

The Board of Education appointed Facilities Committee met in special session Monday, August 12, 2019 in the Auditorium.

I. CALL TO ORDER

Time: 6:01 PM

II. ROLL CALL

<input checked="" type="checkbox"/> Rick Gilbert, Professional Engineer	<input type="checkbox"/> Danny Elam, Bethel Board of Education
<input type="checkbox"/> Jimmy Chapman, Bethel Maintenance	<input checked="" type="checkbox"/> Lori Sebastian, Bethel Board of Education
<input checked="" type="checkbox"/> Justin Firks, Bethel Superintendent / Chairperson	<input checked="" type="checkbox"/> Julie Reese, Bethel BoE / Secretary
<input checked="" type="checkbox"/> Brennon Hattery, Bethel Treasurer	<input type="checkbox"/> John Stewart, CT rep

III. ADDITIONS to the AGENDA (if needed)

A. None.

IV. COMMUNICATIONS, MEETINGS, ANNOUNCEMENTS

- A. Justin Firks, Bethel Superintendent, is now our committee chairperson, Julie Reese to remain secretary.
- B. We had over 50 people attend the meeting.

V. ITEMS FOR DISCUSSION, SUB-COMMITTEE REPORTS

- A. Valerie Montoya, OFCC Planning Manager provided information and answered questions about the ELPP program (note that this is a summary of what was discussed):
- Some basic info provided by Valerie:
 - Bethel has been accepted into the ELPP program
 - We will be doing enrollment updates
 - We will look at the current building assessment and update it
 - Then, we will create options for the District
 - The District pays for a portion of the project, currently the state portion is 65% and the local (District) portion is 35% and it will be updated in September
 - Q: Can you tell us this process (ELPP) differs from the last plan?
 - Valerie: ELPP comes back with options and recommendations
 - Valerie: District does not have to do recommended options, but it may cost more
 - Q: What's been done previously?
 - Lori Sebastian: we chose not to take state money last time because it was very low percentage (just over 20%) and it would have been too expensive due to costs to make necessary renovations to elementary building
 - Q: Is the state money contingent on existing structure being torn down?
 - Valerie: ELPP looks at different portions of the building and makes a recommendation on renovating versus tear-down
 - Valerie: If cost to renovate is more than 2/3 than to build new, then the recommendation would be to tear it down
 - Q: Since this building is over 100 years old, do you have the ability to demolish it?
 - Valerie: It is not a matter of age, it is based on renovation versus new build cost ratio – if over 2/3, recommendation would be to demolish it or remove it from K-12 service.
 - Lori: Building is not currently listed on any historical registries.

- Q: You said the District fronts the money, can you explain how that works?
 - Valerie: The rate gets locked in for the state-local split and when the funds become available, we would get paid back (up to the amount they awarded us). The school has to spend their share first, then they get it back.
 - FUP Q: What if we are done building, do we still get reimbursed and/or does it have to be put toward another building project and/or are there restrictions on the money?
 - Valerie: If you spend the whole master plan, we pay back the state share of that. For restrictions, it is a bond counsel question.
- Q: We are not stagnant here, how does growth get accounted for?
 - Valerie: We look at historical trends (a 10 year look-back) and 10 years ahead. Probably about 5 years ago was when you guys really started growing and will really influence the numbers. We are not building for your fall population, but for 10 years out.
- Q: How many years out are we from getting funding once the assessment is done?
 - The ELPP program will be a year to year and a half design, a couple of years of construction. We average 8-10 districts funding per year. It could be 7, 8, 9 years before you see any money.
 - FUP Q: That means we have to pay the money up front and come up with it through a levy or bond issue?
 - Brennon Hattery: there are 2 options you can do... a levy or you can use any type of local source revenue. Currently the Board is putting 30% of the TIF money into a capital projects fund. I am working with a Bond Counsel to see what we can borrow but it would be contingent on all other of our existing levies passing as they expire. Otherwise we have to use the TIF money to pay operating expenses. What we are trying to do is to look at the options presented to us to figure out how to pay for it. My goal is to use the TIF money to cover some of it.
 - FUP Q: How much does the 30% TIF money generate?
 - Brennon: Currently it is \$1.5 million total, this past year it was about \$882k. It is still growing since Carriage Trails is still growing. There is probably 3.5-4 more years of growth. In round numbers, we might be able to borrow \$16-\$18 million against the TIF.
 - Justin Firks: that is \$16-\$18 million without having to go to the voters.
 - Lori: that money was the part of the TIF that went toward permanent improvement fund and the bond issue. The 2017 Board wanted money allocated to go into a new construction fund – it was planned, not just “found” money.
- Q: What is the timeline to do your plan and for the Board to be presented options?
 - Valerie: Later this fall to give some initial master plan options. Once plans are approved, design can be 12-16 months, new construction 16 to 18 to 24 months depending on the size and scope of the project. 3-4 years once the master plan is approved. Can be sooner depending on size of project.
- Q: Do we have to stick with the current theme of the school – I am concerned about safety if there is an active shooter?
 - Justin: Once we go through the process, there will be a lot of communication between parents and community members on their input to the design. It is important that we have this kind of feedback.
 - Julie Reese: Just to add, when we started this committee, our goal was to get as much community input and as many opinions as possible. Please continue to come to the meetings and provide input, ideas, and feedback.

- Lori: I think it depends a lot on the architect that we choose working in conjunction with the Board and the community. I have 3 kids here myself and we are not tone deaf to these types of concerns.
- Comment of appreciation: glad we have an SRO and the signs on the doors stating that we are not defenseless at the school.
- Justin: That is a credit to the school Board who made the commitment to go to a full time SRO this year. The SRO has previous experience as an SRO in Miami County so knows the area and has worked with kids in the past.
- Q: Part of the backlog comes from not enough funding – where does the funding come from?
 - Valerie: We request dollars based on current workload and projections. The state legislature provides the amount which may or may not be as much as we need.
- Q: What are the requirements of renovation? Is it carpet and paint or do we have to meet OFCC requirements? For instance, do we have to tear down walls to meet classroom size?
 - Valerie: Renovations are based on the assessments. We do not make the District rip out walls if the classrooms are working as is. We could recommend that smaller rooms be used for special ed, pull-out space, etc, rather than a classroom. The assessment is what drives renovation.
- Q: Are auditoriums, gyms, athletic complexes (tracks, football stadiums) included in the state funding?
 - Valerie: Athletics (pools, fields, tracks), fixed-seat auditoriums are not included. A stage is included, dining is included. Board offices are not included. Gyms up to a certain square footage are included.
- Q: What about maintenance costs as part of the assessment?
 - Valerie: Assessments are a snap shot, we do not look at current or long-term costs. We do have a maintenance plan that comes with a new building. There is \$500k added on for maintenance.
 - Justin: does the \$500k last for the duration of paying off the building?
 - Valerie: I believe so, but I would have to double-check that.
- Q: Didn't we pay an architect last year to update the previous assessment done by the OFCC?
 - Valerie: We have been provided the updated assessment. We will look at that and also what has been done since then to be as current as possible.
- Q: Why were student enrollment projections so far off last time?
 - Valerie: We look at how many kids continue to go from year to year, birth rates, housing. Five years ago, based on the year to year history of the previous 10 years, it looked like the enrollment was pretty steady.
 - Audience comment: any rational person could look at Carriage Trails and see that they were not going to stop building.
 - Lori: The Board refused to sign off on the OFCC projections. In their defense, we did not have the growth history at the time and they have gotten burned in the past. And the last 5 years or so there has been a good economy.
 - Valerie: Overall we have a good track record for projections (within 2-3%), but sometimes we are off
 - Audience comment: Even now, if you go 10 years back, the projections will be wrong again.
 - Valerie: The Board will again have a chance to review it. And, the more input we have, the more accurate it will be. They will be able to see the last 5 years growth was significant.

- Lori: We have 5-6 years of good history and we know about the potential farm land sales, so we should have a better projection this time
- Valerie: If this happens in phases, we will update the numbers along the way.
- Q: What has the student growth been in the last 5 years?
 - Julie: In 2013-2014 we had 1039 students, and 1543 at the beginning of 2018-2019.
 - Lori: That answers the “why didn’t they project more”... we could see the houses going up, but it wasn’t on paper. The school population was going down until Parktowne started building.
 - Julie: IMHO, it is the formula that is flawed - if you are just looking at history and birth rates. Our area has Wright-Patt and the kids are not necessarily born here but we have a lot of people who need housing that are assigned here. I think we fell into the 2-3% that Valerie mentioned because we are in a unique situation and the formula just did not look at enough factors for us. We could see the growth was coming, but the formula only looked at the history and we weren’t at the point where we had that history. We also have Bill Keethler, Carriage Trails Development Manager, who will help us do some enrollment projections. He hears daily about the farmland that is for sale. We also know that on the Township side, people are selling – you look out there and see 5 more houses pop up.
- Q: What’s the short term plan? I moved here because I wanted my kids to go to a small school. Classroom sizes 29 last year and 27 this year - they need to be 21-22.
 - Justin: Those are legitimate concerns. We re-purposed spaces here to cover this year. We are at max capacity. We do not have it figured out for next year. That is why we have this Facilities Committee and are having these meetings.
 - FUP Q: Are trailers a possibility?
 - Justin: I can’t say it is not a possibility.
 - FUP Q: Are we looking to reduce the class sizes?
 - Justin: We would still have to have a place to put the kids. There are some small spaces that we may be able to convert – we are looking at all options.
 - Julie: Previously in this committee, we looked at modular units, renovations, metal building (because they go up faster than a brick building), regular brick building. This year we decided to go with the space that we have. We too are concerned about class sizes, but on top of the space, there are also budget constraints. Salaries are the biggest chunk of the budget. When folks move into Carriage Trails, there is about an 18 month delay to collect property taxes, but the kids are already here.
 - Lori: Only options I can see for next year are modular units or a steel structure due to time. We do not want to waste taxpayer money. If we do steel construction, we have to choose a good location so that it is not in the way of future construction. We own the land all the way up to Agenbroad.
- Q: Carriage Trails is a source of growth, but it is not the only source – there are places in the Township that are ready to be built on.
 - Audience comment: Carriage Trails has more houses per acreage, township is 1 house per 2 acres.
- Q: Are we at risk of losing the school District?
 - Valerie: No, each District has its property lines.
 - Julie: The first thing that we did was look at using empty spaces in the area as a temporary solution – local churches, the extra building Tecumseh had (which is now fully utilized), a school in Huber Heights, all churches and empty buildings around

here. There was nothing readily available and suitable that we could use until we got something built.

- Lori: school Districts and city boundaries are different.
- FUP Q: Are the boundaries part of the assessment?
- Valerie: Not part of the assessment – we would not make you use someone else’s building.
- Q: Do you ever see old buildings that come in under the 2/3 cost target?
 - Valerie: It’s possible. We look at what has been done to the building to maintain it – we do see some older buildings that are well-maintained and under the 2/3 cost point. Not often. We also see buildings from the 90’s that are over the 2/3 cost to renovate.
- Q: Does the assessment look at different parts of the building or the building as a whole?
 - Valerie: Both. One assessment from this end to the new construction, but we will piece it out by the year each addition was constructed.
- Q: For cost efficiency, can we build 2-3 stories (it is cheaper to go up than out)? And, can we consider geo-thermal and other technologies to reduce costs? If rock (foundation) is an issue, can we build the ground up to eliminate the issue (get dirt that may be available in the area)?
 - Julie: We will have options – come to future meetings to give your ideas and opinions. I am with you on “up not out” because not only is it cheaper to build, it is cheaper to maintain. We have to discuss as a whole.
 - Valerie: We will develop the square footage amount – the District can decide 1 story, 2 story, 3 story. We do not dictate the number of stories.
- Q: Can we “go up” on the new building (add a story)?
 - Valerie: You would have to ask the architect.
 - Rick Gilbert: I doubt that we can go up on the current building.
- Q: Will athletic facilities be included in the plans?
 - Lori: It was included in the original plans, so yes, we will look at athletics. We had to spend money putting in a left turn lane in the last round, so not everything originally planned was implemented.
- Q: Where are we with projections?
 - Julie: Through December, 2018, estimate is that we would probably double in size by the year 2033-2034 (3119 students). Non-scientific projections based strictly on Carriage Trails ramp-up and construction numbers. Plus there is another 700-1000 acres out there for sale by the farmers’ children. At the end of the 1000 acres being developed, 2037-2038, the prediction is 3559 students. It does not account for swings in the economy, construction out in the Township, etc, etc. Also, there are 80 new single family homes being built that are not in the current enrollment projections.
- Q: How about the kindergarteners – was the projection good?
 - Julie: Lori’s prediction from last year was nearly spot on, and we have an additional classroom of kindergarteners this year. As of April 2019 we had 115 kindergarteners.
- Q: Are metal structures included in the reimbursement in the ELPP program?
 - Valerie: It has to be brick exterior to be eligible for reimbursement. Might be based on the size.

B. Chairperson turnover report

- Julie Reese stated that she reviewed with Justin some of the presentations describing the options (renovation, modular units, steel structure, new brick building), estimated costs, and pros/cons that we had discussed at previous Facilities meetings. We also

reviewed the non-scientific student enrollment projections and the assumptions of the projections.

- Bill Keethler, Carriage Trails President of Development, took us on a driving tour of Carriage Trails so that Justin could see the construction.
 - There are roughly 80 single family homes that will be built in WindBrooke that were recently approved by Huber Heights City Council (not included in original numbers provided as part of Carriage Trails).

C. Current classroom space report

- Short-term needs for SY 2019-2020 have been met by re-purposing some spaces into classrooms.
- We are exposed for SY 2020-2021.

D. Going forward

- We will need to hire an architect to develop a Facilities Master Plan to address immediate, mid-range, and long-term classroom space needs.
- As part of the ELPP program, the future student enrollment projections will be updated using their criteria. This will help determine how much classroom space will be needed and when.
- Julie will also update the non-scientific version of the student enrollment projections based on actual enrollment trends and information from Bill Keethler.
- We will continue to have regularly scheduled monthly meetings at 6:00 PM just prior to Board meetings

E. Hearing of the public

- None.

F. Next meeting date, time (unless otherwise announced on the Bethel web site)

- September 9, 2019 @ 6:00 PM (prior to the regular Board meeting)

VI. ADJOURNMENT

Motion: Lori Sebastian

Second: Rick Gilbert.

Roll Call:

 y Rick Gilbert, Professional Engineer
 Jimmy Chapman, Bethel Maintenance
 y Justin Firks, Bethel Superintendent / Chairperson
 y Brennon Hattery, Bethel Treasurer

 Danny Elam, Bethel Board of Education
 y Lori Sebastian, Bethel Board of Education
 y Julie Reese, Bethel BoE / Secretary
 John Stewart, CT rep

Meeting adjourned at 7:06 PM.

Julie Reese, Secretary