

DRAFT to:

BOC
Steve
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MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
NOVEMBER 8, 2006

The Henderson County Board of Commissioners met for a special called meeting, a Joint Meeting with the Board of Education at 6:00 p.m. in the Commissioners' Conference Room of the Henderson County Office Building.

Those present were: Chairman Bill Moyer, Vice-Chairman Charlie Messer, Commissioner Larry Young, Commissioner Shannon Baldwin, Commissioner Chuck McGrady, County Manager Steven Wyatt, Assistant County Manager Selena Coffey, County Attorney Russell Burrell, Public Information Officer Chris Coulson, Research/Grant Coordinator Amy Brantley and Clerk to the Board Elizabeth Corn.

Also present were: Members of the Board of Education.

CALL TO ORDER/WELCOME

Chairman Moyer called the meeting to order.

Chairman Bazzle called to order the special meeting of the Henderson County Board of Public Education.

PRESENTATION BY SCHOOL BOARD CHAIRMAN

Mr. Bazzle explained that at the October Board of Education meeting the school board passed three (3) resolutions seeking approval for authorization to employ architects for three (3) specific projects including the completion of Dana Elementary, Mills River, and Hillandale. It was requested in the correspondence to the Board of Commissioners that a joint meeting be held in order to discuss the projects, major facilities, and the needs seen with other issues currently pending between the two boards. In order to understand the nature of the three (3) projects they must be put into context.

The building projects in process since 1998 have really been a product of the two (2) boards. The schedule for the funding came from the Board of Commissioners. The criteria for establishing which schools to address and how they would be addressed came from the Board of Public Education. The criteria used for all of the projects from Fletcher through Clear Creek had to do with the safety of the children or paramount the age of the building and how it affects the capability of that building in performing its function. Over crowding is evident by mobile units on those sites. Programmatic needs are mandated by the State. Growth was not a factor in Mills River or Hillandale; however, it has become an issue since the analization was completed. Hillandale and Mills River Schools are the two (2) oldest existing schools presently serving the students.

Since Fletcher, Etowah, and Clear Creek went on line they have experienced significant growth across the County. It is impacting the ability to provide education to the children as well as impacting the building projects and projects being addressed at this time.

The presentation reflects the growth, where the growth is, and relates the growth to the capacity they have of existing schools. It addresses the core; which is the media and dining facilities in the schools. Significant growth can be seen with the exception of Hendersonville Elementary in all of the schools. Initially the population of Clear Creek was set at 467 which rapidly exploded. Edneyville and Dana have not grown however; approximately 100 students were transferred from these schools to Clear Creek. By adding them back into the numbers you can see how the growth has made an impact on these schools and

DATE APPROVED _____

will impact them in the future. By looking at the corresponding growth in the middle and high schools you can see that they have grown approximately 100 students each. Two (2) of the high schools are over 1000, North Henderson is approaching 1000, and Hendersonville is over 700. Growth can be absorbed and handled better in middle and high schools than in elementary schools. The projected population for this year for the schools was 13,077. The actual number is 13,090. The methodology is working so far and it gets better each year as the data base enlarges.

There are some factors that automatically limit what you can do in a school. Chairman Bazzle requested that the board look specifically at Marlow, Mills River, and Sugarloaf. Sugarloaf has a core capacity of 745. Both of the preliminary plans for Mills River and Hillandale have a core capacity of 700. That doesn't mean that the school board is suggesting or recommending that a school be built with a capacity of over 700, but that you start with a core capacity of 700 which gives you flexibility to change the number of students in the school if needed. If you look back at the designs developed years ago it was not requested by the architects to build schools with a 600 student capacity or more. It was requested that the architects build schools that could handle 600 students with the capability to feed them in three shifts. The board looked at programs they were going to be doing in the Media Center and the architects designed around those goals.

Commissioner Shannon Baldwin joined the meeting at 6:10 pm.

It is important to understand that all of this is built on the assumption that Hillandale and Mills River go online. You must look at what the capability is beyond that point. A very legitimate concern is that if you have to build a school every time you have another three or four hundred students you can't afford to do it. Mills River, Dana, and Hillandale are on the project lists primarily because of the condition of the schools. It is important to recognize where the schools are when discussing flow patterns and population growth. The schools are separated geographically as well as by districts which play into your expandability capability. Mr. Bazzle pointed out on a map where each school was located. By looking at the size of a district one would think that Etowah was huge. Up until two (2) years ago they didn't have a lot of growth there. Now Etowah is beginning to grow rapidly. It is a big district geographically but not by numbers. Some of the districts that are smaller have greater numbers.

Mr. Bazzle feels that their recommendation will work because;

- When Hillandale and Mills River go on-line with a capacity of 600 and with a core of 700+ they will join other schools that have that capability.
- Atkinson does not need to expand, however if you look at their core capacity and the capacity they have at the present time and four (4) classrooms were added the core capacity would have to be increased such as increasing the media center and dining facility. Expanding this school would not be cost effective.
- Etowah, Hendersonville, Glenn Marlow, and the new Mills River will all have a core capacity of over 700. They were able to add 100 seats at Rugby and Flat Rock because the core capacity was already there.

Mr. Bazzle advised that when Mills River and Hillandale go on-line they will have the capability to expand certain schools should the need arise without constructing a new elementary school. Mr. Bazzle believes that unless they are hit with numbers unusually high they will have enough space for five (5) to ten (10) years without additional construction. The flexibility that would be available with their suggestions will allow greater control of the growth.

Geographically Hillandale is a much better school to expand than Upward. Upward's core and classrooms would have to be expanded which would be very costly.

In addition to the expandability of Marlow and Edneyville, Mr. Bazzle feels that Sugarloaf, Hillandale, and Mills River projects will give the maximum ability to meet the needs. Mr. Bazzle also feels that before any changes are made in relation to sizes of school, reasonable decisions must be made. Mr. Bazzle recommends both boards look at the analysis and come up with a recommendation. Mr. Bazzle felt that it would be more evident in approximately five (5) years.

Commissioner Young stated that he understand Mr. Bazzle to be saying that right now it would not be justified to expand to larger schools. Commissioner Young doesn't feel that there is any other way to accommodate growth. He asked if the Mills River Town Council informed the School Board on the amount of building permits issued and sub-divisions being built.

Mr. Bazzle expressed that these numbers didn't provide the actual numbers of students.

Ken Butcher expressed that so many of the schools are over capacity. It is not necessary to project the numbers because the evidence is there.

Mr. Bazzle feels that it should be a priority to get Apple Valleys' numbers managed first. The core is there to add capacity to Apple Valley and it will hold for a while. Hendersonville Middle still has capacity left. One hundred seats were added to two (2) schools. The numbers however show approximately 1000 per kindergarten class. They don't have flexibility in the elementary schools. The elementary schools are confined to rooms and teachers.

Chairman Moyer remarked that missing from the summary Commissioner McGrady gave and what he was troubled by was that he hears the Board of Education say that they will build these cores and spend the money to build the larger cores, expansion can be planned upon, however; they will not at this time change their policy from 600. It will be discussed later.

Jane Orwoll stated that just because they requested a capacity core of 700 did not mean that they wanted more than 600 students. They would like capacity to be larger just in case it was needed. It would be more cost effective to build it up front for the larger capacity.

Mr. Bazzle did not feel that it made sense at this time to build an elementary school with 800 core capacity nor was it financially feasible.

Commissioner Young stated that with the price of property and construction the board was going to have to look at every angle that can be figured and try to keep from breaking the county. Commissioner Young questioned the option of going to two (2) story schools, larger capacity schools, and looking also at year round schools.

Mr. Bazzle requests for approval of the resolutions requesting that the Henderson County Board of Commissioners confirm their commitment to the construction of Phase II renovations at Dana Elementary School and to authorize the Board of Education to proceed with architectural services and bidding.

The Board of Education will have responses from four (4) different construction management companies on November 9, 2006 as to the numbers they are looking at on construction. They have given the Board

of Commissioners preliminary numbers. Mr. Bazzle is looking specifically at the architect fees. The Board of Education is requesting \$120,000 for Dana Elementary architect fees. Mr. Bazzle feels that \$2,500,000 should finish the project. The Board of Commissioners has authorized the project so it needs to go forward and be on line so that it would be finished by spring. The Mills River project contract was initially for \$736,650 and \$411,150 has been paid to the architect so far. The additional amount of \$325,500 is for use of the Fletcher prototype. Basically the numbers are well within the amount that was held back for the new facility at Sugarloaf which will not go on line until the 2007-2008 School Year.

Jane Orwell left at 7:00pm.

Chairman Moyer stated that the resolutions received from the Board of Education did not include any numbers. Chairman Moyer would like to add a "not to exceed" number for each.

Mr. Bazzle responded with yes, with the exception to Hillandale which has not been negotiated. The "not to exceed" number for Dana is \$120,000 and the "not to exceed" number for Mills River is \$325,500.

Mary Louise Corn left at 7:10pm.

Chairman Moyer commented that one statement received from the Board of Education specified that if the Board of Education built a new Mills River School and kept the old buildings it must specify that they will not need any new land or ball fields and that the land they have would be adequate.

Mr. Bazzle confirmed that the architect had told them it would be adequate.

There was discussion on core capacity versus student capacity between both boards.

Commissioner Baldwin stated that he felt that the Board of Commissioners needed to address additional issues when it came to school funding.

Commissioner Messer requested an update on Sugarloaf.

Chairman Bazzle reported that Sugarloaf was part of the last tax bill that went through and was completed as far as he knew. Projection open time is different and has to do with when you pay the funding. Sugarloaf is not going to open in 2007 as scheduled. The time frame being looked at now is June, 2008. The school will be finished long before that but you can't open it mid-term because Sugarloaf will be made up of three districts.

Chairman Moyer questioned the delay of construction due to rain.

Chairman Bazzle responded that he was only aware of the delay of pouring the footings.

Chairman Moyer questioned if the Board of Education could foresee any additional costs due to the rain delay.

Chairman Bazzle responded that it was included in the contingency.

Commissioner Young pointed out that at an earlier date when discussing the Winsor-Aughtry Development beside Glen Marlow which would contain 564 homes the Board of Commissioners had requested a letter from the School Board showing how the development would impact Glen-Marlow

school. The letter received back by the Board of Commissioners replied that the School Board had no opinion and that they do not look at individual developments, they look at growth figures and make determination. Shortly after that the Town of Mills River approved a 260 home subdivision beside it. This would have to have an impact on Glen Marlow.

Chairman Bazzle was not in disagreement. Chairman Bazzle expressed that the only way he could obtain data was to go directly to the builders and ask them to estimate how many school age children this development may possibly home.

Chairman Moyer inquired if the school board had any additional information in their presentation that they wanted to cover.

Chairman Bazzle responded no.

Chairman Moyer affirmed that the school board was only asking the three (3) items included on the resolution at this time.

The information shared with the Board of Commissioners concluded that numbers requested with respect to the overall cost of the projects were:

- Mills River \$ 15,700
- Hillandale \$ 16,700
- Dana \$ 2,500,000

Chairman Moyer added that one of the items on the agenda was school size and obviously capacity which has been discussed at length. Chairman Moyer acknowledged that the Board of Commissioners would have to decide whether to get into financing alternatives now or authorize moving forward with the architectural part and look at financing alternatives at a later date. From the boards' standpoint, they have had to raise taxes 9.5 cents in two years mainly for school projects and there is a real concern about repeating that again this year. The board is not expecting any additional money from the lottery. The board is still unsure about the Medicaid relief money. That money may be taken away and compensation be made. The Alternative Revenue Task Force will be providing recommendations. Chairman Moyer must draw his conclusions from the preliminary report which suggested a half-cent sales tax increase and a half-cent real-estate transfer tax. Both would require action of the legislature. This is a full session in which the board and legislature would be working together which brings the possibility of action. The Board of Commissioners is also looking at an Adequate Facilities Ordinance which could help but would not provide relief for the coming year. It is up to the board to make a decision. They can ask staff to get back to us with recommendations on how the board can put together a financing package.

Chairman Moyer asked the board if they were in agreement to move ahead with the resolutions.

Chairman Bazzle reminded the board that the resolutions included:

- Commitment to construction of Phase II renovation of Dana Elementary
- Commitment to new construction and authorization to proceed with architectural services and bidding of Hillandale Elementary
- Commitment to new construction with authorization to proceed with architectural services and bidding of Mills River Elementary

Chairman Moyer suggested that the Board of Commissioners redraft the resolutions to be considered at the next Board of Commissioners Meeting.

Chairman Moyer clarified that it would be necessary to act on the resolutions at the next meeting however the board does not intend to wait to look at financing alternatives until the school board has a chance to refine their numbers. The Board of Commissioners has sufficient information to begin looking at the possibilities of financing.

The Henderson County Board of Public Education continues the process of evaluating facility needs of the school system. The information given states the criteria to determine facility priorities, current projects, immediate needs, and other needs as determined at this time. The scope of projects will continue to be developed with ongoing discussion and evaluation by school system staff and the School Board.

Mr. Bazzle provided a power-point presentation that included the following information.

Criteria:

- Safety/unsafe conditions (building codes)
- Older buildings that could be unsafe (age/location/obsolete facilities)
- Serious overcrowding/ portables/ floating teachers from classroom to classroom.
- Programmatic needs (basic skills required by the state/electives enrichment/class size)
- Future mandated State or Federal programs
- Recoverable energy costs/conservation

Current Projects

Dana Elementary School – Renovation and addition of classrooms as planned: Phase I began May 2005 – projected completed by January 2007. Phase II planned to begin June 2007 and complete June 2008.

Sugarloaf Elementary School – Project began April 2006 – complete no later than June 2008.

Balfour Auto-tech Lab – Project began in July 2006 – complete by January 2007.

Planned Projects

Dana Elementary School – Phase II

Mills River Elementary School – Construct new school

Hillandale Elementary School – Construct new school

Hillandale/Mills River Elementary Use Plan

The following programs can be moved to the Mills River or the Hillandale School site. This will free up space as indicated.

Current Site	Program	# of rooms that will be available at school sites
Marlow Elementary	Pre-K	1
Bruce Drysdale Elementary	Pre-K	1
Balfour Education Center	ESL - Office	1
Balfour Education Center	System Educational Computer Lab	1
Balfour Education Center/various school sites	System Therapists Offices	1
*TBA	PreK	1
Various school sites	PreK Office staff	1

Central office	Curriculum & Instruction Staff Offices	11
	Testing program	1
	Conference room	1

HENDERSON COUNTY PUBLIC SCHOOLS – CORE CAPACITY

<u>SCHOOLS</u>	<u>CLASSROOM CAPACITY</u>	<u>MEDIA CAPACITY</u>	<u>DINING CAPACITY</u>	<u>CORE CAPACITY – 2006</u>
<u>ELEMENTARY</u>				
Atkinson	378	531	320*	320*
Bruce Drysdale	488	568	717	568
Clear Creek	613	745	723	723
Dana	604	732	688	688
Edneyville	533	735	674	674
Etowah	524	578	628	578
Fletcher	604	703	696	696
Hendersonville	378	640	516	516
Hillandale	272	385	572	385
Glenn C. Marlow	534	790	778	778
Mills River	397	649	717	649
Sugarloaf	613	745	723	723
Upward	488	576	400*	400*
<u>MIDDLE</u>				
Apple Valley	705	1189	847	847
Flat Rock	770	665*	792	665*
Hendersonville	565	781	599	599
Rugby	795	554*	848	554*
<u>HIGH</u>				
East Henderson		1278	840	840
Hendersonville		523*	514*	514*
North Henderson		1169	1110	1110
West Henderson		1063	544*	544*
Balfour Education Center		472	531	472

*indicates schools in which classroom capacity exceeds core capacity

CORE CAPACITY CALCULATIONS

- Methodology used is that of **NCDPI**
- Core Capacity is calculated using four (4) sq. feet per student for the media center
- Core capacity for the dining area is calculated by multiplying the square footage by the number of lunches served then dividing by 12 (elementary)/13 (middle)/14 (high) sq. ft per student
- The media center and dining area capacities are calculated and then the school core capacity is the least value of the above calculations

OTHER FACILITY NEEDS

Apple Valley Middle School - add 10 classrooms

Etowah Elementary School – add 6 kindergarten classrooms
Possible transfer excess enrollment to Mills River Elementary

Upward Elementary School – increase core area
Transfer some excess enrollment to Hillandale

Edneyville Elementary School – add 10 classrooms, renovate core areas
Some relief may be given to Edneyville if students are transferred to Dana Elementary

Glenn C. Marlow Elementary School – add 10 classrooms
Possibility of accepting transfers from Fletcher Elementary School

North Henderson High School – add 10 academic classrooms
Hendersonville Elementary School – add 8 classrooms; 6 regular and 2 Special Education Self-Contained classrooms

Bruce Drysdale Elementary School – add 6 classrooms

Atkinson Elementary School – add 4 classrooms and make improvements to core area and septic system

New middle school or additions to current middle schools – increase capacity at all middle schools

Transportation Center – new bus garage to replace obsolete facility

TERMS

- **Enrollment** represents the number of pupils registered in the state’s public schools. Once a pupil is initially counted in the enrollment figure, he/she remains in that count throughout the year. Enrollment is not reduced by transfers, withdrawals, deaths, or midyear graduations. The end of the year enrollment thus shows a higher count than the actual number of students in school.
- **Membership** is the total number of students within a given term that a student’s name is on the current roll of a class, regardless of his/her being present or absent. Membership can be obtained by subtracting the number of withdrawals from enrollment. (This is the number that will be used in this report)
- **Average Daily Membership (ADM)** is based on the sum of the number of days in membership, divided by the number of days in the school month.

CAPACITY CALCULATIONS

NUMBERS USED ARE GOALS OF THE HCPS STRATEGIC PLAN: ELEMENTARY SCHOOLS

- Kindergarten – 1st Grade Classrooms = 19 Students
- 2nd – 3rd Grade Classrooms = 21 Students
- 4th – 5th Grade Classrooms = 23 Students
- Exceptional Children Self-Contained = 10 Students

- Classrooms used for the following specialized and/or pull-out functions are not considered primary teaching stations and are not counted in the capacity:
 - Art
 - Music
 - Computer Labs
 - Gymnasiums
 - Auditoriums
 - Resource/Special Education Rooms

NUMBERS USED ARE GOALS OF THE HCPS STRATEGIC PLAN: MIDDLE SCHOOLS

- Language Arts, Social Studies, Mathematics, and Science Classrooms = 25 Students
- Exceptional Children Self-Contained = 10 Students
- Classrooms used for the following specialized, pull-out functions are not considered primary teaching stations and are not counted in the capacity:
 - Art
 - Music
 - Computer Labs
 - Gymnasiums
 - Auditoriums
 - Resource/Special Education Rooms
 - Pre-Vocational

NUMBERS USED ARE NCDPI CAPACITY FOR HIGH SCHOOL

- Regular Core/Science, Business Education, and Arts Education = 20 Students
- Gym (2 Teaching Stations @ 25 Students) = 50 Students
- Vocational Areas = 15 Students
- Exceptional Children Self-Contained = 10 Students
- Resource Rooms are not counted in capacity calculations.

STUDENT MEMBERSHIP – 5 YEAR PROJECTION METHODOLOGY

Elementary Schools: The number of growth of students divided by the total membership for a certain period of time will provide a change rate.

- 1) Determine **changes** in Kindergarten 20th day membership for previous seven years:

<u>YEAR</u>	<u>K MEMBERSHIP</u>	<u>RATE OF CHANGE</u>
1999	58	
2000	57	- 1
2001	78	21
2002	66	- 12
2003	74	8
2004	77	3
2005	83	6
2006	70	- 13
	563	12

12(growth) / 563 (total membership) = .0213 is the change rate.

- 2) Apply change rate to current kindergarten membership to determine kindergarten membership for next year. NOTE: Change rate is different at each elementary school.

$70 \text{ (current K Membership)} \times .0213 \text{ (change rate)} = 1 + 70 = 71$
 71 will be the predicted membership for kindergarten 07-08

- 3) Apply average change to each projected and compounded K Membership for 5 years incoming kindergarten.

70	89	88	71	57	72	447	2006-07
71	70	89	88	71	57	446	2007-08
73	71	70	89	88	71	462	2008-09
75	73	71	70	89	88	466	2009-10
76	75	73	71	70	89	454	2010-11

- 4) Housing growth predications were added for Fletcher and Marlow.

High & Middle Schools: Advance the membership for each previous grade level for five consecutive years.

- Drop-Out Factor per High School Average Rate

Migration, growth in district housing, transfer rate, and private/charter school loss is not part of the calculation.

Commissioner Chuck McGrady moved to adjourn the meeting at 7:35 PM. All voted in favor and the motion carried.

Chairman Bazzle moved to adjourn. All voted in favor and the motion carried.

Attest:

 Terry L. Wilson, Deputy Clerk to the Board

 William L. Moyer, Chairman