

**EXCERPTS FROM MINUTES OF A MEETING  
OF THE BOARD OF SCHOOL TRUSTEES  
CENTERVILLE-ABINGTON COMMUNITY SCHOOLS**

A meeting of the Board of School Trustees (the "Board") of Centerville-Abington Community Schools (the "School Corporation") was held at Spencer Administration Building, Centerville, Indiana, on January 22, 2020 at the hour of 7:00 p.m. (Local Time), pursuant to notice duly given in accordance with the rules of the Board.

The meeting was called to order by the President of the Board.

On call of the roll, the members of the Board were shown to be present or absent as follows:

Present: Andy Wandersee, Renee Westover, Susan Hamilton, Brad Lambright and Todd Duke.

Absent: None

The President presided over the hearing, welcoming everyone and introducing members of the Board and speakers.

It was explained to the Board that under Indiana law whenever a school corporation proposes to construct or renovate a school building at a cost in excess of one million dollars it must first hold a public hearing. Additionally, pursuant to Indiana Code § 6-1.1-20-3.1, whenever a school corporation proposes to enter into a lease agreement and/or issue bonds for the construction or renovation of a school building or buildings resulting in total costs in excess of certain thresholds, such school corporation is required to hold two public hearings on its preliminary determination to issue such bonds and enter into such lease agreement. The first hearing on the preliminary determination for the Project (as defined herein) was held on January 8, 2020. Notice of both public hearings was published in the Western Wayne News on December 18, 2019, and was sent via first-class mail to the Wayne County Clerk and any organizations

which requested such notice as provided in Indiana Code § 6-1.1-20-3.1. The proofs of publication of the notice of the hearings were presented to the meeting.

It was further explained that at this hearing all interested people may give testimony and/or ask questions concerning the renovation, improvements and the construction of an addition to Centerville Abington Elementary School, the renovation of and improvements to the Administration Building, the construction of a bus garage, site work and site improvements throughout the School Corporation and the purchase of equipment (the "Project"). The purpose of the hearings is two-fold: (1) to inform the public as to the proposed Project; and (2) to allow all interested parties, taxpayers and patrons of the School Corporation to voice their opinions as to the Project and ask any questions.

After the purpose of the hearing was explained, the presentations regarding the need for the Project were given. An evaluation of the existing facility was then presented, as well as a discussion of the details of the proposed Project. The estimated Project cost and schedule were then presented to the public. It was explained how this Project could be funded, and the potential tax rate impact the Project would have on the community.


After the above presentations, the President announced that the Board would now hear testimony and questions from the public. No one present asked questions or gave testimony.

At the conclusion of the public testimony and question, the Board considered the Project Resolution to complete the Project at a cost of more than one million dollars per building. The resolution attached as Exhibit A was approved by a vote of 5 to 0.

Also, at the conclusion of the public testimony and question, the Board considered the Preliminary Determination Resolution to issue bonds and enter a lease agreement in order to complete the Project. The resolution attached as Exhibit B was approved by a vote of 5 to 0.

The President further stated that the Board needed to consider a Reimbursement Resolution. On motion duly made, the resolution attached as Exhibit C was adopted by a vote of 5-0.

Motion made and seconded to adjourn the meeting. Meeting adjourned.

  
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Secretary, Board of School Trustees

ATTEST:

  
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President, Board of School Trustees

## **EXHIBIT A**

### **PROJECT RESOLUTION**

WHEREAS, the Board of Trustees (the "Board") of Centerville-Abington Community Schools (the "School Corporation") at a meeting on January 22, 2020 held a public hearing in accordance with Indiana Code § 20-26-7-37 for the purpose of answering questions and listening to taxpayers' comments and any evidence they may present about the proposed renovation, improvements and the construction of an addition to Centerville Abington Elementary School, the renovation of and improvements to the Administration Building, the construction of a bus garage, site work and site improvements throughout the School Corporation and the purchase of equipment (the "Project"); and


WHEREAS, the Board has carefully studied all of the known options and feels that the proposed Project is in the best interests of the present and future students to be served by these facilities; now, therefore,


BE IT RESOLVED, that the purpose of the Project is to provide an improved educational environment for students.

BE IT FURTHER RESOLVED, that the estimated hard and soft costs of the Project are \$9,367,420, with estimated costs of issuance (including capitalized interest less interest earnings and interim lease rental) of \$632,580, resulting in total estimated Project costs of \$10,000,000.

BE IT FURTHER RESOLVED, that the estimated \$10,000,000 will be funded by one or more of the following: Operations Fund, Common School Fund Loan, general obligation bond issue and/or a building corporation bond issue with an anticipated impact on the Debt Service Fund tax rate of \$0.2501 per \$100 assessed valuation based on an estimated \$303,823,953 assessed valuation beginning in 2020. However, as existing obligations mature, the anticipated increase to the Debt Service Fund tax rate is expected to be \$0.00 above the current rate.

Passed and adopted this 22<sup>nd</sup> day of January, 2020.

  
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~~President~~, Board of School Trustees  
*Secretary*

  
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Secretary, Board of School Trustees  
*President*

## EXHIBIT B

### PRELIMINARY DETERMINATION RESOLUTION

WHEREAS, the Centerville-Abington Community Schools (the "School Corporation") published a Notice of Preliminary Determination Hearings on December 18, 2019 in the Western Wayne News and mailed such notice to the Wayne County Clerk and any organizations requesting such notice as provided in Indiana Code § 6-1.1-20-3.1, with respect to the renovation, improvements and the construction of an addition to Centerville Abington Elementary School, the renovation of and improvements to the Administration Building, the construction of a bus garage, site work and site improvements throughout the School Corporation and the purchase of equipment (the "Project"); and

WHEREAS, the first preliminary determination hearing was held on January 8, 2020 and the second preliminary determination hearing was held on January 22, 2020 in accordance with the notice and the law of the State of Indiana (the "State"); and

WHEREAS, the School Corporation has made the following information available to the public at the public hearings: (a) the result of the Schools Corporation's current and projected annual debt service payments divided by the net assessed value of taxable property within the School Corporation; (b) the result of (i) the sum of the School Corporation's outstanding long term debt plus the outstanding long term debt of other taxing units that include any of the territory of the School Corporation; divided by (ii) the net assessed value of taxable property within the School Corporation; now, therefore,

BE IT RESOLVED that the Board of School Trustees (the "Board") of the School Corporation preliminarily determines to issue bonds and enter into a lease for the Project.


BE IT FURTHER RESOLVED that the lease agreement will be for a maximum term of 22 years with a maximum annual lease rental payment of \$800,000. The maximum annual lease


rental payment has been estimated based upon an estimated principal amount of bonds of \$10,000,000, estimated interest rates ranging from 2.30% to 4.10%, and estimated total interest costs of \$4,152,505. The School Corporation's current debt service levy is \$1,772,205 and the current debt service rate is \$0.5833. After the School Corporation enters into the proposed lease agreement and the bonds are issued, the debt service levy will increase by a maximum of \$800,000 and the Debt Service Fund tax rate will increase by a maximum of \$0.2501. However, as existing obligations mature, the anticipated net increase to the Debt Service Fund tax rate is expected to be \$0.00. The purpose of the lease agreement is to provide for the Project. The Project involves the opening of new school facility space; however, the new school facility space will be more efficient than the school facility space which is being replaced. Therefore, the School Corporation does not expect to annually incur an increase to operate such new facility space.

BE IT FURTHER RESOLVED that the Secretary of the Board is hereby authorized and directed to publish the notice of adoption of this preliminary determination in accordance with State law.

BE IT FURTHER RESOLVED that if a petition pursuant to Indiana Code § 6-1.1-20-3.1 is filed, the Secretary of the Board is hereby authorized to publish a notice of the applicability of the petition and remonstrance process pursuant to State law.

Passed and adopted this 22<sup>nd</sup> day of January, 2020.

  
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President, Board of School Trustees  
Secretary

  
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Secretary, Board of School Trustees  
President



## **EXHIBIT C**

### **DECLARATION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES**

WHEREAS, Centerville-Abington Community Schools (the "School Corporation") intends to finance the renovation, improvements and the construction of an addition to Centerville Abington Elementary School, the renovation of and improvements to the Administration Building, the construction of a bus garage, site work and site improvements throughout the School Corporation and the purchase of equipment (the "Project"); and

WHEREAS, the School Corporation reasonably expects to reimburse certain costs of the Project with proceeds of obligations to be incurred on behalf of the School Corporation in an amount not to exceed \$10,000,000; and

WHEREAS, the School Corporation, acting through a leasing entity, expects to have obligations issued on its behalf for the Project and to use the proceeds hereof to reimburse or pay costs of the Project;

NOW, THEREFORE, BE IT RESOLVED that the School Corporation declares its official intent to acquire, construct or rehabilitate the Project with proceeds of obligations incurred on behalf of the School Corporation in an amount not to exceed \$10,000,000 for the purpose of paying or reimbursing costs of the Project; and to approve obligations issued by a leasing entity that will lease the Project to the School Corporation.

BE IT FURTHER RESOLVED, that the School Corporation reasonably expects to reimburse itself from proceeds of obligations issued on behalf of the School Corporation for costs of the Project paid prior to the issuance of the obligations.

Passed and Adopted this 22<sup>nd</sup> day of January, 2020.

Sworn Dell Hamilton  
President, Board of School Trustees  
*Secretary*

Ben Lambert  
Secretary, Board of School Trustees  
*President*