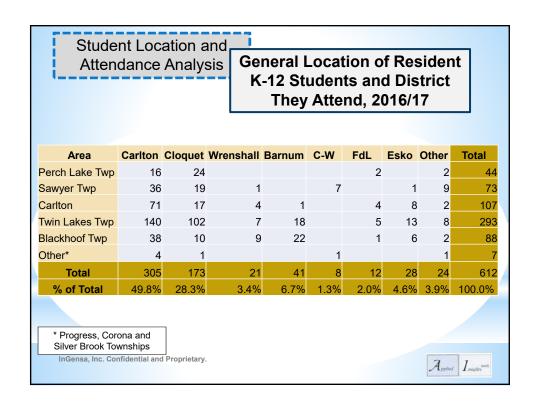


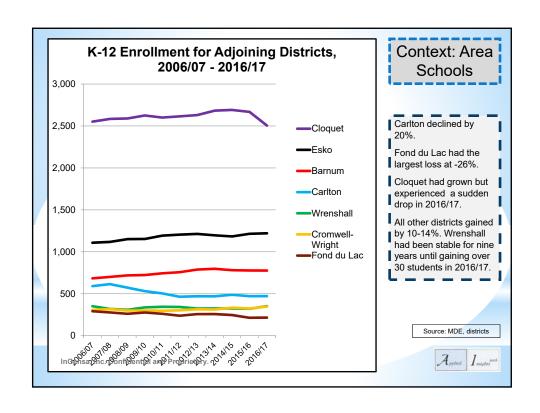


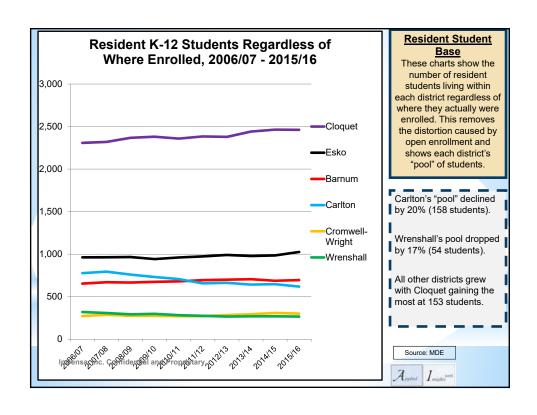


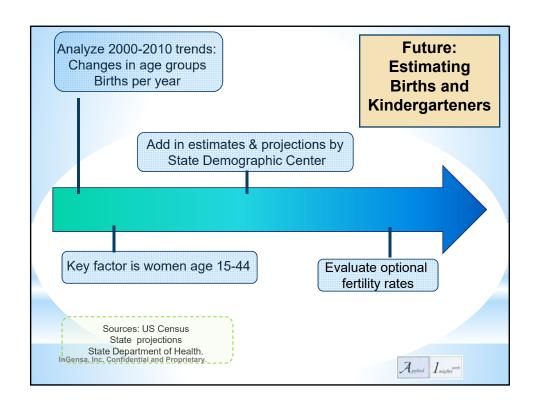


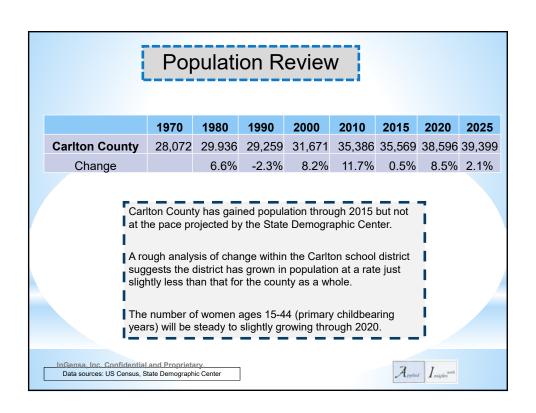
а	nd Num	12 Stud ber Wh	ents o
Resident	Students		
Number	% of Total	Number	Percent
44	7.2%	16	36.4%
73	11.9%	36	49.3%
107	17.5%	71	66.4%
293	47.9%	140	47.8%
88	14.4%	38	43.2%
7	0.5%	4	57.1%
612	100.0%	305	49.8%
	Resident Number 44 73 107 293 88	and Num Attend Carlt Resident Students Number % of Total 44 7.2% 73 11.9% 107 17.5% 293 47.9% 88 14.4% 7 0.5%	Number % of Total Number 44 7.2% 16 73 11.9% 36 107 17.5% 71 293 47.9% 140 88 14.4% 38 7 0.5% 4











Population Review

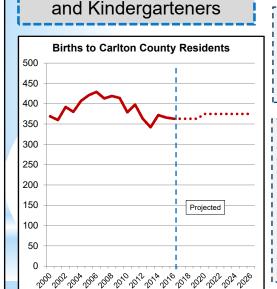
Observations on Regional Economy

- Most local workers commute to Cloquet and Duluth-Superior for jobs; Black Bear Casino complex is located within the district.
- Owner of 160 acres within Carlton has plans to create subdivision with 20-25 homes.
- The "Highway 210 Corridor" project seeks to extend public water service west from Carlton to foster a mix of industrial, commercial and residential uses but no firm date for construction has been set.
- Kwik Trip is developing a major facility at I-35/Hwy 210 interchange that will include an enhanced store and distribution operation for regional stores.
- Fond du Lac Band housing development and shift of Big Lake Sanitary District to WLSSD could spur limited growth.
- Probable redevelopment of the old Black Bear Casino hotel could generate new employment.
- An \$8.2 million project to provide broadband internet service to the southern portion of the Reservation has potential to spur residential and commercial activity in a currently unserved area.

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Data sources: Interviews conducted by consultant.





Data sources: State Department of Health: Applied Insights North (projections)

Estimating Future Births

Births peaked in 2006 at 429 then declined to an average of 368/year. Future births are expected to remain near that level and then rise slightly. Over the past three years an estimated 11% of county births have been to women living in the school district.

Caveat

By necessity the projection uses average
I figures for annual births producing a smooth
trend line. In reality, annual births can vary
dramatically:

- Over the past 10 years the year-to-year change in total births has ranged from 30 to -35.
- (2) The number of those births occurring to school district residents averaged 13% with highest rate being 19% and lowest 9%.

While expected, these year-to-year swings cannot be predicted.

Applied Installer

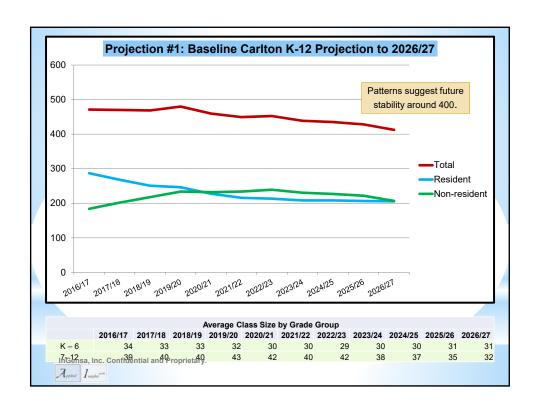
Projection #1: The Baseline

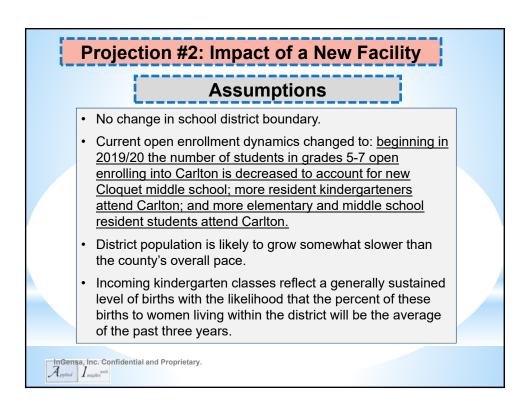
Assumptions

- · No change in school district boundary.
- Current open enrollment dynamic continues <u>except that</u> <u>beginning in 2019/20 the number of students in grades 5-7</u> <u>open enrolling into Carlton is decreased to account for new</u> <u>Cloquet middle school</u>.
- District population is likely to grow somewhat slower than the county's overall pace.
- Incoming kindergarten classes reflect a generally sustained level of births with the likelihood that the percent of these births to women living within the district will be the average of the past three years.

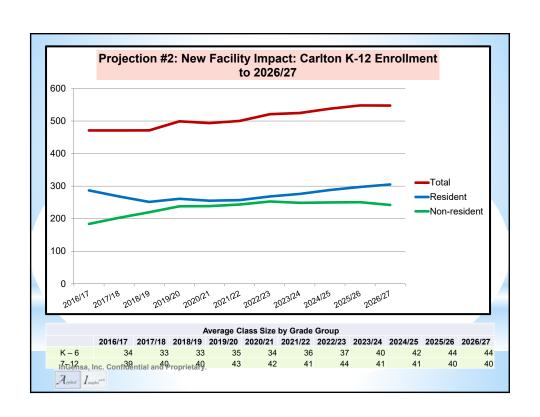
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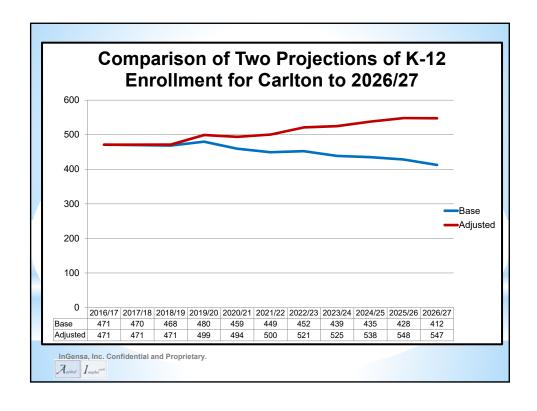
			Proj	ectior	ı #1: T	he Ba	selin	Э			
Ca	rlton l	SD #9	93 K-	12 Er	rolln	nent F	Proje	ction	to 20	26/27	
Grade	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Kg	24	32	30	33	32	32	33	33	33	34	34
1	39	22	30	27	31	30	29	31	31	31	32
2	30	40	24	31	29	32	31	30	32	32	32
3	42	30	40	24	31	29	32	31	30	32	32
4	35	42	30	41	24	31	29	32	31	30	32
5	27		40	27	37			27	29	28	28
6	38	29	34	39	25	36	20	27	27	29	28
7	28	43	33	38	44	25	38	22	29	30	32
8	46		47	37	42						
9	58		31	49	39						
10	26		46	30	48	38					
11	40		57	48	31	52			56	27	45
12	38	39	27	56	47	31			44	56	27
Total Kg - 12		470		480	459						
K – 6	235		228	223	209						
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		Pro	ojectio	on #2:	Impa	ct of N	lew Fa	cility	Li 📗		
Ca	rlton I	SD #	93 K-	12 Eı	nrollm	nent F	Projec	ction	to 20	26/27	
Grade	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Kg	24	32	31	41	42	41	43	43	43	45	45
1	39	23	31	31	41	41	41	42	42	42	44
2	30	40	24	33	32	42	43	42	44	44	44
3	42	30	40	25	33	33	43	43	43	45	45
4	35	42	30	41	25	33	33	43	44	43	45
5	27	33	41	29	38	22	31	31	41	42	41
6	38		34	43	29			33	34		
7	28		33	37	47			25	35		47
8	46		46	38	42			46	29		
9	58		31	48	40			31	48		
10	26		45	30	47	40		55	30		
11	40		57	47	32	51	43	46	59		49
12	38		26	56	46		50	43	45		
Total Kg - 12	471	471	471	499	494	500		525	538		
K – 6	235	230	232	242	239	253		278	291	305	
7nGensa, Ir	nc. Confid6	ntial ar24P	oprie 239	257	255	248	265	246	247	243	238





Using the Projections

- These projections are not predictions. They are built on assumptions regarding the best understanding of district dynamics such as open enrollment and future births.
- The projections produce relatively smooth trend lines because they
 use averages and constants. The reality is there will be annual
 fluctuations especially in such things as incoming kindergarten
 classes.
- Do not be concerned when actual numbers vary in a given year from a projection. Each year:
 - Check to see if the TREND and the MAGNITUDE of the projection align with the unfolding actual numbers. Evaluate deviations to determine the likely reason.
 - Monitor annual births (state health department data) to see if there are significant deviations from what is assumed in the projection.

Carlton Public Schools Student Enrollment Projection to 2026/27



<u>Highlights</u>

- Baseline Projection, based on current dynamics plus accounting for new Cloquet middle school, sees K-12 enrollment declining from 471 to around 410. Likely future stable level at or just above 400.
- Projection based on a new Carlton facility has K-12 enrollment increasing to around 550. Growth is driven by an increase in number of resident students attending Carlton. Non-resident enrollment will flatten.

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FACILITIES ASSESSMENT

Luke Pfotenhauer, InGensa Scott Sosalla, ARI

In Greens an occopy of indicate in a large terrory

InGensa Partners

Physical Facility Condition Assessment



- Hallberg Engineering: Mechanical & Electrical
- Larson Engineering: Civil/Site
- InSpec: Building Envelope
- Architectural Resources Inc.: Interior Finishes



Educational Adequacy Assessment:

Architectural Resources Inc.





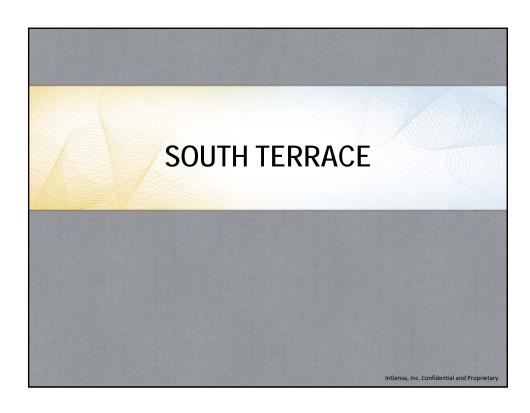


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Facility Condition Assessment

- Major systems evaluated include:
 - Mechanical
 - Electrical
 - Interior Finishes
 - Lots
 - Site
 - Building Exterior





FACILITY CONDITION ASSESSMENT SOUTH TERRACE - MECHANICAL

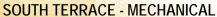




INGENSA

Existing Conditions

- Boilers are dual fuel, hot water, original to building, and beyond service life.
- The domestic hot water heater is also older and near end of life.
- Classrooms, Small Gym, and Media Center received new air handling units installed in 2005.
- The original corridor relief opening were abandoned. This yields noise consequences.
- Classrooms have radiant heating ceiling panels.
- The Big Gym has an original 1962 air handler.
- There is no fire sprinkler protection in the building.







Existing Conditions

- The office is served by a classroom unit and window A/C.
 It should have a separate unit.
- All units do not have dehumidification capability.
- The restrooms have minimal exhaust air volume and ventilation.
- There is a mixture of pneumatic (rooms) and DDC (newer equipment, front end) controls.
- There is galvanized domestic water piping still in service.
- A vast majority of asbestos has been abated.

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FACILITY CONDITION ASSESSMENT SOUTH TERRACE - ELECTRICAL







Existing Conditions

- The existing 1200A service cannot be expanded if building additions or dehumidification is planned.
- Distribution panels and panel boards are in good condition with spare capacity.
- Classrooms have 3 to 4 receptacles and should have 8 to 10.
- Interior lighting is T8 fluorescent.









Existing Conditions

- Exit and emergency lighting are battery pack type and are sufficient.
- Exterior lighting is HID and should considered to be replaced with LED.
- Fire alarm is addressable and modern; however, classrooms do not have strobes to meet ADA requirements.
- The security system comprises CCTV cameras and limited card readers.
- Wired clock and paging systems are older and should be replaced.

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FACILITY CONDITION ASSESSMENT SOUTH TERRACE - TECHNOLOGY







Existing Conditions

- Phone system is PBX with equipment in each building.
 Long term planning should consider VOIP.
- Classrooms have sufficient voice and data connections.
 Not all locations are optimal.
- Minor issues were noted with building wide structured cabling, WiFi, bandwidth, and coverage.
- The Big Gym sound system is old and should be replaced.
- All classrooms have interactive whiteboards with short throw projectors.

FACILITY CONDITION ASSESSMENT SOUTH TERRACE - LOTS/SITE





INGENSA

Existing Conditions

- Areas of concrete are severely cracked.
- East parking lot and drive are showing signs of aging and will require repair and sealing within 2 years.
- Paved playground area requires reconstructing.
- Swings are a safety concern.
- Basketball court requires seal coating and hoops are showing signs of aging.

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FACILITY CONDITION ASSESSMENT SOUTH TERRACE - BUILDING EXTERIOR





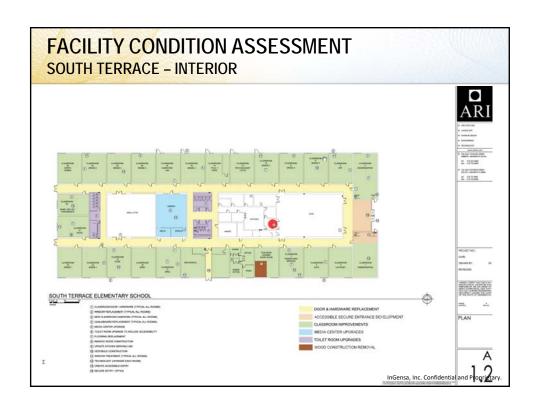


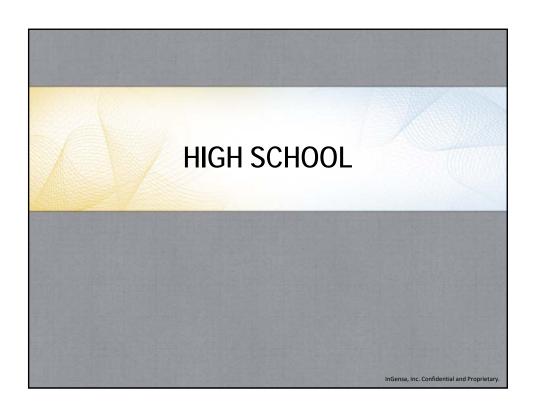
INGENSA

Existing Conditions

- Deteriorated and cracked mortar joints require solid or spot tuck pointing.
- There are small areas of broken and spalled brick allowing moisture into the wall.
- Windows are single-pane.
- Many joint sealants are deteriorated or open.
- Exterior doors and lintels require sanding and painting.

FACILITY CONDITION ASSESSMENT ATHETIC FIELDS Existing Conditions Baseball field dugout have cracked slabs and walls. The outfield fence has broken and/or bowed sections. Baseball field needs new aglime surface. Existing track has no resilient surfacing and pavement is in poor condition. The Long/Triple jump and discuss events need reconstruction. There is no high jump pad, pole vault, or shot put area. Football field lighting is outdated and inefficient. Concession building is in poor condition.





FACILITY CONDITION ASSESSMENT HIGH SCHOOL- MECHANICAL



Existing Conditions

- Boilers are steam and original to 1953 construction.
- Perimeter classrooms in the 1953 and 1969 wings have original unit ventilators.
- Shops and interior classrooms in the 1969 wing have original indoor air handling equipment.
- The Big Gym air handling units are also original to construction in 1953.
- The District office and High School office have newer rooftop units. However, there have been reliability issues.
- No units have dehumidification capability.

HIGH SCHOOL- MECHANICAL







Existing Conditions

- The art room was part of the original building but lacks ventilation. It has an exhaust hood and finned tube.
- The locker room only has a single exhaust fan and finned tube providing minimal ventilation and odor control.
- The restrooms have minimal exhaust air volume and ventilation.
- Much of the building controls are old and in need of upgrades
- There is no fire sprinkler protection in the building.
- There is galvanized domestic water piping still in service.
- The domestic hot water heater is also older and near end of life.

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FACILITY CONDITION ASSESSMENT

HIGH SCHOOL- ELECTRICAL





Existing Conditions

- The existing 1600A service cannot be expanded if building additions or dehumidification is planned.
- Replacement parts for some of the distribution panelboards since their manufacturers are no longer in business
- Classrooms have 3 to 4 receptacles and should have 8 to 10.
- Interior lighting is old and inefficient and should be replaced.
- Theatrical lighting in the Small Gym is limited and should be upgraded.

HIGH SCHOOL- ELECTRICAL



Existing Conditions

- The fire alarm system is a 25 year old addressable system that is hard to maintain and ready to be replaced.
- The security system comprises CCTV cameras but no card readers.
- The wired clock system has been abandoned in place. Standalone battery clocks are currently in use; wireless atomic clocks are recommended.
- The paging system is past its service life and has needed repairs.

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FACILITY CONDITION ASSESSMENT

HIGH SCHOOL- TECHNOLOGY



Existing Conditions

- Phone system is PBX with equipment in each building. Long term planning should consider VOIP.
- Classrooms have sufficient voice and data connections. Not all locations are optimal.
- Minor issues were noted with building wide structured cabling, WiFi, bandwidth, and coverage.

E N S A

HIGH SCHOOL- LOTS/SITE



Existing Conditions

- Many areas of the north lot are in poor condition.
- Some concrete panels area severely cracked, spalling, and/or sunk.
- The east lot is overall in poor condition.

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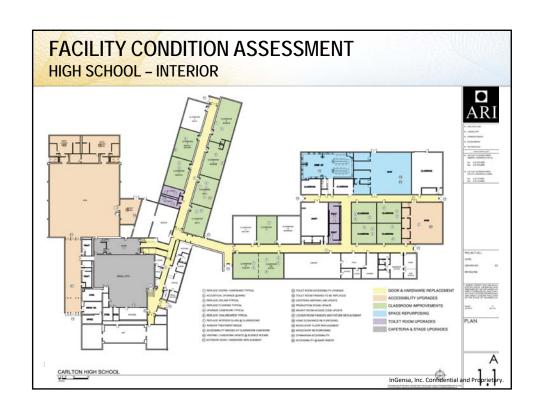
FACILITY CONDITION ASSESSMENT

HIGH SCHOOL- BUILDING EXTERIOR

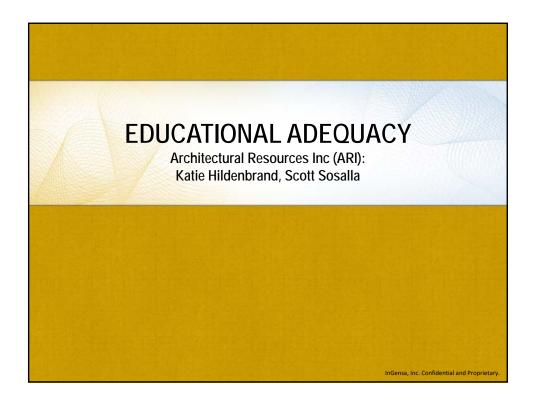


Existing Conditions

- Deteriorated or cracked brick on roof-level are allowing moisture in the wall.
- Deteriorated and cracked mortar joints require solid or spot tuck pointing.
- There are numerous small areas of broken and spalled brick.
- Windows are single-pane inefficient and leaky.
- Many joint sealants are deteriorated or open.
- Lintels require sanding and painting.

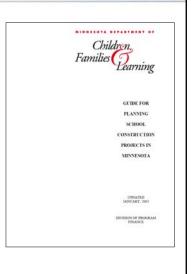


ICT WIDE- OPER	RATIONAL A	AUDIT		
3-Y	EAR AVERAGE I	BY CATEGOI	RY	
Category	<u>FY 15</u>	<u>FY16</u>	<u>FY 17</u>	3 Yr. Avg.
Controls	\$0	\$6,178	\$649	\$2,275
Electrical	\$512	\$8,934	\$0	\$3,149
Exterior	\$0	\$0	\$2,375	\$792
Fire/Security	\$2,923	\$1,909	\$101	\$1,644
Lots and Fields	\$1,831	\$16,050	\$8,300	\$8,727
Heating System	\$31,277	\$53,342	\$3,648	\$29,422
HVAC	\$14,322	\$863	\$4,852	\$6,679
Interiors	\$0	\$2,288	\$528	\$938
Lighting	\$8,484	\$2,699	\$1,711	\$4,298
Plumbing	\$3,595	\$3,683	\$1,375	\$2,884
Roofing	\$0	\$0	\$733	\$244
Technology	\$1,380	\$182	\$0	\$521
Total Expenditures:	\$64,324	\$96,127	\$24,272	\$61,574



WHAT IS EDUCATIONAL ADEQUACY?

<u>Educational Adequacy</u> is defined as the degree to which a school's facilities can adequately support the instructional mission and methods of a District.





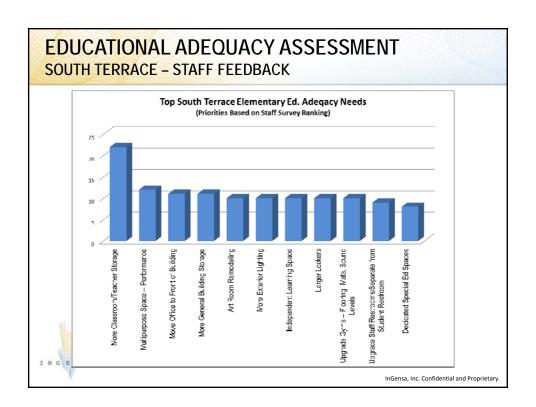


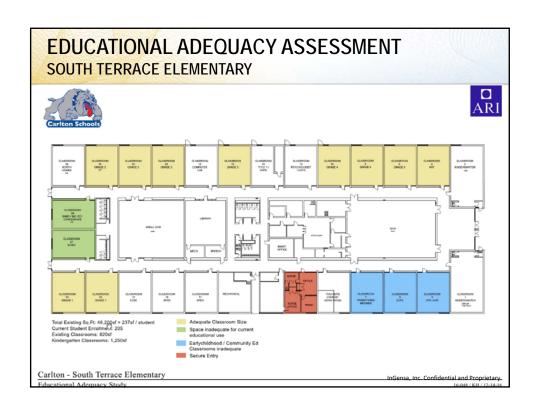
EDUCATIONAL ADEQUACY ASSESSMENT PROCESS

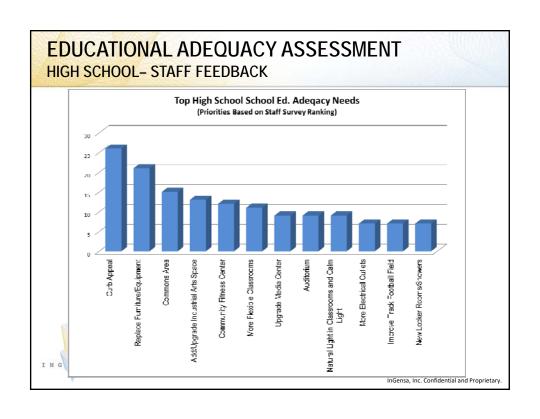
- Meetings with Building Constituents
 - Administration
 - Teaching Staff
 - Paraprofessionals
 - Office Staff
 - Maintenance Staff
- Comparison of Current Site, Building & Educational Spaces to:
 - MN Dept. of Education Guidelines
 - Best Practice for New/Remodeled Facilities

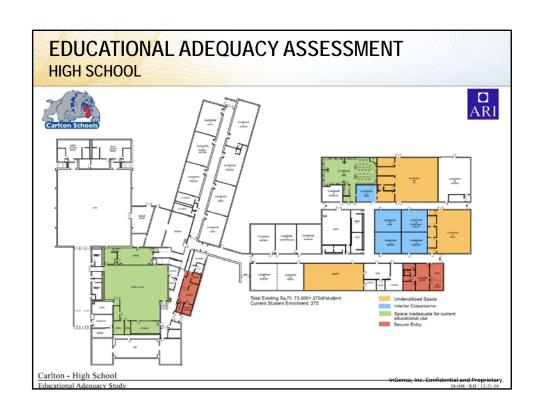


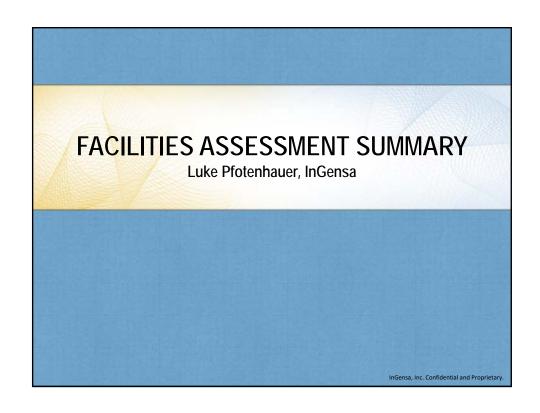












Facilities Assessment Summary Scope Priorities

Priority Guidelines

Priority 1

 Code Violation, Past Life Expectancy, Failed or Severely Damaged Item, Doesn't Meet Current Educational Needs

Priority 2

 Pending Failure within 5-10 Years, Asset Protection, Enhances Current Educational Delivery

Priority 3

INGENSA

Pending Failure within 10 - 15 years, Noticeable Aging or Deterioration,
 Provide Flexibility for Future Educational Delivery Needs

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Facilities Assessment Summary Scope Priority Assignments

Scope Priority Assignment Process:

- 1) Subject Matter Experts / Partners first assigned a priority based on their expertise to each identified scope as well as input from staff interviews.
- The District Facility Committee then reviewed each scope and made changes to priorities on some scopes based on their perspective. Additional scopes were identified.
- 3) The Expanded Facility Committee will then review and prioritize these same scopes as well as potentially identifying additional or augmented scopes.
- 4) Priority 1 & 2 scopes are included in a Preliminary "Fix and Repair" project for the existing buildings as a starting point.

PRELIMINARY PRELIMINARY								
SOUTH TERRACE ELEMENTARY								
	Priority 1	Priority 2	Priority 3	Totals				
Interior	\$ 1,391,106	\$	\$	\$ 1,391,106				
Mechanical	\$ 3,345,358	\$	\$ 667,538	\$ 4,012,895				
Electrical	\$ 646,538	\$ 32,813	\$ 551,906	\$ 1,231,256				
Sites/Lots	\$ 184,393	\$ 67,594	\$	\$ 251,987				
Exterior	\$ 176,518	\$ 181,913	\$	\$ 358,431				
Totals:	\$ 5,743,912	\$ 282,319	\$ 1,219,444	\$ 7,245,674				

PRELIMINARY PRELIMINARY								
HIGH SCHOOL								
	Priority 1	Priority 2	Priority 3	Totals				
Interior	\$ 3,293,773	\$	\$ 335,016	\$ 3,628,788				
Mechanical	\$ 6,847,155	\$	\$ 191,284	\$ 7,038,439				
Electrical	\$ 1,378,519	\$ 398,213	\$ 396,375	\$ 2,173,106				
Sites/Lots	\$ 180,154	\$ 218,905	\$	\$ 339,059				
Exterior	\$ 578,025	\$ 29,531	\$	\$ 607,556				
Totals:	\$ 12,277,625	\$ 646,649	\$ 922,674	\$ 13,846,949				

Facilities Assessment Summary ATHLETIC FIELDS

PRELIMINARY

ATHLETIC FIELDS								
	Priority 1	Priority 2	Priority 3	Totals				
Interior	\$	\$	\$	\$				
Mechanical	\$	\$	\$	\$				
Electrical	\$	\$	\$	\$				
Sites/Lots	\$ 966,525	\$ 531,431	\$ 139,781	\$ 1,637,738				
Exterior	\$	\$	\$	\$				
Totals:	\$ 966,525	\$ 531,431	\$ 139,781	\$ 1,637,738				

InGensa, Inc. Confidential and Proprietary

Facilities Assessment Summary BUILDING TOTALS

PRELIMINARY

	BUILDING TOTALS								
	Priority 1	Priority 2	Priority 3	Building Totals					
South Terrace	\$ 5,743,912	\$ 282,319	\$ 1,219,444	\$ 7,245,674					
High School	\$ 12,277,625	\$ 646,649	\$ 922,674	\$ 13,846,949					
Athletic Fields	\$ 966,525	\$ 531,431	\$ 139,781	\$ 1,637,738					
Priority Totals:	\$ 18,988,062	\$ 1,460,399	\$ 2,281,899	\$ 22,730,360					

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Facilities Assessment Summary PRIORITY 1 & 2 TOTALS

PRELIMINARY

	South Terrace	High School	Athletic Fields
Interior	\$ 1,391,106	\$ 3,293,773	
Mechanical	\$ 3,345,358	\$ 6,847,155	
Electrical	\$ 679,350	\$ 1,776,731	
Sites/Lots	\$ 251,987	\$ 399,059	\$ 1,497,956
Exterior	\$ 358,431	\$ 607,556	\$
Totals:	\$ 6,026,231	\$ 12,924,274	\$ 1,497,956

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Facilities Assessment Summary HIGH SCHOOL - REPAIR VS. REPLACE

PRELIMINARY

High School Repair vs. Replacement							
Approx. Existing Sq. Ft.	74,000						
\$/Sq. Ft. Replacement Cost	\$260						
Estimated Replacement Cost:	\$19,240,000						
Priority 1 & 2 Deferred Maintenance Costs:	\$ 12,924,274						
Percentage of Replacement Cost:	67.1%						



NEXT STEPS Gwen Carman, ISD #93 Superintendent

NEXT STEPS TENTATIVE TIMELINE Native Community Engagement Meeting Saturday, January 28th Expanded Facilities Committee Responsible for working through Options Ist Meeting, January 10th Every Wednesday through February 22nd 2nd Public Engagement Meeting Tentative Date: February 1st Share Committee Options; Get Feedback

NEXT STEPS TENTATIVE TIMELINE 3rd Public Engagement Meeting Tentative Date: February 22nd Share Final Option; Get Feedback Special Board Meeting: February 27th Facilities Committee Recommends Plan Board Determines Whether to Move Forward Timeline is Based on a Potential May 30th Election Date

How To Give Feedback?

- $\ \ \square$ Sign-In Forms
- ☑ Future Engagement Meetings
- ☑ District Administration and Board
- ☑ Facilities Committee Members



Current Expanded Facilities Committee Members

- Gwen Carman
- Renee Eiffler
- Tim Hagenah
- Julianne Emerson
- Stephanie Gibson
- Craig Kotsmith
- Chris LeBrasseur
- Derek Wolf
- Peyton Schmidt (Student)
- Ben Nilsen
- Philip Greer

- Vicki Oberstar
- Rachel Peterson
- Ryan Swanson
- Elizabeth Zobel
- Rob Gamble
- Leola Rodd
- Gordon Objibway
- Chris Rousseau

