

Building Committee Meeting Agenda

The Building Committee of School District #35 has scheduled a meeting for **Monday, November 23, 2020** at **6:30pm via Zoom**. (All policies can be found at www.gallatingatewayschool.com.)

Call to Order

Presiding Trustee's explanation of procedures

Public Comment- Non Agenda Items- Sign in sheet

NEW BUSINESS

1. Approve minutes from previous committee meetings
2. Review and discuss community survey results
3. Discuss and develop Building Committee recommendation to Board:
 - a. Election date (Feb., May, or Other)
 - b. Bond election amount
 - c. Preliminary concept
4. Community Feedback/Input/Comments- *limited to one comment and 2 minutes per person*

Adjournment

Zoom procedures:

1. Login details are on the district website-- *See District Calendar*
2. Please ensure your mic is muted until called upon by the Committee Chair
3. Public Comment is accepted two times during the meeting:
 - a. *During non-agenda public comment for items not on the agenda*
 - b. *When the Committee Chair opens it for public comment as determined appropriate*
4. To participate from a mobile device or computer:
 - a. *Please use the "Raise Hand" button under "Participants" button at the bottom of your screen*
 - b. *Once called on please unmute yourself to provide comments*
5. To participate from a phone when dialed in:
 - a. **9 to raise and lower hand for public comment*
 - b. *Once called on please press *6 to unmute yourself to provide comment*

"The Gallatin Gateway School community empowers our students to take responsibility for their learning so they may achieve their individual potentials as lifelong learners and productive citizens."

Excerpt from GGS Policy #1441- Audience Participation

Audience Participation

The Board recognizes the value of public comment on educational issues and the importance of involving members of the public in its meetings. The Board also recognizes the statutory and constitutional rights of the public to participate in governmental operations. To allow fair and orderly expression of public comments, the Board will permit public participation through oral or written comments during the “public comment” section of the Board agenda and prior to a final decision on a matter of significant interest to the public. The Chairperson may control such comments to ensure an orderly progression of the meeting.

Individuals wishing to be heard by the Chairperson shall first be recognized by the Chairperson. Individuals, after identifying themselves, will proceed to make comments as briefly as the subject permits. The Chairperson may interrupt or terminate an individual’s statement when appropriate, including when statements are out of order, too lengthy, personally directed, abusive, obscene, or irrelevant. The Board as a whole shall have the final decision in determining the appropriateness of all such rulings. It is important for all participants to remember that Board meetings are held in public but are not public meetings. Members of the public shall be recognized and allowed input during the meeting, at the discretion of the Chairperson.

Cross Reference: 1420 School Board Meeting Procedure

Legal Reference: Article II, Section 8, Montana Constitution – Right of participation
Article II, Section 10, Montana Constitution – Right of privacy
§§ 2-3-101, et seq., MCA Notice and Opportunity to Be Heard

“The Gallatin Gateway School community empowers our students to take responsibility for their learning so they may achieve their individual potentials as lifelong learners and productive citizens.”

Gallatin Gateway School Building Committee

Date: November 23, 2020

Time: 6:30pm

Location: via Zoom

Committee Members Present:

Alix Davis, Ben Jones, Theresa Keel, Brian Kimmel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

The committee approved committee meeting minutes from October 28, 2020, November 2, 2020, November 5, 2020, November 12, 2020, and November 16, 2020.

The committee reviewed and discussed community survey results. The committee received 250 surveys.

The Building Committee discussed concept options, election dates, and bond amounts. After a lengthy discussion the committee consensus was to recommend to the Board: 1) May 4, 2021 election date; 2) Renovate the the 1914 building utilizing the Restoration concept as a starting place as presented by Design-build team of Cushing Terrell/Martel; and 3) \$7 million bond amount.

There were three committee members who expressed disagreement with the recommendation: Brian Kimmel, Bobbie Jo McClure, and Ben Jones.

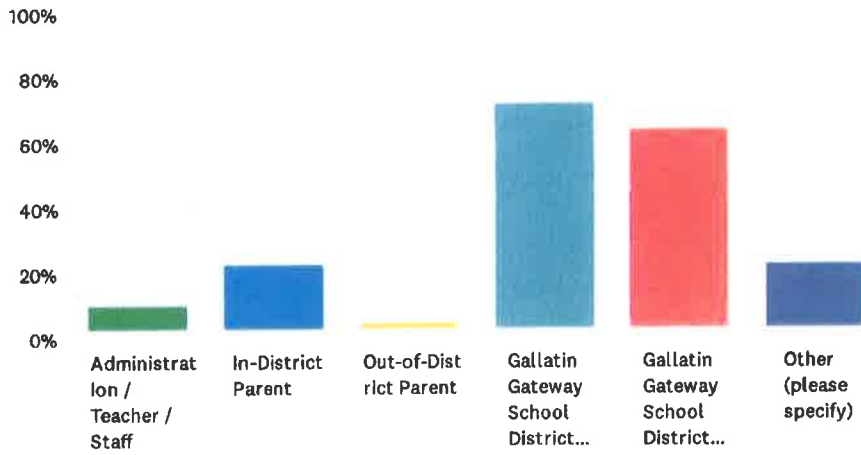
Mary Martin, Committee Chair will present the committee recommendation to the Board on November 30 special meeting.

Public comment was received by: Jared Black, Jeff Krogstad, Misti Richardson, Lessa Racow, Lesley Gilmore, Ashley Davis, and Jill Joyce.

Gallatin Gateway School Community Survey 3.0

Q1 What is your association with the school? Please check all that apply.

Answered: 247 Skipped: 3



ANSWER CHOICES

Administration / Teacher / Staff

In-District Parent

Out-of-District Parent

Gallatin Gateway School District Taxpayer

Gallatin Gateway School District Registered Voter

Other (please specify)

Total Respondents: 247

RESPONSES

7.29% 18

19.84% 49

2.02% 5

69.64% 172

61.54% 152

20.24% 50

Gallatin Gateway School Community Survey 3.0

OTHER (PLEASE SPECIFY)

Husband of Staff member

County resident

Former parent of GGS students

In district past parent ;)

Former teacher, former parent, former grandparent, volunteer

Grandparent of Gateway students

Went to 1st -8th grades there

I've lived around the Gallatin/Madison ranges for the past 15 years, hopefully many more
previous parent

Volunteer

kids will be going in a few years

community member

volunteer

Grandparent of 2 students

volunteer

volunteer with gyg

Former Student and Parents of 3 Former graduates students

Former parent

Grandparents

x parent & grandparent of children in school

PARENTS OF STUDENTS FROM THE 70'S & 80'S

Volunteer

WWLA & COMMUNITY CENTER VOLUNTEER

Historic Preservation Board of Gallatin County

Business Owner in gateway

Former GGS family

Former parent

I am a former student

Will be In-District Parent in 2 years

Former student

Former student

I grew up in Gallatin Gateway and went to school there.

student grandparent

sub teacher

PREVIOUS STUDENT 1984-1988

Former In-district parent

future parent of a student and former teacher in Big Sky, hoping to become more involved here

Gallatin Gateway School Community Survey 3.0

former educator

Board member of the Historic Preservation Board of Gallatin County and Montana Ghost Town Preservation Society

Gallatin County resident

I attended this school from kindergarten thru 8th grade, my father also attended this school

Went to school there

Gallatin Gateway alumni parent

I went to school there

Former Student

Will have kids in school within the next few years

Will have child/children in GGS soon

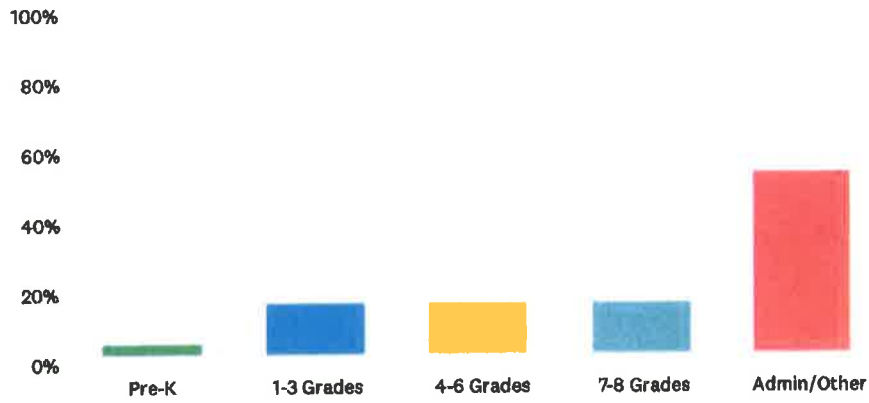
Fire Chief Gallatin Gateway Fire

former board member

Former parent for 12 years

Q2 What is your primary grade-level focus?

Answered: 182 Skipped: 68



ANSWER CHOICES

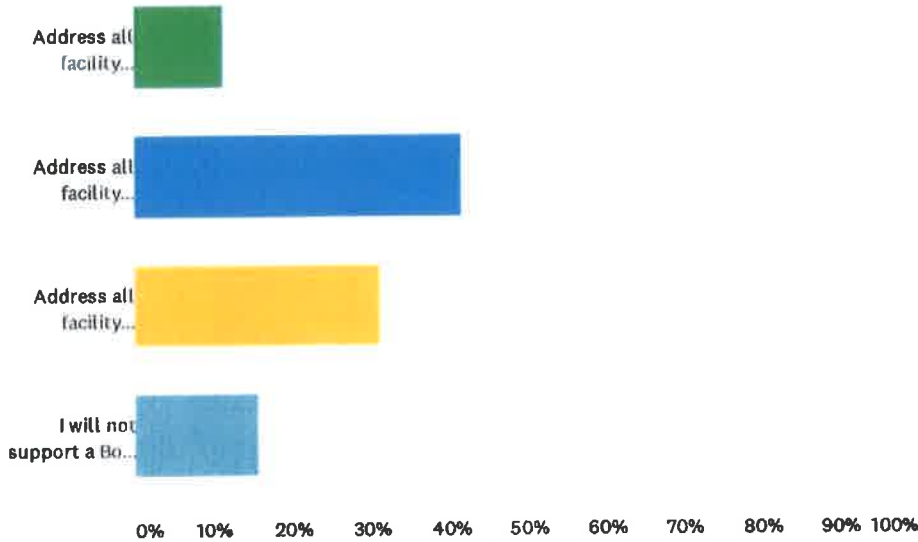
Pre-K
1-3 Grades
4-6 Grades
7-8 Grades
Admin/Other
TOTAL

RESPONSES

3.30%	6
14.84%	27
14.84%	27
14.84%	27
52.20%	95
	182

Q3 Gallatin Gateway School District has paid off its 2001 West-End Building Bond. At this time, the District has a \$7 million bonding capacity available. The school currently needs to address many facility deficiencies. The School District is also anticipating a growing enrollment due to an imminent housing development. Below are the choices that the Building Committee has determined to be best for the District. Please mark the choices you would like to see and would support through a Bond Election.

Answered: 248 Skipped: 2



ANSWER CHOICES

RESPONSES

Address all facility deficiencies and deferred maintenance: \$2.5 - \$3 million. (no additional square footage)	11.29%	28
Address all facility deficiencies and deferred maintenance; enhanced secure entry-way addition plus kitchen, cafeteria, and gym expansion with new bleachers; restore the 1914 building to an ADA compliant building providing new classrooms: \$7 million. (4,043 square footage useable plus 0 square footage for growth = 4,043 square footage present and future)	41.53%	103
Address all facility deficiencies and deferred maintenance; enhanced secure entry-way addition plus kitchen, cafeteria, and gym expansion with new bleachers; demolish the 1914 building, replacing it with a new building providing new classrooms and room for future expansion: \$7+million. (4,250 square footage useable plus 4,250 square footage for growth = 8,500 square footage present and future)	31.45%	78
I will not support a Bond Election	15.73%	39
TOTAL		248

Q4 If your answer to question #3 is "I will not support a Bond Election," please provide a statement of what you would be willing to support to accommodate the building deficiencies and growth at Gallatin Gateway School.

Answered: 55 Skipped: 195

Gallatin Gateway School Community Survey 3.0

RESPONSES

all new residents and developers should be responsible for financing this greer this issue. Thanks for Asking. This is a difficult question beyu cencletured as previous question re not supporting the bond. I will support the bond If the current building is not torn down I will not support or vote for bond if current building is tour down. I was lowm in Bozeman and went to all the current schools. It absolutely breaks my heart to see the destructive of Bozeman Senuior High school just so students at that school will not be considered inferior (or their education) to these allready new school.

I will not support at this time. FIRST PRIORITY: Keep 1914 Historic Building Would want to see these items addressed before we would consider voting for bond. 1. What does question #2 mean? 2. How will COVID change the face of education? 3. Specifics on new subdivision being built, Children? etc. 4. Will review financials online. May be more ?'s. (have not yet done this)

We feel that this is very bad timing to be asking for more tax increase. With businesses shut down and schools that we've already paid for not being used and teachers being paid to do nothing, we are 100% against any new bonds for schools. Furthermore, until we see how many schoo-aged children will accompany those living in any new housing developments, it is "jumping the gun" to assume what the future needs will be. It is our understanding that the Yellowstone Club has purchased the new subdivision S. of GG gas station and will probably use it to house international workers (as they do in the GG Inn currently). They usually do not bring any children with them.

I do not think the building committee/school board is ready to make a decision (on renovation or building projects yet) that could be supported by the community.

It would be helpful to know what the deficiencies and maintenance issues are

Send 6, 7, and 8th grade to Bozeman...leaving K thru 5 at GGS as is.

I attended the meeting on November 12, and I was disappointed to find out that simple repairs were going undone, like outlets in the cafeteria that don't work. My husband and I have completed enough projects around the house for me to understand that those kind of problems are minor repairs compared to a new roof being put on the building. I wondered what the money set aside every year for the building was really going to, and if the board had let the school go so that one day they could just get a whole bunch of money to replace the entire thing. I have a bachelor's degree in education and 6 years teaching experience in a private school in IL and 13 years teaching experience in homeschooling my own 4 children. I used to think like the people who make these building plans that children need lots of aesthetically pleasing classrooms and fancy labs, etc. Then I started teaching my children at home, and I learned that you don't need a lot of bells and whistles to educate your kids. Yes, those bells and whistles are pleasant and attractive, but they aren't necessary to a basic education. I would like to see the current tax money invested in a handyman/custodian that the school could hire to start helping in taking care of things around the school on a daily basis, which would help the current staff deal with their work instead of trying to get a technician out to fix it. Why not take care of things as they come instead of letting things get out of control? I have lived in an old house, and I understand that systems become obsolete, but the board should have been making a plan for when the heater needs to be replaced, or when the roof will need to be replaced, or when the updating and merging of two electrical systems would have to happen, etc., etc. I heard at the Nov. 12 meeting that the building committee members want to be "good stewards," but I am wondering if you are good stewards of the money you already receive. I know that I didn't say any of these comments at the meeting, but some of them didn't become firm in my mind until I left. I don't believe the community is going to grow extremely fast, so I don't think we need a huge tax increase to make a new building happen right away. Unfortunately, the more money a school gets in tax money, the more it wants and can't seem to get enough of.

I will never support a bond issue that involves the tearing down of the original building. I also do not believe that all options for any renovation that needs to be done have been explored. I think the figures given are totally ridiculous.

I do not agree with demolishing a historic building that is important to the Community so I will not support that if it is chosen but I also dont think now is the time to raise taxes for people. I think the numbers and bids should be revisited as 7 million seems astronomical.

Gallatin Gateway School Community Survey 3.0

First off I will not support a bond election that votes to tear down the 1914 schoolhouse. It is important to me and our town. I also think the timing of this is very inappropriate. We are in the middle of a pandemic people are out of jobs and we don't know if schools will even be able to stay open or operate normally. It is not the time to go out for a max bond.

I am a retired person with a ranch which has been in the family since 1909. I do not have a way to increase our taxes to support people moving in the gateway area, and wanting bigger and better at our expense. I would support the housing development moving in and bringing in the problem, pay for the new additions on our school. The people who have property in Big Sky are in Madison County. We do not have to house their employees at our expense. I had one grandson go to school in Gateway graduate with honors graduated from college with a masters. He did just fine without all the special things. Sharon Harvey

I will not support a bond election in which the 1914 building is demolished. I do support and would vote for kitchen/cafeteria expansion/gym expansion & new bleachers. I don't support a new entry. The Board needs to make a 5, 10, & 20 year plan for growth, look at purchasing land, and don't spend your total bonding capacity before you know what you need.

I understand that the District will need additional square footage. I do not have attachment to the old building. I support the most economical way to obtain additional space and address maintenance needs & deficiencies. The way #4 is described it appears to be an open checkbook w/o a specified plan

Until the "anticipated" housing development is ACTUALLY growing the school district's enrollment, I'm not interested in paying. Growth in development SHOULD increase the tax basis for the school and should be a proper amount of revenue IF funds are managed properly. If this is NOT the case, a breakdown of the district's budget and tax revenue needs to be published and shared.

Do Not tear down our historical School Restore It!

I would support keeping the existing building, fixing them up and hiring a janitor. If we have any growth there should be no problem. There are too many out-of-district students.

Keeping the original, Historic, 1914 building, will add to the Gateway community as no replacement structure possibly could – a nod to the rich & historic past of this area.

I will not support it because I am a taxpayer and 90% of the people voting on this don't pay any of these taxes. Taxpayers should be the only ones to vote on it or not. We pay the bill & they don't pay anything.

Is it an option to build additional floors to the westward expansion or above building area to east of original building with gym. Get additional square footage that way for future growth & keep original school building as well?

Have you considered demolishing the 4 classrooms built in the 1960s and build up from there

Make developers pay for necessary new expansion to accommodate population created by their actions. Developers should "buy" into equity already here and new staff/space. Consolidate with rest of county. Eliminate overhead and need for replication just a few miles apart.

Need more detail -- "building deficiencies" does not hold water. Each school in Montana gets an allocation of the money based on attendance. Do all schools need bond issues to stay on top of maintenance? Perhaps the kids would be better off in Bozeman... would need to see a very detailed description of what is needed, how much it costs and why.

It would be terrible to demolish the 1914 building.

Taxed already almost beyond capital! 3/4 of tax bill is already toward education!

I will support bringing the present facility up to date, however any major expansion should be funded by Big Sky developments as they are creating a huge impact on our schools.

Relocate old school building & convert to an Air BnB... Save Building.

Let Growth be real and then we'll know how much space is needed. Don't put cart before the horse! Do Not destroy the 1914 Building!

Looks somewhat suspicious when I see the little 7+. How much are you trying to hide? Please address in email.

Gallatin Gateway School Community Survey 3.0

If there is a "sunset clause" so taxes don't increase forever. I would prefer raising the money via fundraising at least a combination of fundraising & bond issue.

What does the plus stand for in amount? When we're talking figures with millions that could mean or a plus sign could mean millions. Please send me an email with answer.

I'M GRATEFUL THE EARLIER PUSH TO DEMOLISH THE HISTORIC SCHOOL WAS NOT APPROVED & LED TO MORE COMMUNITY INVOLVEMENT. I'M A LONG-TIME SUPPORTER OF SCHOOL FINANCIAL NEEDS BUT FIND INADEQUATE INFORMATION ON THIS SURVEY & YOUR WEBSITE WITH REGARD TO "IMMINENT HOUSING DEVELOPMENT" HOW MANY EXPECTED STUDENTS? OVER WHAT TIME FRAME? SOME ADDT'L DETAIL ABOUT DEFERRED MAINTENANCE/DEFICIENCIES WOULD ALSO HELP INFORM MY DECISION.

I will only support Bond necessary to address current problems. And realistic Plans to address imminent Growth

7+ million dollar option. I'd like a detailed plan with costs before we agree to it. Basically I don't think it should be a free for all. We don't have kids but we'd like to see a nice school for our growing community and we are happy to support as we both believe education is of the utmost importance.

Has anyone met with Cross Harbor to truly evaluate the number of additional children the school may have to support or is this just a guess? The school hasn't grown in nearly 40 years. Phase out the out of district kids and start maintaining the building using the funds that are appropriated for such. Honestly, it sounds like a lot of miss management. For half the money that is being bantered around the building could easily have a many upgrades and a lot of extra-ordinary maintenance done. Unfortunately, as is often the case, we got rid of folks who took care of the building and hired a service at "half the price" and a quarter of the quality.

It is difficult to support any of these options as is without an understanding of the plan for the immediate future and long term for GGS facility and growth. ie if just do the basic bond for the deferred maintenance....how long will such maintenance be reliable and effectient. How will this work with future plans for the school If this is the only option is pursued in 2021 and address growth another year. What are the current growth/space needs that will be neglecting, if any. How viable is the option to not accept out of district students for addressing growth over the next 5 years. With the other two options, how do they address projected growth for GG and GGS. For 2021? 2025? 2035? 2040? Hard to know if these options are being based actual predicted growth or just looking at how best to improve the current facilities with the hopes it covers the growth we might have in the future. If these two later options are pursued, how long will these meet the needs of GGS?? BTW--as for the 1914 building.....It has been the heart and soul of little GG...and still is!! Keep it do not tear it down ever!! If GGS doesn't want to deal with it, build a school somewhere else!!! Will not support tearing down the building ever!!!

Do it once and do it right. Don't be like Monforton and continually ask taxpayers to vote for more taxes. Plan for the future now and be ready for growth.

I will not support the bond. I feel we have too many out of district students. We need to be able to support our own district. We should send 6th-8th grades to Bozeman if we need more room and make GGS K-5.

The long-term plan should include rehabilitation of the historic 1914 school. This saves our heritage and helps save the planet.

I would support a plan to retain the 1914 building AND provide additional square footage for expansion.

My taxes

The historic school building is an asset and worthy of saving for future uses. It embodies the energy of past construction and the carbon footprint should not be wasted for a second class contemporary expansion. There is sufficient land for growth without demolition. The consequences of destroying a potentially eligible National Register Rural schoolhouse flies in the face of the campaign started in 2013 to save Montana's historic schools. The National Trust decried the threatened rural schoolhouses of Montana by listing them as the Eleven Most Threatened in the USA in 2013. Preserve Montana, the Montana Historical Society, Montana History Foundation, the HPEF, MGTPS and the Historic Preservation Board of Gallatin County all have provided grants and services to help Montana Rural Schoolhouses.

Gallatin Gateway School Community Survey 3.0

Before taking the irreversible step of demolition the District ought to pursue grant funding from those foundations. To do less would be inconsiderate to the past alums who have a story to tell about their time at Gateway School.

I would support a long term plan for growth that included obtaining more land which might include moving the entire school facility.

Is the 1914 building being used now? How is restoring it not adding sq ft? While I like the idea of keeping some history in GG by keeping the 1914 building, it seems more wise to expand for growth for the kiddos. I like that you are getting ahead of the growth that is coming; well done!

I feel that the process is being rushed to meet an unnecessary deadline. You are risking the loss of community support in a historically supportive community. Please slow down or step aside.

I will not support the bond election if you vote to tear down the 1914 building. I also think you need to explore more bids 7 million is too much

I do not support the Gateway School. The school has low standards compared to surrounding districts

Impact fees for new construction.

Revisit bids on renovating 1914 building. Support local business like RR Taylor in construction.

You ever is in charge still needs to talk to Cross Harbor about impact fees for the new Housing development! Do you know what they are planning and how they may help out with any of the cost?

I would support a limited bond initiative that addresses facility deficiencies and restores what is restorable of the original 1914 structure. I would support new square footage and new facilities done in a phased plan. I will not support \$7 million in one chunk.

GGs needs a long term plan for growth which should include acquiring property. The facility needs maintenance and that should be part of a larger plan.

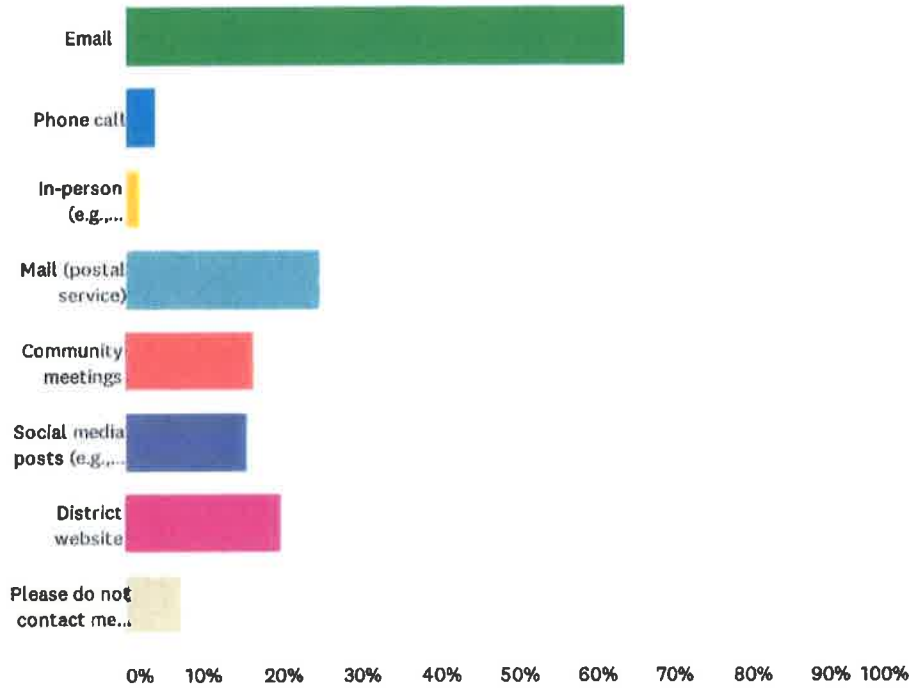
I support building maintenance and procurement of a second parcel of land that allows for more future growth than the current site is capable of holding. I definitely do not support demolition of the 1914 building.

Repair and take care of existing facilities Growth should not be a problem because you can no longer allow out of district students

We need to know more what cross harbor plans are in the community and we have 1/3 of student enrollment of out of district children.

Q5 Please mark all that apply. "I would like to receive future communications from the District regarding this project via..."

Answered: 207 Skipped: 43



ANSWER CHOICES

RESPONSES

ANSWER CHOICES	RESPONSES	Count
Email	63.77%	132
Phone call	3.86%	8
In-person (e.g., door-to-door)	1.93%	4
Mail (postal service)	24.64%	51
Community meetings	16.43%	34
Social media posts (e.g., Facebook)	15.46%	32
District website	19.81%	41
Please do not contact me regarding this project in the future	7.25%	15

Total Respondents: 207

Q6 Per your answer to question #5 above, please write in your contact information.

Answered: 158 Skipped: 92

ANSWER CHOICES	RESPONSES	
Name	75.95%	120
Company	12.03%	19
Address	76.58%	121
Address 2	3.80%	6
City/Town	74.05%	117
State/Province	74.68%	118
ZIP/Postal Code	74.05%	117
Country	0.00%	0
Email Address	77.22%	122
Phone Number	44.94%	71

Q7 If you'd like to hear more at a community meeting, please provide suggested groups/meeting locations.

Answered: 28 Skipped: 222

Gallatin Gateway School Community Survey 3.0

RESPONSES

Honestly I would participate via ZOOM or something similar

Your current options are fine, thanks.

Suggest- I am interested in providing the most complete forward looking education for GG students. particularly in STEM classes. I want students ready, able, and interested in taking Gallatin H.S classes to the most of what is offered. If redoing the 1914 building requires sacrificing the above, it should go.

demolish new part and build it so you can go up 3 or 4 stories

I favor preserving the historical school building and taking care of the students who already attend classes and after-school events there. Building out for the future? Let the biggest part of those costs be borne by those who are bringing these changes to Gallatin Gateway. . . namely the real estate agents, developers, and the parents of children who are new to the area. This may sound hard-hearted, but please understand- I've come to this opinion after my fifty-one years of paying taxes in Montana (Yellowstone and Gallatin Counties). Always... always.. before now, I've gladly supported every single school bond that appeared on the ballots. I did not have children (no regrets! I love my nieces and so many other kids) and feel that I've done my duty in terms of supporting other people's children. However, burdening the current Gateway residents with the dreams of those who want to move here and/or make money from development is unfair. I close with a modest proposal for the future: I suggest that school bonds begin including a proportional tax that reflects the number of children in a household; for example, parents with two children would pay twice as much as parents with one child, etc. Just as children need healthy emotional and mental boundaries, communities need boundaries that accurately assess the impacts of new residents. It's OK to say no.

I feel strongly that the "imminent housing development" should pay impact fees sufficient to offset the cost of the school district of the resulting added school enrollment. Therefore, although I am generally supportive of the Gateway school, I'm reluctant to support a bond election without the construction of adequate payout fees from the developer.

You need to get the money from the new subdivision for the deficiencies. The locals have paid their dues for everything in Gateway.

My taxes are already so high its becoming difficult to live here.

Gallatin Gateway Community Center

Community Center

Include links to brd mtgs/committee meetings/etc to watch when convenient.

School or Community Center

Zoom

I would like to join in on the discussions. Right now I would suggest offering an online version so I could honor social distance requirements due to Covid. Thank you.

Community Center

Thank you and please keep emailing and mailing info. Covid is still causing a fuss and making community meetings difficult. But how about meeting at some businesses with local roots/taxpayers— Cafe, Stacy's, Big Timberworks, Forever Green, Gateway Inn. Also get neighborhoods to host neighbor meetings.

I think the building committee has done a wonderful job reaching out to the community.

Using this space to say: I struggle with 1/3 of our students being from out of district, paying nothing on proposed bonds, and not having to pay a fee to bring their children into the district. They give feedback to the school without regard to the impact on property taxes because it will not impact them. Those freeloaders should be paying the average amount that the proposed bond will cost the residents of the district. I don't mind paying for public schools through my property taxes even though my child is beyond school age, but I do not want to pay for other people to treat the district like a free private school that they can choose when they struggle in another district for some reason. Also, I would object to destroying a historic building that can be renovated for less than the cost of tear down and rebuilding. The historic nature of it is