

**Olentangy Facilities Committee Meeting
December 5, 2018 @ 6:00 p.m.
Olentangy Administrative Offices**

In attendance for the Facilities Committee were:

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|---|---|
| <input type="checkbox"/> Blythe, Chuck | <input type="checkbox"/> McCaughey, Kevin |
| <input checked="" type="checkbox"/> Bryant, Angie | <input checked="" type="checkbox"/> Owens, Mark |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input type="checkbox"/> Rogers, Greg |
| <input type="checkbox"/> Fuller, Robert | <input type="checkbox"/> Scott, Mark |
| <input type="checkbox"/> Hart, Bob | <input type="checkbox"/> Seils, Rich |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> Lawrence, Dan | <input type="checkbox"/> Troxell, Joe |
| <input checked="" type="checkbox"/> Lowry, Alyssa | <input checked="" type="checkbox"/> Yanka, David |

Also in attendance were Dave King (BOE), Roger Bartz (BOE), Emily Hatfield (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Sharon Jurawitz called the meeting to order and asked for a motion to approve the agenda and the minutes from November 7, 2018.

Alyssa Lowry moved and Dan Lawrence seconded the motion to approve the agenda. Motion carried.

Dan Lawrence moved and Alyssa Lowry seconded the motion to approve the minutes of the November 7, 2018 meeting. Motion carried.

FY19 Permanent Improvements

Jeff Gordon shared with members in attendance a summary of the five-year permanent improvement plan for the district. A copy of the summary is available upon request through the district's Business Office.

Mr. Gordon cautioned that current permanent improvement bond funds begin to dissipate significantly by 2022-2023 (if there is not a levy renewal). Technology, transportation and asphalt needs will be impacted without additional funding after 2021.

In the upcoming years, roofing and window replacement costs will begin to increase significantly for the district. A large number of the district's buildings have now become middle-aged and will require the replacement of costly exterior items that were original to the buildings. This will be just the start of an involved "replacement cycle" for the district's facilities. Interior finishes are also in need of replacement at many of the district's buildings. The budget for asphalt may need to be adjusted upward or downward annually depending upon the extent of interior and exterior items that need to be replaced throughout the district.

The district's transportation facilities are also in need of expansion. Funds have been allocated in the FY19 permanent improvement budget to address this need. The intent is to create a centralized transportation facility at OHS/SMS to compliment the facilities that already exist on the east and west sides of the district.

The expansion (and update) of the district's security camera system is in its third year at this time. Soon, all of the district's buildings should have a reasonable number of IP security cameras operating on both the interior and exterior of their sites.

A concern was raised regarding the lack of lighting at the new parking lot area at Orange High School. Mr. Gordon shared that lighting for this area has been quoted and is due for installation by January of 2019.

New Facility Planning

Jeff Gordon informed members that the ground for the elementary classroom additions at ACES, AES and WRES had been broken approximately two weeks ago. Unfortunately, soil conditions at each of the sites has been excessively wet and much of the project's contingency funding will need to be utilized for site related needs.

To date, heavy rains and prematurely cold temperatures have negatively impacted the start of the project in many ways. Foundations at AES and ACES are anticipated to be completed by next week.

The plan review process at Powell has been exceedingly slow. Much of the project review process has been outsourced by the city of Powell and the resulting project delays have been notable. The plan review process for WRES was in excess of six weeks. This is not typical and placed progress at the WRES slightly behind schedule. Elford Construction is performing well at this time (despite the issues noted above).

The Business Office emailed information to all Facilities Committee members from Delaware County official Bob Lamb, relevant to upcoming projects within Delaware County. The projects were briefly discussed by members in attendance. A copy of the information is available upon request through the district's Business Office.

A proposal from a non-profit soccer organization to lease vacant district land from the district was also reviewed with members in attendance. Members discussed the pros and cons of entering into an agreement of this type with any organization. Members did like the idea of profiting from land that was not currently being utilized by the district. However, members expressed concern regarding the following:

- Tax implications to the district.
- Potential zoning requirements related to the lease.
- The change of land classification from farm use to an unknown use classification.
- Being tied into a lease when the land might be needed for construction.
- Being tied into a lease when there may be an opportunity to auction/sell the land.
- The cost related to converting the land back for district use.
- Perceived district leverage by the organization renting the property.
- Determining the appropriate length/term of the lease for both parties.

Overall, members were in agreement that any lease of this nature would need to be carefully worded. Members were not dismissive of the concept. However, Emily Hatfield was asked to check into the district's tax implications regarding the project. Before revisiting the request, Roger Bartz also requested that the finances of the proposed lease be summarized for the committee to review after the start of 2019. Both of the BOE members in attendance initially expressed reluctance to enter into a lease of agreement of this type without additional information for review and a carefully worded lease agreement.

A general discussion was held relevant to all vacant land owned by the district. The large dirt pile on the Bean-Oller land was discussed at length. Jeff Gordon advised that the district had received several complaints from the township. He discussed that the dirt pile would need to be removed prior to any use of the land moving forward. He requested that the Facilities Committee members spread the word relevant to the available dirt to their professional contacts in the building/construction industries. He was hopeful that with construction prospering again in the area, that there may be a local need for the dirt. Dave King shared that Bob Matthews from Genoa Township was currently working on several projects and may need the dirt. He advised that he would contact Mr. Matthews on behalf of the district.

Sharon Jurawitz requested direction from the Board of Education regarding the Facilities Committee's involvement to plan new buildings for the district. BOE representatives Mr. King and Mr. Bartz directed the Facilities Committee to immediately begin the process of pricing a new elementary school for the district. The pricing should be based upon the existing "square" elementary school floor plan, but be increased in size to incorporate additional classrooms. A larger elementary design is needed by the district moving forward and should provide the district with greater efficiency long-term. Board members King and Bartz will work with the Superintendent's Office to officially begin the process of proposing the need for a new elementary facility and to begin the marketing process to bring the new facility to ballot. Board members also briefly discussed the need to include funds to purchase OAO, for safety improvements and for permanent improvement funding on the next ballot as well.

Enrollment Projections

Sharon Jurawitz shared that the enrollment projections reporting presented to the Board of Education by the Facilities Committee in November went well. The Board adopted the enrollment projections report as presented and will commence with discussions relevant to the new facilities identified in the report. Specific buildings and ballot times were not determined at the November meeting. The Facilities Committee will await further direction from the Board of Education regarding any construction pricing needed, land purchases or additional research requested.

General Business

An inquiry was made to members in attendance regarding interest to act as chairperson or vice-chairperson of the Facilities Committee for 2019. None of the members in attendance expressed any interest and supported the continuation of Sharon Jurawitz as chairperson and Angie Bryant as vice-chairperson moving forward into 2019. The chairs for all subcommittees of the Facilities Committee shall also remain the same for 2019.

The Board of Education members in attendance advised that they would discuss the Facilities Committee's role for 2019 with the other BOE members and identify objectives for the committee. A follow-up discussion will be held after of the start of the new year to provide the committee with specific projects. However, the committee should not wait to begin current pricing for a new elementary facility for the district.

Influencer's Update

Board members shared that the BOE will have a new president in January of 2019. It was uncertain who would fill the role at this time.

Sharon Jurawitz called for a motion to adjourn the Facilities Committee meeting at 7:02 p.m.

Frank Eisenhower moved and Angie Bryant seconded the motion. Motion carried.

The next scheduled meeting is for Wednesday, January 9, 2018 at 6:00 pm. The meeting will be at the district's Administrative Offices in the Berlin Room.

Respectfully submitted,
Jeff Gordon