

**Guardian Angels Central Catholic
School Board Meeting Minutes
Wednesday, February 16, 2022**

The Guardian Angels Central Catholic School Board met on Wednesday, February 16, 2022, at 6:30 p.m. in the parish Rectory.

Ryan Steffensmeier called the meeting to order.
Father Weeder began the meeting with a prayer.

Roll call was taken. Board members present included: Brenda Duhsman, Sue Kreikemeier, Justin Steffensmeier, Leanne Ritter, Ashley Strehle, Tom Hagedorn, Jeff Timmerman, Danelle Smith, Ryan Steffensmeier, Paula Peatrowsky, Kate Hagemann, and Father Weeder.

Board members not present: Ben/Michelle Borgemann

School Organization Representatives present: Paul & Jackie Ridder (Development Committee)

School Organization Representatives not present: Renee Schmid (SPA), Danelle Ehrisman (Booster Club)

Ryan Steffensmeier asked if there were any additions or corrections to the January minutes. There were none. Danelle made the motion to approve the minutes and Tom seconded the motion. The January 2022 minutes were unanimously approved.

As an addition to the agenda, Mark Schlickbernd and Jerome Steffen were allowed time to propose their solution to the need for classroom space for Guardian Angels. Mark contacted Judy Mutzenberger, representing the NorthStar building to ask if it was for sale; it was not. He then asked if they would entertain a building/property swap, which they said they had looked for and at other properties but there is nothing available that suits their needs. Mark proposed to them that St. Marys/GACC build them the building they need and then swap. They were open to that possibility.

Notes from Mark about the NorthStar building/business:

- They have 52 full/part employees.
- They have 30 clients.
- They're the 2nd largest in the region, so they will not be leaving anytime soon.
- Mark's conversations have been with Judy Mutzenberger and Erin Raabe.
- NorthStar's model has changed. In the past all their clients would be in the building. Now they never have more than 6.
- They need office space rather than a big room.
- \$67-\$75/sq.ft. for us to do the switch. (\$797,300-\$892,000)
- The church would buy the building from them and they would use the cash to put up a new building.
- Building is already set up for a school.
- It has 5 furnaces in it, 10 zones.
- Fire-rated. Every room is separated all the way to the roof.

- 2 rooms that are safety rooms for storms.
- The roof is 1-½ years old.
- Probably needs new floor coverings and paint.
- Toilets need to be replaced for young kids.
- Building was built in 2004.
- NorthStar's facility in Bloomfield, Nebraska is what they need in West Point and is what Mark is basing his building numbers on.
- They need about 5,000 sq.ft.
- The Bloomfield facility is pretty much a residential design which Mark believes will hold down the cost.
- The existing building is 11,900 sq.ft.
- The existing property has 16 concrete parking stalls.

The proposed location would be the school's lot south of the gym plus acquire the Schinstock house south of that. The proposal would include 5 parking stalls on the property and then they would use the off-street parking across the street (adjacent to the existing NorthStar building and GACC practice field).

Mark is not sure of the cost at this time. He is figuring \$600,000-\$650,000 based on what they built the Bloomfield building for (\$461,000 in 2009) plus the inflation based on the government's price index for inflation. When questioned if his \$600,000-\$650,000 figure included the acquisition of the Schinstock property and demolition of that property and parking lot, Mark said not really; he's figuring more like \$800,000. Mark says for \$130/sq.ft., he could build NorthStar a 5,000 sq.ft. building. This cost is so low because there are no kitchens or kitchenettes in the new building plan and that cuts a lot of expense.

If the project moves forward as proposed, Mark will be the General Contractor and will not charge the church or NorthStar for his services.

Mark's timeline for completing construction would be for 2023-24 school year.

Mark will go look at the Bloomfield building this week and will need a month to put together an estimate for his proposal because he needs to get a certified plan for it.

Committee Reports

Development Committee: Paul Ridder provided a hand-out about key reasons why the convent project is the best option for the school. Paul suggested that we request from Stalps, a donation of \$100,000-\$200,000 per year for the next 10 years to help pay for the teacher salary increases.

Booster Club: No report given. The question came up if there is going to be Cross Country next year. Kate responded that that was discussed and approved at the Booster Club meeting. Jason Folkers is supposed to do a survey of the students to find out how much interest there is. It will be on the March agenda for school board to discuss.

SPA: Paula gave the SPA report. Catholic Schools week went great. Sees Candy fundraiser brought in \$350. They will be providing snacks at PT Conferences. March 18 will be the Junior High dance.

Facilities Committee: Tom Hagedorn reported that there is nothing new. Tim Hagedorn will bring his telehandler to look at the gutters on the activities building.

Finance Committee: Justin Steffensmeier gave an update. No changes/additions made to the report. Both schools are on budget at this time and nothing foreseeable to throw us off. Sue made the motion to approve, and Leanne seconded. The finance report was approved unanimously.

In the past, Father Steve proposed that the parishes increase their contribution 2% annually, but we don't think this has happened. Justin made a motion that we ask each parish council to increase their annual contribution by 2%. Brenda seconded.

The preliminary budget for 2022-2023 includes an increase of \$100,000 for Guardian Angels which creates a \$150,000 deficit. Endowment already sets aside \$216,000 for GA and proposes to contribute an additional \$150,000. The preliminary budget for Central Catholic includes a \$170,984.72 increase. Endowment currently sets aside \$240,000 and the additional amount is unknown at this time.

Justin made a motion that the compensation schedule be approved as proposed. Ryan seconded. Approved unanimously.

School Board President's Report: No report.

School Principal's Report (Kate):

- Letters of intent went out Friday and are due this Friday.
- Contracts are all prepared using the new compensation schedule and will go out March 15 and be due back April 15.
- There will be no school February 23 due to hosting the conference speech meet.
- Kate hired a new English teacher for junior high and high school.
- We have a new student in 7th grade.
- March 28 will be a noon dismissal for the quiz bowl.

School Principal's Report (Paula):

- Currently researching new curriculum for social studies.

Executive Session: The board went into executive session. The meeting was then adjourned.

Respectfully submitted,
Leanne Ritter