



Maine Township High School District 207

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Dr. Kenneth Wallace
Superintendent

Administration Center

July 23, 2018

To: Maine Township High School District 207 Board of Education Buildings and Grounds Committee

From: Dr. Ken Wallace, Superintendent

Re: Recommendation to add a resolution to the August 6, 2018 Board Agenda to place referendum question for \$195 million in building bonds on the November, 2018 election ballot.

History

The District created a Facility Master Plan (FMP) in 2012 that was largely focused on infrastructure. The goal of the FMP was to set a strategic direction for maintaining aging buildings. The FMP did not address whether the buildings were well suited to adapt to changing instructional programs or how space should be utilized for the collaborative nature of modern day education.

During the 2016-17 school year, on my recommendation and approved by the Board, the District engaged architectural firm Wight and Company to more fully review and provide information on the condition of the District's mechanical, electrical and plumbing systems and to review and provide information on the instructional and other spaces within the schools. Wight presented its findings, which were discussed at length at several of the Board's Buildings and Grounds task force meetings. During this process, proposed renovations at each school were carefully reviewed with an eye toward fiscal responsibility and scaled back substantially.

Community Input

The Board incorporated community engagement as a crucial component of the updated Proposed FMP. A Community Task Force task force of 40 citizens met four times from February to June, 2018. Task Force members represented varying viewpoints within all three District 207 High School communities. This task force toured each of the three buildings as part of their meetings.

During the first meeting, the task force was presented with a description of the FMP review process and was presented with the work performed by the District, in conjunction with Wight, to date including: a building priorities list, surveys results from students and staff, and information regarding other school districts that District 207 and Wight representatives visited.

At the second meeting, Wight provided information on two possible renovation options. One option was a more comprehensive model to address the majority of major needs previously identified. The other option was a scaled-back model that eliminated many of those needs. Both options included \$82 million in essential infrastructure needs. This information included the potential costs and the impact on taxpayers related to issuing bonds to pay for the work.

The task force discussed both options and decided that the comprehensive model (the \$195 million bond plan) should be presented to the public at community outreach meetings; in addition, they decided survey information on both options should be sought from taxpayers.

Following the recommendations of the Task Force, the District held two meetings in each school, as well as at several feeder schools in addition to other community meetings. At each of those meetings, the updated Potential FMP was presented. Two surveys were conducted by a professional consultant that specializes in polling. One was a mail survey sent to nearly 45,000 district households. The other was a scientific phone survey.

The phone survey was a statistically valid survey in which respondents mirrored the makeup of voters in terms of age and other key demographic variables. Phone survey results indicated that 58% of the respondents would definitely or probably approve a more comprehensive \$195 million bond measure if it were on the ballot with 31% of the respondents indicating they definitely or probably would not approve it. The mail survey, which was not scientific, showed a split of opinion with relation to approval or rejection of the more comprehensive \$195 million bond measure, with 48% indicating they would not support the ballot question and 44% indicating they would support it.

The survey results were shared at the third task force meeting. The Task Force was advised by the consultants that scientific phone survey results have been shown to be the most reliable in these processes. The task force broke into small groups to discuss the information and formulate a recommendation to the Superintendent. Each group recommended the more comprehensive \$195 million bond measure. Some expressed that the less comprehensive approach eliminated many of the instructional improvements that they believed were necessary following the several month information gathering process.

At the fourth meeting, the task force broke into small groups again. The administration wanted to provide another opportunity for feedback from members who had been unable to attend the third meeting and make sure that the more comprehensive \$195 million bond measure was the recommendation. The groups affirmed that the \$195 million bond measure was their recommendation.

In June 2018, the updated Proposed FMP was presented to the Board. This 200-plus page document also was provided to the public on the district website.

Superintendent Recommendation

Updating and modernizing our buildings is a need I've identified consistently over the years in discussions with Board members, with the Community Advisory Council, as well as with other community members and groups. The two most essential reasons to consider updating and modernizing are:

1. **Changes are needed to provide students with a secure environment that is more conducive to contemporary teaching and learning.** Our schools were all built in the early to mid 20th century in the industrial school model that was designed to sort and select students; today's ideal school model is designed to *support* every student to be his or her best. What we are doing in District 207 is progressive, and few high schools in America have evolved to incorporate better teaching and learning practices than we have created. *This requires different spaces to achieve our goals fully.* From a functional standpoint we have areas such as entrance and egress that do not meet today's higher standard for school security. Our cafeterias are still original to the days when we served single hot lunches, a practice decades out of

date. Additionally, there are many areas in our schools that require improvement. Further, with our significant improvements in the level of personal service to each student in academics, social and emotional needs and college and career strategies, the need to have space designed to meet our current practice is essential to helping us continue to serve each student at the highest level possible. This work is at the forefront of the best work being done in these arenas and the facilities should support it rather than being a barrier to achieving that goal.

2. **It has been nearly 50 years since we sought to make substantial improvements with community support, resulting in our school facilities not being on par with neighboring districts.** Within the North Cook and nearby Lake County areas that include fellow Central Suburban League member high schools, District 207's total facilities are easily the furthest behind in terms of quality and design due to the roughly 50 years that the District has waited to ask taxpayers to support updating the buildings. I believe this is a "quality of community" issue that is directly related to our long-term community sustainability. As someone who has been a community member for 14 years in the District and a parent of two District 207 graduates, almost without exception when I have gotten feedback about our school buildings it is in the form of comments about how our facilities do not compare well to those of our conference members. At some point we have to consider this facilities question as a community, just as former generations did before us. These schools are OURS and they exist to serve our community's students currently and in the future.

Delaying the question puts the District further behind.

Further delaying this important community question not only delays providing solutions, but it also increases the cost and scope of future work that must be completed. We have proven to be good stewards of our buildings, and significant upgrades to those building to insure their continued ability to serve effectively as essential learning hubs in our communities is a continuation of that stewardship. We are called to lead on this issue. It is our job to share with our citizens clear information about the building needs and allow them to make an informed decision through the democratic process. Based upon the comprehensive process District 207 has followed, especially incorporating the valuable input from a cross section of taxpayers who served on the Task Force, and given the significant needs of our school buildings, I am recommending the Board adopt a resolution at our August 6, 2018 meeting to place a \$195 million bond issue on the ballot for the November 6, 2018 election.

Respectfully,



Dr. Ken Wallace, Superintendent
Maine Township High School District 207

July 9, 2018

Ms. Mary Kalou
Assistant Superintendent for Business
Maine THSD Number 207
1177 South Dee Road
Park Ridge, Illinois 60068

Re: Township High School District Number 207,
Cook County, Illinois (the “*District*”)
School Building Bond Referendum

Dear Mary:

In accordance with your instructions, we have prepared and are enclosing a suggested form of Election Resolution for the above-referenced matter. In that regard, we call your attention to the following election procedures:

1. We understand that the Election Resolution may be considered by the Board of Education (the “*Board*”) on August 6, 2018.
2. If adopted by the Board, a certified copy of the Election Resolution must be filed with the Cook County Clerk (the “*County Clerk*”) on or before Wednesday, August 29, 2018. We would be happy to assist the District with the filing.
3. Notice of the proposition to be submitted at the election (the “*Notice*”) must be published by the County Clerk not earlier than Friday, September 7, 2018, and not after Friday, October 26, 2018, in a newspaper having general circulation in the District.
4. The Notice must also be posted not later than Friday, October 26, 2018, at the principal office of the County Clerk.
5. Additionally, the Notice must be posted not later than Friday, October 26, 2018, at the principal office of the District.
6. *Please note that the Notice referred to in the preceding paragraphs of this letter must be in the form set forth in the Election Resolution.*

Ms. Mary Kalou
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7. The wording of the Official Ballot (the "*Ballot*") is also set forth in the Election Resolution; the Ballot must be prepared by the County Clerk in accordance with the Election Code.

We would like to review proofs of the Notice and Ballot prior to publication or printing.

8. The results of the election must be canvassed by the County Clerk within 21 days after the election. The County Clerk will then transmit a signed copy or original duplicate of the completed abstract of votes and proclamation of results by facsimile, email or other electronic means to the State Board of Elections.

9. The federal Voting Rights Act requires Election-related materials in Cook County to be translated into a language other than English. *The District and the County Clerk are responsible for ensuring the accuracy of the translation of any election-related materials, and any error in any translation could void the Election results.* Based upon past experience, we expect that the County Clerk will engage a professional translation service on behalf of the District and all other governmental units with public questions on the November 6, 2018 ballot.

We look forward to continuing to work with you on this matter. Please do not hesitate to contact us with any questions that you might have.

Very truly yours,

CHAPMAN AND CUTLER LLP

By 
Kyle W. Harding

KWH:jmt

cc: Ms. Stephanie B. DiSilvestro

MINUTES of a regular public meeting of the Board of Education of Township High School District Number 207, Cook County, Illinois, held in the Board Room of the District 207 Administration Center, 1177 South Dee Road, Park Ridge, Illinois, in said School District at 6:00 o'clock P.M., on the 6th day of August, 2018.

The meeting was called to order by the President and upon the roll being called, Carla Owen, the President, and the following members were physically present at said location:

The following members were allowed by a majority of the members of the Board of Education in accordance with and to the extent allowed by rules adopted by the Board of Education to attend the meeting by video or audio conference:

No member was not permitted to attend the meeting by video or audio conference.

The following members were absent and did not participate in the meeting in any manner or to any extent whatsoever:

The President announced that the Board of Education would next consider the adoption of a resolution providing for and requiring the submission of the proposition of issuing School Building Bonds to the voters of the District at the general election to be held on November 6, 2018.

Whereupon Member _____ presented and the Secretary read by title a resolution as follows, a copy of which was provided to each member of the Board of Education prior to said meeting and to everyone in attendance at said meeting who requested a copy:

RESOLUTION providing for and requiring the submission of the proposition of issuing \$195,000,000 School Building Bonds to the voters of Township High School District Number 207, Cook County, Illinois, at the general election to be held on the 6th day of November, 2018.

WHEREAS, the Board of Education (the "*School Board*") of Township High School District Number 207, Cook County, Illinois (the "*District*"), has considered the existing school facilities and the improvements and extensions necessary to be made thereto in order that the same will adequately serve the educational needs of the District; and

WHEREAS, the School Board does hereby find and determine that it is necessary and in the best interests of the District that the School Board be authorized to improve the sites of, build and equip additions to and alter, repair and equip existing buildings, including, without limitation, constructing security improvements, increasing accessibility to comply with the Americans with Disabilities Act, replacing electrical, plumbing and mechanical systems, renovating classrooms and labs, improving the Library Media Center and renovating special education spaces (collectively, the "*Project*") at an estimated cost of \$195,000,000; and

WHEREAS, the School Board does hereby find and determine that the Project is needed to provide a quality educational program; and

WHEREAS, the School Board does hereby further find and determine that there are insufficient funds on hand and available to pay the costs of the Project; and

WHEREAS, before the School Board can provide the Project and borrow money and issue bonds for such purpose, a proposition therefor (the "*Proposition*") must be submitted to the voters

of the District and be approved by a majority of the voters of the District voting on the Proposition at an election to be held in and for the District; and

WHEREAS, the School Board deems it advisable, necessary and in the best interests of the District that the Proposition be submitted to the voters of the District at an election to be held and conducted in accordance with the general election law:

NOW, THEREFORE, Be It and It Is Hereby Resolved by the Board of Education of Township High School District Number 207, Cook County, Illinois, as follows:

Section 1. Incorporation of Preambles. The School Board hereby finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by this reference.

Section 2. Need for Project. It is necessary and in the best interests of the District that the School Board be authorized to provide the Project, and that it is necessary and in the best interests of the District that money be borrowed and in evidence thereof bonds of the District be issued therefor to the amount of \$195,000,000.

Section 3. Submission to Voters. The Proposition shall be submitted to the voters of the District in accordance with the general election law at the general election to be held on Tuesday, the 6th day of November, 2018, between the hours of 6:00 o'clock A.M. and 7:00 o'clock P.M. on said day (the "*Election*").

Section 4. Voting Precincts and Polling Places. The Election shall be held in the voting precincts and at the polling places established by the County Board (the "*County Board*") of The County of Cook, Illinois (the "*County*"), for voters of the District at the Election.

Section 5. Election Notice. The County Clerk of the County (the “*County Clerk*”) shall give notice of the Election, including the Spanish, Chinese and Asian Indian translations thereof as deemed by the County Clerk to be required by law (the “*Notice*”), in accordance with the general election law by (i) publishing the Notice once not more than 60 nor less than 10 days prior to the date of the Election in a local, community newspaper having general circulation in the District, and (ii) posting a copy of the Notice at least 10 days before the date of the Election at the principal office of the County Clerk.

Section 6. Local Notice. The Secretary of the School Board shall post a copy of the Notice at the principal office of the District.

Section 7. Form of Notice. The Notice shall appear over the name or title of the County Clerk and shall be substantially in the following form:

NOTICE IS HEREBY GIVEN that at the general election to be held on Tuesday, the 6th day of November, 2018, the following proposition will be submitted to the voters of Maine Township High School District Number 207, Cook County, Illinois:

Shall the Board of Education of Maine Township High School District Number 207, Cook County, Illinois, improve the sites of, build and equip additions to and alter, repair and equip existing buildings, including, without limitation, constructing security improvements, increasing accessibility to comply with the Americans with Disabilities Act, replacing electrical, plumbing and mechanical systems, renovating classrooms and labs, improving the Library Media Center and renovating special education spaces, and issue bonds of said School District to the amount of \$195,000,000 for the purpose of paying the costs thereof?

The polls at the election will be open at 6:00 o'clock A.M. and will continue to be open until 7:00 o'clock P.M. of that day.

Dated this ____ day of _____, 2018.

David Orr

County Clerk, The County of Cook, Illinois

Section 8. Form of Ballot. The ballot to be used at the Election, including the Spanish, Chinese and Asian Indian translations thereof as deemed by the County Clerk to be required by law, shall be in substantially the following form, with such necessary alterations, changes, deletions and insertions as may be required by Articles 24A, 24B or 24C of the Election Code of the State of Illinois, as amended, if an electronic, mechanical or electric voting system is used at the Election:

(Face of Ballot)
OFFICIAL BALLOT

PROPOSITION TO ISSUE \$195,000,000 SCHOOL BUILDING BONDS

(INSTRUCTIONS TO VOTERS: Mark a cross
(X) in the space opposite the word
indicating the way you desire to vote.)

Shall the Board of Education of Maine Township High School District Number 207, Cook County, Illinois, improve the sites of, build and equip additions to and alter, repair and equip existing buildings, including, without limitation, constructing security improvements, increasing accessibility to comply with the Americans with Disabilities Act, replacing electrical, plumbing and mechanical systems, renovating classrooms and labs, improving the Library Media Center and renovating special education spaces, and issue bonds of said School District to the amount of \$195,000,000 for the purpose of paying the costs thereof?	YES	
	NO	

(Back of Paper Ballot)

OFFICIAL BALLOT

Official ballot for voting on the proposition to issue School Building Bonds of Maine Township High School District Number 207, Cook County, Illinois, at the general election held on November 6, 2018.

Precinct Number: _____

Polling Place: _____

(Facsimile Signature)

County Clerk, The County of Cook, Illinois

Section 9. Election Judges. The Election shall be conducted by the election judges appointed by the County Board to act in the precincts at which the Proposition will be submitted to the voters of the District.

Section 10. Filing of Resolution. After the adoption hereof and not less than 68 days prior to the date of the Election, the Secretary of the School Board shall certify a copy hereof to the County Clerk in order that the Proposition may be submitted to the voters of the District at the Election.

Section 11. Canvass of Election. The Election shall be held and conducted and the returns thereof duly canvassed, all in the manner and time as provided by the general election law.

Section 12. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 13. Repealer and Effective Date. All resolutions and parts of resolutions in conflict herewith be and the same are hereby repealed, and that this Resolution be in full force and effect forthwith upon its adoption.

Adopted August 6, 2018.

President, Board of Education

Secretary, Board of Education

Member _____ moved and Member _____ seconded the motion that said resolution as presented and read by title be adopted.

After a full discussion thereof, the President directed that the roll be called for a vote upon the motion to adopt said resolution.

Upon the roll being called, the following members voted AYE:

The following members voted NAY:

Whereupon the President declared the motion carried and the resolution adopted and did sign and approve the same in open meeting and did direct the Secretary to record the same in the records of the Board of Education of Township High School District Number 207, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said resolution was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Secretary, Board of Education

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF MINUTES AND RESOLUTION

I, the undersigned, do hereby certify that I am the duly qualified and acting Secretary of the Board of Education (the “Board”) of Township High School District Number 207, Cook County, Illinois (the “District”), and that as such official I am the keeper of the records and files of the Board.

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Board held on the 6th day of August, 2018, insofar as the same relates to the adoption of a resolution entitled:

RESOLUTION providing for and requiring the submission of the proposition of issuing \$195,000,000 School Building Bonds to the voters of Township High School District Number 207, Cook County, Illinois, at the general election to be held on the 6th day of November, 2018.

a true, correct and complete copy of which said resolution as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said resolution were conducted openly, that the vote on the adoption of said resolution was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 72 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 72-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as *Exhibit A*, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, the School Code of the State of Illinois, as amended, and the Election Code of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Act and said Codes and with all of the procedural rules of the Board.

I do further certify that the geographic or common name of the District by which the District is commonly known and referred to is Maine Township High School District Number 207, Cook County, Illinois.

There is hereby certified to the County Clerk of The County of Cook, Illinois, for submitting to the voters of the District at the general election to be held on the 6th day of November, 2018, the proposition set forth in said resolution, which said resolution was duly adopted by the Board on the 6th day of August, 2018.

IN WITNESS WHEREOF, I hereunto affix my official signature, this 6th day of August, 2018.

Secretary, Board of Education

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Cook, Illinois (the “*County*”), and as such official I do further certify as follows:

1. That on the ____ day of August, 2018, there was filed in my office a duly certified copy of a resolution entitled:

RESOLUTION providing for and requiring the submission of the proposition of issuing \$195,000,000 School Building Bonds to the voters of Township High School District Number 207, Cook County, Illinois, at the general election to be held on the 6th day of November, 2018.

duly adopted by the Board of Education of Township High School District Number 207, Cook County, Illinois (the “*District*”), on the 6th day of August, 2018, and that the same has been deposited in the official files and records of my office.

2. That included in the certification of said resolution were the form of public question (the “*Question*”) to be placed on the ballot, which ballot shall be prepared in English, and in Spanish, Chinese and Asian Indian as I hereby deem to be required by law, at the general election to be held on the 6th day of November, 2018 (the “*Election*”), and the date on which the Question was initiated by the adoption of said resolution.

3. That the Question will be submitted to the voters of the District at the Election.

4. That notice that the Question will be submitted to the voters of the District at the Election, including the Spanish, Chinese and Asian Indian translations thereof as I hereby deem to

be required by law (the "Notice"), will be given as required by Section 12-5 of the Election Code of the State of Illinois, as amended, by (a) publishing the Notice once not more than 60 nor less than 10 days prior to the date of the Election in a local, community newspaper having general circulation in the District, and (b) posting a copy of the Notice at my principal office at least 10 days before the date of the Election, as set forth in Section 5 of said resolution, and that the Notice will be substantially in the form set forth in Section 7 of said resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the County, this ____ day of August, 2018.

County Clerk, The County of Cook, Illinois

(SEAL)