

**CANYONS SCHOOL DISTRICT**  
**MINUTES OF BOARD OF EDUCATION MEETING**  
**May 17, 2016**

The Board of Education of Canyons School District met in a study session on Tuesday, May 17, 2016 beginning at 5:00 pm at the Canyons Support Services Building, 9351 S. 300 East, Sandy, UT 84070

Those present were:

Sherril Taylor, Board President  
Steve Wrigley, Board Vice President  
Nancy Tingey, Board Second Vice President  
Robert Green, Board Member  
Chad Iverson, Board Member\*  
Amber Shill, Board Member  
James Briscoe, Superintendent  
Leon Wilcox, Chief Financial Officer  
Dan Harper, General Counsel  
Charles Evans, Director External Affairs

\*Chad Iverson, Board Member had to leave at 6:00 pm.

\*Clareen Arnold, Board Member was excused.

**1. Study Session – 5:00 pm**

- A. Sandy City CDA Proposal – Sandy City Mayor Tom Dolan, Nick Duerksen, Economic Development/Redevelopment Director, Jason Burningham, Financial Advisor, Lewis Young Robertson & Burningham.
- It is an honor to have Mayor Dolan with us tonight. Mayor Dolan thanked Canyons School Board for the opportunity to present their plans. He believes the creation of Canyons School District is one of the most significant things that the City of Sandy has accomplished. It has changed the direction and the long term impact is very positive. The Mayor complimented everyone on the jobs they do for the District. Five years ago Sandy City decided to look at where they were going long term. They had a great opportunity along the freeway for development, the plan started with some two story office buildings, but they needed to sustain the community long term for a city that will be about 120,000 people. With the changes in the demographic, older people moving out or into condos and families moving in, they looked at how to support that without raising taxes? Last year taxes were raised by 3%, this was the first time taxes were raised in 27 years. At one time Sandy had the highest taxes in the State but over time they have seen growth and provided services without raising taxes. Currently Sandy has the lowest property taxes in Salt Lake County and all of the large cities in the state. There are new tools available for projecting into the future where you can get a pretty good picture of what it's going to look like in this valley and this state. Looking towards 2050 we will have approximately two and half million more people in Utah. There are a lot of things that need to happen to accommodate that growth. Sandy is doing a 30-year master plan and they have a good picture of what they want to be. The area used for the plan was from 90<sup>th</sup> South to 11400 South from the freeway over to the TRAX line, around 1100 acres of development and redevelopment. The proposal started with a traffic plan to make sure they don't overbuild, proposed adding more jobs, including high tech jobs, jobs where people can work here, live here and play here. They have a place for a theater, which will be Hale Theater, and plan on adding more types of entertainment and retail shops. In their 30 year plan they are in the eighth or ninth year. They have been purchasing property to support the plan. The Cairns master plan has 60% growth in housing with a mixture of the types of housing. Projects by the TRAX system are full and rented out. We have the InContact are moving their headquarters here and Workers Comp will have another office building as well. Looking to add a small boutique hotel and hopefully a full service hotel, Hyatt was mentioned. With suburban communities, there is feedback from corporations and incentives from the state if so many jobs are developed, etc., then the State tells the businesses to go to the cities for help. Cities have

some resources and Sandy City has limited tools such as CDAs and RDAs to help businesses. Projects we are talking about now are a 320,000 square foot office building, 11 stories, just west of city hall and helping with infrastructure needs in the Cairns Project area. In the next two years you will see some dramatic changes in Southtowne Mall. Dynamic changes are going on and partnerships are key to the infrastructure needs.

- Nick Duerksen introduced Jason Burningham, third party consultant. Jason will discuss the CDA and also the extension of the civic center north project area and give a financial analysis. He will share the requests, the numbers, the needs, the gaps and the impact. Jason will provide the nuts and bolts of the financial perspective.
- Jason Burningham – Financial Consultant / handout provided and is on BoardDoc.  
The mayors vision has been remarkable. This long range planning is a credit to the Mayor and the City Council and those that serve the City. To get long term sustainability and viability we need to re-think the way we have been redeveloping. There were a lot of groups that worked together to define this master plan and include private business leaders and universities. Tonight we will go through the numbers and why we think this is beneficial for all partners including the City, the school district, the county and other taxing entities.
- Cairns District is the overlay area of revitalization for downtown. Over the past decade we have lost regional power further to the south, Lehi in particular has seen a huge benefit of development. There are some undeveloped or underdeveloped areas from the downtown core of Sandy City, around the city offices down to the mall and up to the soccer stadium. The master plan was started with how to enhance the tax base for all of the partners and sustain it for long term. Critical element is understanding that urban sprawl is not smart growth. Our population continues to grow and we want citizens to live, work and play near us. To create that type of opportunity we need more density into the model.
- Two requests will be shared tonight. One is an extension to a project area that has already been created and is coming to the end of its collection period. In order to enhance and sustain this new vision with more density development, we are asking you to consider extending that collection period for a period of time. That is the first request.  
The second request is a new project area that we refer to as a TOD or transit oriented development. This is a mixed use area tied into mass transit and UTA projects.  
Please see page 2 of handout.
- Three objectives are:
  - Residential growth will have some impact on the school district. Thousands of new high-rise housing units, dozens of restaurants, entertainment venues, concentrated job center, new retail and hospitality offerings and a multi-million dollar mall renovation.
  - An upscale development that meets the growing trend of easily-accessible amenities, transit conveniences, work proximity and community convenience. Geared more towards empty nesters and millennials that would not add the element of students into the school system. There would be a handful of students but much lower than traditional housing units. Students per door is very low.
  - A strong network of trails, gathering places, outdoor space and interactive desirable public spaces. This would allow the public to have a good experience even though we have more density.
- The question has been asked, what if we didn't do CDA's in particular to the Cairns vision? What would that development look like? \*Referencing the analysis data on page 3 of the handout. Bottom table shows what could be built if they only had surface parking. Top table shows with a parking structure, taking the development and going vertical. Top table assumes they have CDA participation to help offset the cost of parking. Bottom table assumes no CDA participation. Over a 10-year period 40% would go back to the taxing entity. 60% of the project is extended used in tax increment to support the parking structure for 10 years and then 40 percent continues to flow thru each of the taxing entities proportionately to their tax rate. The bottom table assumes the project area isn't extended and 100% flows thru. We are talking about annually 1.9 million vs 2.5 million for the first 10 years. After the 10 years then you would have the full percentage. 5.5 to 6 million tax revenue that would be shared by the taxing entities.
- Chad Iverson asked for more clarification on what we would get if we don't participate vs if we do. The table kinda answers that question but it is mixed with parking structure vs surface parking. Is there a way to call out what we would get if we participate?
- Referencing the presentation, Jason noted that 40% of 2.5 million dollars is the total taxes that would be collected that would go back to the taxing entity. Canyons School District is 55 or 60% of that total tax rate

so it would be 2.5 million times 60% for 10 years and then the remaining period of time it would be 60% of 6 million dollars which would be the 60% that would come back. The information in the handout is more of a summary to illustrate that would it be better to have 100% of a pie, that is still pretty good because we are going to get development, or is it better to have 40% of a much bigger pie for 10 years and then 100% of that? We believe it is very much a benefit to all taxing entities. That is why the city pursued the density issue even though the parking is a big barrier. Looking at percentage of the pie, the bigger pie may be better over time and the quality of development is much better. \$600,000 benefit per year with the CDA vs without the CDA.

- Chad Iverson also wanted to know if the parking structure would happen without the CDA.
- That is a great question and we have been through those financials. With the financial requirements on both developments the lease rates that can be charged aren't enough to cash flow the additional cost of parking. For a commercial lender to come in and lend on the project there is a gap and it is mostly the parking structure. The parking structure would not happen due to lease rates. The rates for business office tenants, the retail market or even housing are not high enough to cash flow the additional cost of parking. Sandy City is not paying for all of the parking but they need to come up with the gap, they are paying for a portion of the parking that cannot be financed commercially. In both cases they need to fill the gap.
- Chad Iverson wanted to know who the developers are.
- The developers are Millrock Development, Hamilton Development and Gardner Development. The lenders are primarily US Bank, Wells Fargo and Zions Bank. They are 15 to 20 years away from charging for parking. Mayor Dolan explained that the building they would propose will be 320,000 sq. feet of space with 1500 parking stalls. If there is no help to build the parking structure, then the building will be 150,000 sq. feet. Because the building is twice as big there is a bigger pie to split. In the long term the money will continue to roll forward. The first 10 years you are supplementing it and then after that the school districts would receive the full benefit. If you didn't do that then you would just get what the 150,000 sq. foot building would produce.
- Board Member Steve Wrigley noted that it looks like the supplementation that we are doing is still to our benefit. Getting 40% is better than getting no percent.
- Mr. Burningham agreed that yes, that is the point. We know that something will develop because this is prime commercial real estate with great visibility, great access but it will be constricted if you use it for surface park. Parking uses a lot of land that is very valuable to just park cars. That could go into very beneficial tax base and the county assessor is not adding dollars on the assessment value and it is not going on the tax role. These costs are imbedded in the overall project because you cannot get the lease rates. Banks look at the construction cost for a parking garage as an albatross rather than a benefit. That is the difficulty right now.
- Superintendent Briscoe: Have other communities, similar suburbs that are growing with an economy that is similar to what we have around Salt Lake area, such as Houston, have those suburbs that have gone vertical experienced this kind of taxable revenue?
- Yes, in fact UTA commissioned a study, more of a national transit group study, on urban sprawl and going into a suburban market. It showed that there is five times the return when they go vertical rather than urban sprawl and the tax base is more sustainable. Projects that used surface park did not have the same life expectancy. They became dark in two decades or so and then had to be redeveloped.
- Jim Briscoe: So you are saying, after 10 years CSD will be made whole?
- Yes, and not only whole but suggesting that your percentage of the 2.5 million is going to be greater than your percentage of the 1.9 million and so it will be made whole on the back end but you will have more of the pie during. and you will have more of the pie over all. That is why we are recommending the 60% for 10 years. They want everyone to have wins. 60% is more value than at 100% if we develop it traditionally with a surface park oriented project.
- Board Member Robert Green: You said something about public help on parking structures. What exactly does that mean, what public entity are you talking about?
- The Community Development Renewal Agency is the RDA of the City of Sandy that is the entity that receives the tax increment. When we say assisting in it, it would be the RDA that receives the 60% of the tax increment for 10 years. They take those dollars and either use it themselves to put it into parking or more likely we give that as a commitment to the developer and the developer goes and secures the financing and builds the parking. The redevelopment agency is the entity that receives the tax increment and it is used it to leverage more capital.

- Steve Wrigley: I know the city is really into green space, what is the difference between going green space vs going blacktop.
- Mayor Dolan: It comes down to a matter of financing. Land prices are at the stage where you can't build. We are selling our land at the same prices we did a few years ago, you can't buy the land at this price and make that size of building work in it. This doesn't necessarily exist in Salt Lake City; this will be the largest suburban building in the state. The units will be anything from a studio to two floor units.
- Getting back to the green space question. Trails and open space are incorporated into the plan. Because of going up with the buildings and having a parking structure, the City will be able to build a plaza like the Gallavan Center with waterfalls and places to gather. If we don't do parking structures, then that area will have to be asphalt.
- Robert Green: Looking at the map, the large green area is the cemetery. What about traffic flow on 90<sup>th</sup> south? 90<sup>th</sup> south is insane to begin with and when you add Real Salt Lake it gets really bad. If we do all this development are there any plan to try to ease that.
- Mayor: We started this whole project with a traffic plan. Looking at the density and what can be supported in this area and what kind of traffic flow did we need, we talked to UDOT over 4 years ago and they now have a federal grant to to study the entire I-15 corridor and find out what improvements need to happen. The study goes from the TRAX line all along the corridor. Some changes are already taking place such as widening Monroe Street. A new underpass on 106<sup>th</sup> south is planned for next year that the State is funding. We also have a grant to study a circular system here with buses running every 15 minutes or so. We are also taking about some bridges being built including one from the mall into the commuter rail. Various options are being looked at. We are not trying to be Salt Lake City. We are trying to develop a really nice suburban community and our density needs are way less than Salt Lake City. We want to have a lot more restaurants.
- Nancy Tingey: You mentioned the 60/40 ten-year framework but in our packet it talks about 70% for twenty years.
- Jason: Yes, there are two requests. One is for the TOD – Transit Oriented Development. This is the area by Jordan High School. That project is 70% for 20 years. This proposal is based on the developer's plan. About 16 million of the over budget would come from Canyons School District, that is over and above the value now and would be used primarily the 30% is what would go back to the school district. Slide 8 – the pass thru is 7 million.
- Tax increment slide – 70% goes to the RDA and 30% is captured by the taxing entities. At the end of the period this all becomes new growth. We are estimating 27 million at 70%, a small amount of that would be used to manage the project. Slide showing how the money will be used for infrastructure and improvement. Trails, roadway extensions and improvement various other things including the parking structure. Total of 62 million of on-site, off-site improvements. We need about 26 million for this to cash flow and this is the amount that the developer will have to fund for this part of the improvement. They will pay for a portion of the parking and a portion of the pedestrian bridge even though that is not part of their project. That makes the developer have skin in the game and the major hurdle is the parking structure. The Mayor also mentioned they are planning to extend Beet Digger Blvd all the way to 106<sup>th</sup> south.
- Robert Green: We will be contributing 16 million which goes to 26 million that will go towards the parking structure and some other things on the list such as a tunnel, trails or bridge.
- Jason - Yes, the tax increment entity gets to direct where the funds will be used. Each taxing entity gets to direct where the funds go. We are intending for most of the funds to be used for the parking structure but we do have the flexibility to put it into some of the other projects.
- Steve Wrigley: Based upon your bar chart, we will continue to get what we are getting now off that property and so we are not losing anything. We get 30% of the 100% and after that we get 100% gain. The denser the property is or better developed, in the long run, we get more for the school district. So there would be more taxable revenue in that space, either way, this property has sat vacant for this district for the past 30 to 50 years now and now we are going to develop it and by enticing them to come we should benefit after the 20 years. Why is it 20 years on one and 10 on the other?
- Jason: We have run models from 20 years to 10 years and the percentages that we needed for the 10 years is a pretty high percentage and the benefit wasn't there, it was close to 100% and to defer a 100% for ten years wasn't the best option because you would want to get something off of it because you have services. This is still a subject in the interlocal agreement process that we would have to work through.
- Steve Wrigley: So with that 30 percent we would have to fund any students that came in with that project? Would the State also give us some funding?

- Leon Wilcox: We would get WPU for the additional students. We would use the money for operations.
- Steve Wrigley: You were trying to give us some idea of some sort of estimate on the number of students we would get.
- Sandy City: We are still finalizing that but on this particular project the project is .1 pupils per unit. Which would be a total of 117 students. In some projects they have seen even less than this, up to 50% less.
- Jim Briscoe: A couple of years ago, on the project west of Lowes we estimated about 48 students and we got 5.
- Leon Wilcox: When we did the boundary, East Sandy apartments across from CTEC we were expecting 50 plus students and we only have 5 students.
- Sandy City: There will be some students and some impact and that was part of the rationale for the 30% because we wanted Canyons to have some operational capital for the students. We may have overestimated the impact but there will be some students.
- Robert Green: On the trails, bridges, etc. is that an impact fee? Does the city require the developer to develop? Does the city control the fund?
- Sandy City: Some is for the greater density there is some requirement for them to put in some open space, trails, green space. Some will be defrayed through impact fees because it will be part of their overall capital facilities plan. It is a combination of funding sources. The developer will pay in the end. The RDA controls the funds. There will be an interlocal agreement that will dictate how these funds will be used. The project area plan dictates how the funds will be used.
- The plan is send out information to everyone every year to see if they are hitting the mark.
- Mayor: Trail under the TRAX line is waiting to be completed. This will be added to the trail along the TRAX line and will go under.
- Robert Green: Can you tell us, either now or later, what exactly is required by the developer to pay for? As opposed to what they decide to pay for.
- Mayor: Policy wise we help with infrastructure. We don't build buildings. It will help this project and other projects.
- Sandy City: Talk quickly about the second request which is an area extension that will sunset or expire in 2022. We are asking for a 10 year extension. Another relevant project is on the old post office site.
- Jim Briscoe: Because you are 8 years ahead is the reason you only need an additional 10 years?
- Mayor: That is part of it. We are going project by project. We are helping developer, supplement but not making him whole. That is not what we do with tax payer money.
- We have talked about adding a full service hotel in the city is needed. That has been a goal of the city for over 20 years. There is no meeting space in the city. We need a facility in the city. Parking structure is key.
- Background on this project - it created in 1990. Would like to extend to 2032 which would be office space 320000 sq. foot office building and a little bit of retail, some multi-family residential in the area not related to the Gardner Project but in the area. With this comes a parking structure as well 1550 parking stalls. Asking for 60% for the 10 year extension. Based on the developments that will be built there, if we have the parking structure, if we have the CDA there will be about 22 million tax increment generated. The 40% over 10 years would flow through this gives a fair amount of revenue to the school districts and other taxing entities. 22 million mainly used for the redevelopment and infrastructure improvement. We are proposing about 9 million be used for the parking structure. The total cost for the parking structure is 17 million so the developer would need to input about 8 million into the construction. We have some other roadway and other infrastructure improvements that you can see on page 20 of the handout. There is some increment from now until the 2022, the extension would provide that component and there is about 2 million of private investment that would be required to still make up the gap. 60% at 10 years makes the project feasible. We wanted to make sure that some tax increment went back to the different taxing entities to provide services.
- Nancy Tingey: On the extension of the 60/40, what is the current percentage. If it is 70/30 do we have two separate ones?
- Leon Wilcox: It is currently 70/30 for another two years until 2018 and then it will go to 60/40 for fourteen years.
- Nancy Tingey: It is my understanding that you are asking for an extension of time and area covered?
- Sandy City: At this time, no we are just asking for an extension of time. The boundaries would stay the same.

- Nancy Tingey: So my next question is, these projects have very specific boundaries and with your expertise and doing a lot of study on these sorts of things, the areas that aren't included often benefit from the development? And that we would capture all of that new growth at 100%. Will you speak to that?
- Jason: Yes, we have done a lot of studies on that. They look at concentric circles, within a good mile there is some enhanced value. Beyond a mile you do not see a lot of inherent benefit just because of what is being facilitated. Unless there are multiple projects around. They always look at the average annual growth of tax value inside the project excluding what has to be used for infrastructure, incentive, etc. We compare that to incentivized areas that just naturally grow. In Sandy it is at least 10 times in incentive, multiple times these benefit the taxing entities. Immediate areas will receive a benefit of 1:1.
- Steve Wrigley: We have been talking about property taxes, but what about the sales tax estimated on this?
- There is not a lot of retail anticipated at either project. It would be more an extension of the project area. It would be more in the job creation and office use.
- Steve Wrigley: I suspect that drawing that many people in you will have to feed them so those supplemental business on the outside will bring in tax revenue for the city.
- Sandy City: Vertical mixed use on the undeveloped portions as you move down the parkway. We are looking at more of an urban feel. That is part of the plan. The new mall owner recognizes what this investment is going to do. Restaurants etc. to feed the people that come in. Looking to multiple use units.
- Mayor: Our goal is not just taxes and revenue we want to have a community that people can live work and play. Full service city is what they are looking for. We have a lot of residential, parks, etc. and it is now time to fulfill the needs of the community for the future.
- Robert Green: Have you done an estimate on the amount of sales tax revenue you will be receiving?
- Sandy City: We did the estimate but we are only talking about 30,000 Sq. feet of retail on one and 15,000 retail on the other. One big retail potential is the hotel and all of the taxes that would generate.
- Robert Green: How much was your estimate then?
- Sandy City: Of the retail component it was \$70,000 per year, that is the estimate. We are looking to sustain it for long term. If you don't have the environment where you can go to work, eat, be entertained, play, access to transit then they lose the luster rather than urban sprawling. Trying to avoid re-vamping areas every 10 to 20 years. Mayor Dolan mentioned that Sandy is looking at a long term plan, what will the city look like in 50 years.
- Steve Wrigley is excited about the whole community, because it effects the residents, which effects the kids, which effect the behaviors and the ACT scores.
- Leon Wilcox: The State street pedestrian bridge at 10200 South is a possibility in the future? Where would that be in respect to Jordan High?
- It would be just south of the cemetery. Ultimately the goal is to connect the Jordan River Parkway, Bonneville Shoreline Trail to Dimple Dell.
- Leon Wilcox: The 36 Million What percentage is done and what percentage has been committed to or have the gotten financing for from the developer?
- Phase one and one small office building - 200 housing units and 150,000 square feet of office space. Out of 36 million for phase one, 8 million is committed. The federal government is requiring UTA to build a parking structure. Can't build these big buildings with the parking structure. There is a phased approach that is performance based. The 26 million is over time. This is phase by phase and it is up front. Finish phase one then move on to the next phase.
- Leon Wilcox: Hale theater will offer some programs for our students.
- Mayor: Part of the agreement with Hale will offer free performances, young actors studio, there will be a partnership with Hale. They will do quite a bit of outreach. Two theaters in the new Hale Theater. 450 seats in one and 900 in the theater in the round. Different types of uses.
- Gary Warwood - What's the probability of this one extending out like the last one to thirty years?
- As good as the crystal ball is they believe this is the best scenario – this is driven by the market. We evaluate project by project. Hard to predict but they are comfortable with the developer, well capitalized developers. We feel like we have some great partners. Sometimes beyond five years is hard to predict.
- Amber Shill: Why do you need to extend it? Is it because you are increasing what you are going to develop?

- If we don't extend are we going to get some benefit? You don't need to extend it. There will be a benefit but the benefit that will come it will be less of a benefit. 100% vs 40% of the pie. Look at this over the decades, how do we want to shape our communities? We have a 'but for' situation. But for the additional . .
- This plan is a paradigm shift of what we have seen the south part of the valley. This is creating a vision that is longer term and sustainable.
- Robert Green: In the first part of your presentation you had an "If we don't do it or if we do it" number breakdown. Can we see that for each project? For all projects not the individual projects.
- The information presented was for all of the Cairn Project. The presentation was more than just the two projects they were talking about. All are driven based on parking structures. So we do have one but Jason can get it to the Board. They will supplement or make that available.
- Robert Green: Please send to us an update on the two proposals for the Board. "If we did it, it would like this and if we didn't do it, it would look like this" so that we can have a quantitative understanding of the projects.
- That is a great observation and I will definitely do that.
- Mayor: We are looking for a partnership where the school district will get more money to CSD over time. This is a benefit by participating with us you will actually have more revenues coming in. We can demonstrate that certainly with the mall, and with the InContact buildings, and in the future another office building and a hotel. Thank you so much for having us.
- President Taylor thanked the mayor for what he does for Sandy City and how it benefits us and our children.

## 2. Business Meeting -- 7:00 pm

### A. Approval of Portable Transfers (Second Reading, Possible Action) -- Leon Wilcox and Mike Sirois

- Mike Sirois and JoAnn Ackerman clarified the needs on the request to the Board for two portables at Draper Park Middle, two at Butler Middle and two at Lone Peak Elementary. Mike was able to address the needs of the middle schools at the last board meeting. JoAnn explained the need at Lone Peak, which currently has about 740 students including four kindergarten sessions. Currently the Brain Boosters program is using the cafeteria or going outside for playworks and using the media center. They have been able to use 1.5 classrooms for art and music. Next year Lone Peak's enrollment will increase and they will be adding another kindergarten class and one more 4<sup>th</sup> or 5<sup>th</sup> grade class. This increase in FTE will take the 1.5 classroom space that was not being used for instruction this year. Due to growth they will use the portables for the Brain Boosters. All of the classroom space will be used for instruction. There were two portables there previously, there is already a cement pad and electricity is run. Information from Floyd Stenstrud for 5 year projection on enrollment, right now they numbers are projected to go down at the end of the five year period.
- President Taylor checked that they were already stubbed in for portables.
- JoAnn, Rick Conger and Scott Taggart have looked at the site, including looking at storage spaces to see if they could be converted. They looked at the previous site of the portables and they do have what they need.
- Steve Wrigley asked about the projection for next year for portables?
- Mike referred to Planning and Enrollments numbers. At all three of these schools it looks like they are holding steady or going down. Remember that these are soft numbers. We are not looking at large growth unless there is something unexpected. Leon also said that it is tough to project past a couple of years.
- Mike knows that it is a pricey option to move portables around. It is not perfect. As former principals and teachers we think this is the best option for students and teachers in those schools. However, we have explored some other options. One option might be to offer a stipend to traveling teachers to help offset the inconvenience. Offer around \$2000 for secondary teachers as this would not be an option for elementary school teachers. We are looking at two teachers in each of the middle schools. If you do it for them, you may need to do it for all traveling teachers. It is projected that Corner Canyon will have nine traveling teachers next year. We would be offering the stipend to around 13 teachers next year. This option would cost less money. We don't know who the takers would be or how do we choose if someone doesn't volunteer.
- Amber Shill questioned if they have they looked at changing any of the rooms at Butler Middle?
- Mike said they have and it is a possibility depending on what the changes would be but it may be a very expensive option. Mike does not have the cost of doing this. He is hesitant to do that with all of the online testing, and the demands that are in place for the computer labs in the building. The nice things about the

portable is that you are not redesigning the school once the demand is past. That may be as pricey as the portables. Leon agreed that option would be expensive.

- Robert Green reiterated that it would be a total of 13 teachers that are traveling. Steve Wrigley noted that it would make our CCHS teachers that are traveling happier to get the stipend. Jim mentioned that the projections for CCHS seems to be dropping over the next 5 years based on numbers from Floyd Stenstrud. We have to be careful with that because they are just projections. Mike thinks the drop will be about 300 students. Sherril Taylor noted that we will also be losing permit students.
- Mike said that we will make it work no matter what you choose. We need to get the contractors lined up if we do select moving portables.
- President Taylor asked Mike about a moratorium at Draper Park. If we made it a moratorium school, we would know the numbers and that would ensure that we know how many students are attending. Mary Anderson and Mike have talked and the numbers are dropping. It will send a message that this is the reason we are doing a moratorium. We are to the point where we either have to use portables or traveling teachers. The only permits at Draper Park Middle are for the dual immersion program and they would be exempt from the moratorium anyway.
- Nancy Tingey noted that it sets up a screening process if there is a moratorium.
- Steve Wrigley doesn't like to see 1400 students at a middle school. Nancy said that is a decision for another day.
- President Taylor reminded everyone that after 2018 we will have a middle school that will be available. That would be the time to make the decision. He told Mike that he appreciated his work on this and that this is a big thing for the teachers, principals and the community. We take this very seriously and feel the obligation to maintain tax payer dollars as best we can. We need to look out for all our patrons, that is the job of the Board.
- Robert Green questioned the burden or impact to teachers to be a traveling teacher in comparison to a teacher with different types of students. How much more difficult is it?
- Mike Sirois: Basically everything is on a cart. It is just an inconvenience, not something that cannot be overcome. In today's market, we are having a hard time attracting teachers. It may a problem with getting new teachers. Just a little harder if you don't have a home base.
- President Taylor talked about the benefits of being able to work with seasoned teachers and many times they will give you space in their rooms. They could share cabinet space. The stipend would helpful to get and retain teaches. For a new teacher the \$2000 is a good incentive. JoAnn mentioned that a principal would want to make sure the selected teachers have a few years under their belt and are not the first year teachers.
- Steve Wrigley: It looks like we must have portables at Lone Peak, and they have had them before.
- President Taylor: Pricewise paying a stipend to teachers is considerable cheaper than moving portables.
- Leon Wilcox: Yes, \$2000 for 13 teachers would be around \$35K with benefits. To move a portable is about \$25,000 then additional money to update carpet, roofing, A/C, etc. It would be \$150K to move portables to both middle schools. It is considerable cheaper to move the two to Lone Peak.
- President Taylor: Speaking to patrons, if we were to ask for a bond in the future. The first question I would ask is; Are you using all of the available space in the building? If we can't say yes, then I have a hard time justifying using money for this. By using traveling teachers and using all of these idle classrooms, I think we could go ahead if we can say yes we are using every possible space. Do you see that?
- Leon Wilcox: Yes, I agree with that.
- Amber Shill: What if we switch one computer lab into a classroom, what would that cost be?
- Leon Wilcox: I would need to get information on that but I would think it could be around \$15K. The buildings were built and designed for a program and a specific purpose. We always get nervous when we start changing that purpose. It may affect the long term viability of that building.
- Nancy Tingey: I am curious about the change of using a mobile lab vs a classroom lab.
- Jim Briscoe: The middle and high schools need both. They have portable labs and classroom labs.
- Steve Wrigley raised the question of testing in portable labs.
- Mike shared that you can test on portable labs. The schools are moving more to portable labs because of the flexibility but there are still some classroom labs.
- Steve Wrigley: They are asking for these portables is due to the dual immersion program. This is a voluntary program at these schools and I hate to put portables at a school for a voluntary program. We put them there because they didn't have enough kids originally, now they have too many kids and I don't know what that means for the future.



- Leon Wilcox: If we move the portables in they will probably be there for a long time.
- Amber Shill: We have always used portables as a temporary solution. But for Butler we are using a temporary solution for a permanent problem, because they are always going to have those classes. Not sure if that is the best solution. Once we put the pad down and put them there, they will be there.
- Leon Wilcox: For both schools the placement would be on the north west corner of the schools. It would go on grass area and we would have to pour a cement pad. Guessing it would be in the \$150,000 range but it could be higher than \$150K.
- Steve Wrigley: I think that we should go with traveling teachers for next year, it can resolve the issue for next and let us look at the numbers and see if we need to address bigger issues in the future.
- President Taylor: It is helpful for teachers to have a little extra income. It is a little bit of an inconvenience but it does not mean a decline in teaching. It can be a benefit for new teachers to work with career teachers. It can be good thing.
- Steve Wrigley: Corner Canyon High School has nine teachers already doing this so it can work.
- President Taylor: Corner Canyon traveling teachers have been doing it for nothing so it would be helpful for them.

**Motion: Amber Shill moved that the administration be authorized to place portables for the plan provided to the Board at Lone Peak Elementary School but not at Butler Middle School or Draper Park Middle School, however, in lieu of moving portables to Butler Middle or Draper Park Middle, at the discretion of each school's principal, existing rooms may be repurposed to be used as classrooms or a traveling teacher program may be instituted, with each traveling teacher being given an annual \$2,000 dollar stipend and each teacher whose room is used by a teacher during his or her planning period be given an annual stipend of \$250 dollars. And finally, that the traveling teacher stipends also be available to Corner Canyon High School teachers beginning the 2016-2017 school year. Nancy Tingey seconded the motion. The motion passed unanimously.**

- Chad Iverson clarified that the teacher sharing a classroom is getting \$250 for the inconvenience.

#### B. Full Day Kindergarten Proposal (Second Reading, Possible Action) --Dr. Amber Roderick-Landward

- Jim Briscoe: I took your feedback from the last meeting and met with Kathryn and Amber and worked on some revisions. We need to change the wording to supplemental hours of instruction for kindergarten. We will follow the language that was in the proposal at the state legislature. We took your suggestions and we are ready to go.
- President Taylor: So for clarification, we have a modification in the proposal. It is not full day kindergarten; it is called supplemental hours of instruction for kindergarten.
- Jim Briscoe: We are coming back with a modification in our proposal. One is that we will open it to everyone in the district. There will be seven classrooms and we would prefer not to list the buildings because you will not be assigned to a building. We have seven classrooms and there will be no guarantees to anybody what school you would end up in because there are seven classrooms that are available for this program. Open to everybody, free and reduced will be available. If you are on free and reduced, you don't pay. Space available. We talked about having a minimum of 16 students that pay for the seven rooms. Registration will be on a first come first serve basis. Time sensitive, we would send out the registration material, could be as soon as a week from now and tell the whole district. Sign up via computer so that you can tell exactly when you register. Depending on the numbers we would see if we need to utilize all seven classrooms. We are thinking there is going to be interest but you never know. They work with families that got in first to get them as close as we can with their address, but there are no guarantees.
- Robert Green: How would that work with bussing?
- Jim Briscoe: If you are fortunate enough to have a bus that goes to the school that you would attend you can ride the bus, if not you would need to drive your students. It would be fair, time sensitive, consideration for a portion of the kids to be free and reduced. We believe we can make this system work. I am excited about it. We are putting ourselves out there as being first in the state in how we are doing this. If we are fair and consistent and offer it to everyone, I see this as possibly expanding down the road.
- Robert Green: How much extra time will be added?

- Leon Wilcox: It is a total of 6.5 hours, same schedule as the schools. That way the bussing issue works out.
- Jim Briscoe: The cost would be similar to what other businesses charge. We are not undercutting anyone. It is a parent's choice on which program they want to choose. We are competing on quality. The Cabinet talked about this at length and coming to you with this at the last minute is not something we want to do but it is important we move on this. I feel this will have a significant impact on student learning and the families we will serve. I agree with my other administrators that there will be a very strong interest and it will be very competitive. This is only for Canyons School District.
- Steve Wrigley: So we will not open it up to others outside the District? Only for families in our school district?
- Betty Shaw: We ran into families, many that are on free and reduced, that do not have immediate access computers so that they have a fair chance. Will there be a library or someone available to help them?
- Jim Briscoe: I'm sure they have thought about it, but I will ask that question. It will be sent home in both Spanish and English.
- Robert Green: You would be able to go to the office to sign up as well.
- Jim Briscoe: That will be part of the plan. The minute the letter goes out there will be someone to help. I would be shocked if they haven't already thought about this.
- President Taylor: That is my question. One, how are you going to get the word to everyone in a timely fashion and two how are you going to record who gets in first?
- Jim Briscoe: It will be computerized and time sensitive.
- Robert Green: So we need to put it on the website before we open it. Exact time when the clock starts ticking.
- Jim Briscoe: I will work with our team to make sure it is a fair process.
- President Taylor: What if we put it on the website for a time period before registration opens?
- Jim Briscoe: That is a great idea. We will send it in Spanish and English and we have a program where we can send it in other languages.
- Karen Sterling: You would just need to let us know what languages you need.
- Jim Briscoe: If we posted for a time before we opened it, everyone would have a chance.
- President Taylor: Then you would have an exact time when you would start the clock ticking.
- Steve Wrigley: If it's first come first serve how do you know if we have enough paying students? If we have a whole bunch of free and reduced, we may not have as many classes because it has to pay for itself.
- Leon Wilcox: Again, we are piloting this at seven sessions. Altara will have two classrooms. There will be 24 seats available per class. The total cost is roughly \$350,000. It will be available for 168 students; we will need 124 to pay to make it balance. We are also offering a 10% discount for those that pay the whole amount upfront. Payments will be from August to May about \$295 per month. After we get those 124 in then we will have room for 44 on fee waiver. We can switch that from session to session. See handout.
- Jim Briscoe: The good news is that we would have time to get the message out. We would have computers available for those that don't have them. We let them register and then they will be on a wait list.
- President Taylor: And the schools that were chosen is based on classroom space available?
- Jim Briscoe: Availability is due to space in the schools. There is no guarantee that you will have a space close to your home. We will phrase this as a pilot for kindergarten supplementary hours' instruction. The benefits can be significant for us.
- President Taylor: The reason I asked that question is that we might have a parent ask us why a school wasn't selected closer to them.
- Jim Briscoe: The spaces they found are pretty spread out. I want all of the patrons to understand is that there is no guarantee that you will end up in a space that is closer to your home. We will do the best to our ability.
- Robert Green: What happens if we have more revenue than costs?
- Leon Wilcox: It is a fee based program and we would put the money into the program somehow.
- Jim Briscoe: The dollars would be utilized to enhance that pilot program but ultimately that would be up to the board.
- Leon Wilcox: If we do have a surplus, we would not reduce tuition because we want to remain competitive in the marketplace.
- Amber Shill: Do we have time to do a survey to get an idea of how many parents are interested? I don't want to have angry parents because their children cannot get in.

- Jim Briscoe: There is no time. I apologize. If we do what President Taylor said, we give plenty of advance notice that this is a limited space program. If we keep it fair, if it's done right we are on solid ground.
- President Taylor: The key to being fair is to allow everyone in the district the opportunity. That is the fairness issues and it sounds like we are meeting that.
- Amber Shill: What if we have 1000 people logging in? Will that crash our system?
- Jim Briscoe: That is the proposal. If it's a no go then that is fine and we will look at it for next year. But unfortunately, we are doing something that I don't like to do and that is push it. I do think it is a good enough program to do that. It's good for kids.

**Motion: Nancy Tingey moved to accept the administration's proposal to pilot Supplemental Instructional Hours for Kindergarten Students provided that each patron of Canyons School District regardless of where they live or ability to pay, have an equal opportunity to enroll in the limited number of slots that will be available in the program. I further move that the administration report to the Board at the beginning of the school year, in the middle of the school year, and at the end of the school year on the status and progress of the program including its financial viability and the progress of the students. Steve Wrigley seconded the motion. The motion passed unanimously.**

- Discussion: There is great potential and a great deal of interest. The Board is not planning to budget any for this program
- President Taylor: The price that has been set is so that we are not undercutting businesses
- Jim Briscoe: Absolutely
- Steve Wrigley: Appreciate the rework
- Addition notes from Leon - Facility wise, we closed on the sale of the Valley High property and the transfer of funds should happen tomorrow.
- President Taylor thanked Leon for his work on that and thanked the administration for their work on these items.

### 3. Closing Items.

A. Adjourned at 7:45 pm

Motion by Sherril Taylor to adjourn, second none.

/dh

ATTEST \_\_\_\_\_ President  
Sherril Taylor

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James Briscoe Superintendent