



MEETING RECORD

PROJECT: Archuleta School District – Facilities Master Plan

PROJECT NO: 2024-043.00

DATE: April 21, 2025

ATTENDANCE: See Attached

SUBJECT: MPAC Meeting #4

Master Plan Advisory Committee – Meeting #4

The Master Planning Advisory Committee, comprising community members and school representatives convened for MPAC Meeting #4. The following items were discussed. Refer also to meeting slides used for discussion.

Meeting Summary:

- 1) Brian Calhoun reviewed the results of the Schoolopoly exercise conducted at MPAC#3. It was noted that the majority of teams included the new PK-8 in their preferred school improvement scenario.
- 2) The second most favored school improvement scenario include building both a new Middle School and a new Elementary School.
- 3) Most options included addressing maintenance and building a new auxiliary gym at the high school, although not all groups had this occurring in phase 1.
- 4) It was discussed that the school district intends to have conversations with the district charter schools about including them in any potential bond discussions.
- 5) The full result summary of the schoolopoly exercise can be found in the attached meeting slides.
- 6) Brian Calhoun provided the group with the list of options that they would be prioritizing at the meeting tonight:
 - Renovate Both Elementary and Middle School
 - New Middle School, Renovate Elementary
 - New Elementary, Renovate Middle School
 - New Elementary and New Middle School
 - New PK-8 School
- 7) Brian Calhoun provide the group with a list of secondary projects that the MPAC would be prioritizing at the meeting:
 - Build High School Auxiliary Gym and Critical Maintenance
 - High School Athletic Field Improvements
 - Pagosa Peak Open School
 - San Juan Mountain School
 - District Administration Building Improvements
- 8) Brian Calhoun provided slides illustrating where the students within the district reside broken out by Elementary/Middle/High School. The illustrations showed that the majority of students reside west of the downtown area. The exact numbers can be seen in the meeting slides.
- 9) Brian provided a slide illustrating the number of Free and Reduced lunch-qualifying students in the district. It remains generally steady at between 50-60% of all students, indicating a diversity in family economic status and a majority of lower income students.
- 10) Brian presented a slide describing the district owned properties. Brian discussed that RTA and the district are looking at pros and cons for each of the various sites.

- 11) Rick Holt provided a summary of likely school district property values of the existing elementary and middle school sites. The numbers were prepared by a local commercial broker and represent what the properties are worth if the buildings were removed. The information illustrated that the sale of district properties was not going to generate significant revenue for any potential project and should probably not be counted on for financing any projects. Values ranged from \$0.5M to \$1.5M for properties only. There would be a cost to remove existing buildings including necessary abatement resulting in less overall value.
- 12) Brian showed the method that RTA used to determine the square footages for new buildings. The proposed square footages are approximate and intended for preliminary planning and budgeting only. The square footages anticipated for new schools include:
 - i) New PK-8 School 140,972 sf
 - ii) New Elementary School (PK-4) 83,246 sf
 - iii) New Middle School (5-8) 87,068 sf
- 13) Brian showed an analysis of the potential school sites including the High School, the Vista Property, and the Trujillo Property. The analysis included topography, utilities, soils testing and roadway connections. It was noted that the MPAC is not being asked to weigh in on site selection. Site selection will be considered by the Board of Education. It was mentioned that the Trujillo property has shallow Dakota Sandstone on the north and west sides which is considered to be cost prohibitive to build on.
- 14) Brian showed fit plans for both the High School site and the Vista Property. Both sites show concepts that could work with pros and cons for each. The fit plans showed a new PK-8 at about 141,000 sf which is the biggest footprint of the new schools that are considered.
- 15) Brian reviewed a K-8 Case Study for Nettie S. Freed K-8 in Pueblo that was opened two years ago. Brian showed renderings of the building entry, site plans, floor plans and interior images of the school. The school shown is about 700 students in a three-round (three classes in each grade) configuration.
- 16) Brian presented the maximum bonding capacity for the school district based. The limit is based on 20% of the assessed valuation of district properties and results in a bonding capacity of \$113,760,724. If we used the % of actual value test this amount could be increased to approximately \$300M.
- 17) Brian included a table showing the cost impact of various bond scenarios on a monthly basis. The impacted ranged from \$10.99/mo to \$43.96 per month for a \$500k house.
- 18) Brian presented information on the BEST grant program including current funding at \$100M for cash grants and a potential additional \$200M if they increase their indebtedness for state borrowing. Future program funding is unknown.
- 19) The district decision making criteria was presented on a slide to remind the group what the BOE will consider in making decisions on potential school bonds.
- 20) The meeting was opened to questions.
 - a) It was asked if the district planned to do a more comprehensive poll. Rick indicated that a more comprehensive poll would be conducted if the district BOE elects to move forward.
 - b) Questions were asked about BEST grants and what happens if you don't get it. The response is that you can apply for a grant every year. The grant process involves scoring of applicants and funding the top scoring grants. There is no partial funding of applications. It requires a project with safety and security needs to receive a grant.
 - c) Questions were asked about current property taxes and how the increasing taxes affects school funding. It was noted that the per pupil funding from the state does not fluctuate with tax proceeds from local property taxes. It was also noted that other tax entities in the county cannot change to increase the portion of school funding.
- 21) The MPAC was asked to rank the school options in order of their preference. The groups polling resulted in the following preferences in order:
 1. New PK-8 School
 2. New Elementary and New Middle School
 3. New Middle School, Renovate Elementary
 4. New Elementary, Renovate Middle School
 5. Renovate Both Elementary and Middle School
- 22) The MPAC was asked to rank secondary options in order of their preference. The results are below:
 1. Build High School Auxiliary Gym and Critical Maintenance
 2. High School Athletic Field Improvements
 3. San Juan Mountain School
 4. Pagosa Peak Open School

5. District Administration Building Improvements

- 23) The MPAC was asked what their personal tolerance for increased taxes to support the school would be. The results indicated that among this group they would accept \$40/month which was the top amount considered. The result represented an overwhelming 75% of the groups votes.
- 24) The MPAC was asked to indicate what they thought the communities tolerance for increased taxes might be. The Majority result was tied at \$20 and \$25/month with 22% of the group picking each number.

Concluding thoughts and next steps:

- 1) Lisa Scott indicated that the recommendations would be presented to the Board of Education on May 13th at a worksession.
- 2) Lisa asked for MPAC volunteers who could participate in that BOE work session and presentation.
- 3) If the BOE elects to move forward the district would then be working to solicit MPAC volunteers for committee work including a communication plan.
- 4) It was mentioned that RTA will update meeting information on the website.

CC: Attendees

REPORTED BY:

Signature

Brian Calhoun, AIA

Printed Name

	A	B	C	D	E	F	G	H	I
1	Master Plan Advisory Committee (MPAC)					Meetings:			
2						1/27/2025	2/24/2025	3/17/2025	4/21/2025
3	Lisa	Scott	community volunteer	lisascott5680@icloud.com	970-749-4268	x	x	x	x
4	Jessica	Cox	parent & PSMC	jraecox@gmail.com			x	x	x
5	Becky	Deitmeier	parent	beckyinpagosa@yahoo.com	970-398-0321	x	x	x	x
6	Ronnie	Doctor	community volunteer	veronicavierradoctor@gmail.com	970-946-6367	x	x		x
7	Denise	Fisk	community volunteer	wildmtndenise@msn.com	303-868-8972	x	x	x	x
8	Eric	Fisk	community volunteer	flufisk@proton.me	303-828-6386	x	x	x	x
9	Matt	Ford	parent	matt.ford@mattfords.com	303-263-2339				
10	Jeff	Fuller	retired school Superintendent	jeff.fuller61@gmail.com	928-242-6756	x	x	x	x
11	Julie	Gurule	parent	jewlz_2169@hotmail.com	870-7497214		x		x
12	Tom	Hanchett	retired & sub-teacher	thanchett@icloud.com	281-732-1675	x	x	x	x
13	David	Harris	Town Manager	dharris@pagosasprings.co.gov	970-585-8451	x	x		x
14	Stephanie	Hirshberg	parent	hirshbergstephanie@gmail.com		x	x	x	x
15	Bill	Hudson	PPOS Board & Pag.DailyPost	billhudsonproductions@gmail.com	970-903-2673	x	x	x	x
16	Joline	LeftHandBull	parent	jolinelhb@gmail.com	575-419-0567	x			
17	Aubrie	Limebrook	parent	princss_13@hotmailcom	808-721-6876	x	x	x	x
18	Brooks	Lindner	Town Council	brookslindner@gmail.com	970-946-9780	x			
19	Kelly	Maestas	parent	kellykay930@hotmail.com	970-946-5540	x	x	x	x
20	Leonard	Martinez	Town Council	JLeonardmartinez@gmail.com	505-506-7649	x	x		
21	Dee	McPeck	community volunteer	designbyd70@gmail.com	970-317-3224	x	x	x	x
22	Curtis	Nehring	parent	curtis.nehring@gmail.com	970-880-2906				
23	Jason	Peterson	parent	jpeterston.cornerstone@gmail.com	970-946-6097	x	x		
24	John	Ranson	County Commissioner	johnranson@me.com	970-946-4802	x	x	x	x
25	Corinne	Reed	parent & PSMC	corinnesreed@gmail.com	970-759-0813			x	
26	Lawrence	Rugar	PPOS Board	lrugar@ppos.co		x	x	x	x
27	Jeff	Sams	parent	jeff@pagosaspringscdc.org	970-585-4984	x	x	x	x
28	Bob	Scott	business owner & Seeds Board	bscottpagosa@gmail.com	970-749-4640	x		x	
29	Rebecca	Tenpenny	PCI	director@pagosacommunityinitiative.org	615-202-4895		x		
30	Marie	Thatcher	Build Pagosa	marie@buildpagosa.org	970-977-7381	x		x	x
31	Kelly	Tuten	parent	kelly.tutenstad@gmail.com	303-886-8691	x	x	x	x
32	Ashley	Wilson	parent & Public Health Dept	akwilsonconsulting@gmail.com	970-403-2558	x	x		
33									
34	ASD Staff								
35	Darcy	Deguisse	High School	ddeguisse77@gmail.com	970-903-4559	x	x	x	x
36	Thomas	Davenport	Middle School	tdavenport@pagosa.k12.co.us		x	x	x	x
37									
38	ASD Administration								
39	Rick	Holt	Superintendent	rholt@pagosa.k12.co.us		x	x	x	x
40	Eric	Burt	Finance Director	eburt@pagosa.k12.co.us		x	x	x	x
41	Butch	Mackey	School Board	bmackey@pagosa.k12.co.us	970-946-5194	x		x	x
42	Dave	Iverson	School Board	diverson@pagosa.k12.co.us	918-606-2163	x	x	x	x
43	Heather	Schultz	ASD HR Director	hschultz@pagosa.k12.co.us			x	x	x
44									
45	Guests								
46	Kelly	Vining	Elem Principal	kvining@pagosa.k12.co.us	970-689-0306	x	x	x	x
47	James	Dickoff	Town Planning Dept	jdickoff@pagosasprings.co.gov		x	x		
48	Garrett	Faringer	The Pagosa SUN			x			
49	Clayton	Chaney	The Pagosa SUN				x	x	x
50	Brad	Ash	parent & local business owner				x	x	x
51	Stewart	Bellina	SJMS Principal				x	x	x
52	Angie	Ranson	community volunteer				x		
53	Josh	Sanchez	Chief Exec Operations					x	x
54	Will	Ridlehoover	Build Pagosa					x	
55	Tim	Taylor	School Board					x	
56	Todd	Schultz	community member						x
57									
58	RTA Architects								
59	Doug	Abernethy	Principal			x	x	x	x
60	Brian	Cathoun	Principal			x	x	x	x