



Katrina Goggins <kgoggins@lexrich5.org>

Re: question about Board Meeting videos

Katrina Goggins <kgoggins@lexrich5.org>

Thu, Jun 8, 2017 at 3:48 PM

To: [REDACTED]
[REDACTED]

This email is being written as a follow-up to questions you submitted during the "Public Participation" portion of the May 22 meeting of the Trustees of School District 5 of Lexington and Richland Counties. You also emailed further questions to board members on May 23. Responses to both inquiries are posted below.

In the document you submitted, you wrote:

The \$590,000 Derrick Pond property that The District already owns has an assessed value of \$480,800, over 81% of what you paid for that property. The \$752,950, parcel on Amicks Ferry has a Lexington Count assessed value of \$185,702, or less than 25% of the proposed sales price. Was this property on the market at this on price? How long has it been on the market? Do you have an appraisal? How many properties were you asked to consider? Who negotiated this contract? I understand the seller is a real estate agent, I assume you are working with a real estate agent. Is the it the same person?

As publicly reported, the District has entered into an option agreement for the potential purchase of property on Amicks Ferry Road. Attached are documents that include general information on the District's site selection considerations. Pursuant to the due diligence process, to protect the business interests of the district, and consistent with the Freedom of Information Act; details regarding appraisals and other sale matters will remain confidential until after the process has been completed.

The seller and the individual we are "working with" are not the same person.

The potential purchase of property on Amicks Ferry Road is being pursued in response to a critical need. It is very important that the children in Chapin continue to be able to attend school in Chapin. As we are conducting our due diligence on this potential site, the school board and administration will utilize every means possible to maintain its record of providing safe and secure schools.

In your follow-up email, you asked "Where would the money to build the school actually come from?"

A funding source for the construction of an additional school has not been determined at this time.

You also asked, "Why is the Derrick Pond property unbuildable?"

Dr. Hefner states: As Superintendent, I hope that this site (often referred to as the Derrick Pond/Mt. Vernon Road property) will one day be home to a school. I do not feel that this site is the most appropriate location for the next elementary school in the Chapin area. My recommendation is that the new elementary school be built on the west side of the Town of Chapin. This supports the District's commitment to neighborhood schools. It also helps us avoid a situation where the students west of Chapin are the Chapin Elementary population, the current Chapin Elementary students residing east of Chapin get moved to Lake Murray Elementary, and those students living in close proximity to Lake Murray are moved to a location further east.

Regards,
Katrina Goggins

On Thu, Jun 8, 2017 at 10:22 AM, [REDACTED] wrote:

Hi Katrina,

I am following up on the email below concerning the response to the questions I placed in writing at the May 22 Board Meeting. I have not received any answers as of yet. I was hoping to have something prior to the next meeting which takes place this Monday, June 12.

Thanks,

[REDACTED]

[REDACTED]

From: Katrina Goggins [mailto:kgoggins@lexrich5.org]

Sent: Wednesday, May 31, 2017 8:52 AM

To: [REDACTED]

Subject: Re: question about Board Meeting videos

[REDACTED]

The May 8 video has been posted. The May 22 video will be posted later today at the link below:

<https://www.lexrich5.org/Page/13611>

We do have the accurate/same contact information for you. We are working diligently to respond in a timely matter, and your response will be delivered to you soon.

Please let us know if we can help further,

Katrina

On Wed, May 31, 2017 at 7:47 AM, [REDACTED] wrote:

Ms. Goggins,

I hope you are the correct person to contact about this. I am trying to view the Board meeting videos from May 8, 2017 and May 22, 2017. Neither of these videos are available on the D5 website where they are normally posted. Can you please check into this and let me know when they will be available?

Also, I submitted questions in writing at the May 22 Board meeting, but haven't received any correspondence back. I want to make sure you and the Administration have my contact information. I understand, from Board policy, that questions submitted in writing will receive an answer back in a timely manner. Thanks so much.

[REDACTED]

6/13/2017












Lexington/Richland School Dist. 5 Mail - Re: question about Board Meeting videos

Site Selection

Procedure & Data Collection

Determining the general location of a needed school site involves the current need and also future site needs. Current student populations and five-year student projections provide needed data for immediate school site needs. We will meet with representatives of your school district to gather and analyze this information.

There are also physical properties and agency guidelines that guide the site location process. These include:

-  Location of current schools affected by this proposed site
-  Traffic patterns and existing roads allow safe access to site
-  Reasonable access to infrastructure of water, sewer, natural gas, electrical, etc.
-  Soil conditions affecting site development
-  Topography – desirable less than 4-6%
-  Wetlands – minimal disturbance
-  Endangered species habitat and archaeological deposits
-  Zoning – must allow school construction; never allowed in industrial
-  Property access – desired two access points with minimum of 1350 feet of road frontage, safe sight lines and on-site stacking of vehicles. See Chapter 4 SCDOT School Access Design
-  Configuration of site – minimum road frontage of 1350 feet and depth of 800 feet. Elementary site needs 20-25 acres. Middle School site needs 35-40 acres and high school needs about 150 acres.
-  Problematic Features – Potential Hazards, cemetery, air traffic, etc.; see Form F2A, SCSDE, Office of School Facilities

The following exhibits represent data that is gathered and analyzed by our firm and presented to the school district in the selection process.

FORM F2A EVALUATION FOR APPROVAL OF PROPERTY ACQUISITION

COUNTY _____ DISTRICT _____

BUILDING TYPE: Elementary Middle Jr. High High CATE

Other _____

If Instructional Space: Initial Capacity _____ Estimated Max. Capacity _____
Grades Included _____

NUMBER OF ACRES _____ USABLE ACRES _____ PROJECTED OCCUPANCY DATE _____

CURRENT ZONING CLASS _____ REZONING REQUIRED FOR INTENDED USE? ☐ NO ☐ YES

SITE LOCATION: ☐ City ☐ Suburb ☐ Urban ☐ Rural

GIS, Address or Location Description _____

NEIGHBORHOOD: ☐ Residential ☐ Industrial ☐ Business ☐ Undeveloped

Growth Trends _____

TOPOGRAPHY: ☐ Natural Drainage ☐ Woods ☐ Standing Water _____

☐ Gentle Slope ☐ Pasture ☐ Stream/River ☐ Drainage Ditch

☐ Steep Slope ☐ Cultivated ☐ Paved/Developed

Number of Feet Road Frontage _____ Plat attached ☐ NO ☐ YES

POTENTIALLY PROBLEMATIC FEATURES:

☐ None ☐ Air traffic ☐ Poor Access ☐ Highway

☐ R.R. ☐ Industrial Noise ☐ Industrial Waste ☐ HV Power Lines

☐ Old buildings ☐ Heavy Traffic ☐ Cemetery

☐ Transmission pipeline, propane ☐ Transmission pipeline, natural gas

☐ Other potentially problematic features _____

REMARKS: _____

SITE VISIT ATTENDEES: _____

THIS EVALUATION IS BASED ON INFORMATION OBSERVED AT THE SITE. IT IS THE RESPONSIBILITY OF THE DISTRICT TO ENSURE THAT THE SITE IS FREE OF CONDITIONS AND NEARBY INSTALLATIONS THAT COULD ENDANGER THE LIFE, SAFETY AND HEALTH OF CHILDREN

OSF REPRESENTATIVE: _____ DATE: _____

THE SELECTION PROCESS FOR A SCHOOL SITE

The selection and purchase of a school site is critical in providing a setting and environment that provides the design team the ability to create the needed site improvements for the educational program. The curriculum and extracurricular programs drive the need for facilities. An understanding of these issues is important before a district purchases a site for a school. School sites are purchased for specific purposes. This is not a normal real estate transaction.

The following check list is used to insure appropriate analysis in the selection and procurement process.

1. Understand the intended educational and extracurricular programs for the site.
2. Identify the target population and attendance area to be served by the school.
3. Understand the long range capital plan of the district.
4. Determine the size of the school site.
5. Understand safety and security issues to be considered.
6. Insure accessibility for students, parents, visitors and staff.
7. Insure adequate road system to the site.
8. Consider compatibility of land use.
9. Perform geo-technical and environmental studies of the site to insure construction compatibility.
10. Determine topographical conditions of the site.
11. Identify utility infrastructure to service the site
 - water
 - Sewer
 - Gas
 - Electrical
12. Identify wetlands and endangered species of wildlife.
13. Obtain agency approvals.

[REDACTED]

Good evening. My name is [REDACTED] and I live in a neighborhood, past Timberlake, toward the end of Amicks Ferry Road. Many of you may recognize me or my name, because I have had children in District 5 schools since 2001. I have called on some of you in the past to help me navigate certain situations within our schools, and likewise, you have called on me to support you in your causes while on the School Board. I believe we have had a mutually beneficial relationship through the years.

When I first heard about the potential for an elementary school along the Amicks Ferry Corridor, I must admit that I was a tad jealous. Initially, I thought..."Man, why couldn't they have built that school back when I had kids that age? Sure would have been convenient!" I did not jump on the NO bandwagon immediately. I tried to gather facts, as hopefully you are doing. I tried to understand what the true impact may be in terms of traffic and further growth (hopefully responsible growth). I have been paying attention to the efforts of Lexington County Council in terms of rezoning. I wanted to be educated before speaking out.

While I am a parent in the District, yes....I am also a taxpayer. A large portion of my taxes, along with yours and everyone's in this room, is earmarked for your budget. We trust you, as our elected officials, to make responsible, not reckless, decisions, when it comes to spending the money.

You have stated that a new elementary school is needed on the Chapin end of the District. I'm sure the enrollment numbers will continue to be debated. However, there is one thing that is not debatable. When a piece of property (home, land, commercial property) is placed on the market or offered for sale, a competent Realtor will provide the buyer (and usually the seller) copies of the comparable data on recent sales of that type of property in the area. You need to provide comparable data on this tract of land to your constituents to convince the taxpayers that you are being responsible. It has been publicized that you are willing (in other words, have an option to purchase) to pay an average of \$37,000 - \$45,000 per acre for this property. It appears, on the surface, to be a misuse of public funds, especially on top of a recent millage increase.

The \$590,000 Derrick Pond property that The District already owns has an assessed value of \$480,800, over 81% of what you paid for that property. The \$752,950, parcel on Amicks Ferry has a Lexington County assessed value of \$185,702, or less than 25% of the proposed sales price. Was this property on the market at this on price? How long had it been on the market? Do you have an appraisal? How many properties were you asked to consider? Who negotiated this contract? I understand the seller is a real estate agent, I assume you are working with a real estate agent. Is it the same person? There is just something not right here, too many unanswered questions.

An easy way to think about it is this: You go into a neighborhood and purchase a home, without asking your Realtor for comps. You pay the asking price of \$500,000. You go to closing, move in, and meet your neighbor, who recently purchased his home as well. Y'all are discussing the median price range of the houses in the neighborhood and he shows you data that says that median is \$250,000. Would you think that was fair? Would you think your Realtor did a great job? Would you think you were responsible with your family's money? After you pay this amount for this property, will you be able to look your constituents in the eye at the Fire Station or Dutch Fork High School come next election day?

The Board policy includes the duty: to maintain two-way communication with various publics served by the schools in order to interpret public attitudes, to identify policies and procedures of the schools, and to encourage public involvement with and understanding of the schools

I appreciate that you deal with many issues within the scope of your elected duties. However, because we do own the Derrick Pond property, I'm going to ask that you explore every avenue of utilizing that property for the use intended when purchased. Paying almost a million dollars on Amicks Ferry seems like a quick fix to finding land for an elementary school. Just because you can, don't spend this inflated price for land when we already own what we need.

I hope that because of having the rare opportunity of placing a school and forever altering the landscape, you will be compelled to take the time to do your own research, ask the hard questions, and be mindful of your responsibility as Trustees.

Thank you



Katrina Goggins <kgoggins@lexrich5.org>

Fwd: Questions from Board Meeting 3/22

Stephen Hefner <shefner@lexrich5.org>
To: Katrina Goggins <kgoggins@lexrich5.org>

Fri, May 26, 2017 at 4:03 PM

Please add this to the list of questions from the 5/22 Board meeting that should get a response. Thanks.

----- Forwarded message -----

From: **Robert Gantt** <rgantt@lexrich5.org>
Date: Tue, May 23, 2017 at 8:21 AM
Subject: Fwd: Questions from Board Meeting 3/22
To: Stephen Hefner <shefner@lexrich5.org>

FYI

Follow up from Public Participation last night.

----- Forwarded message -----

From: [REDACTED]
Date: Tue, May 23, 2017 at 8:08 AM
Subject: Questions from Board Meeting 3/22
To: rgantt@lexrich5.org <rgantt@lexrich5.org>, lhaltiwa@lexrich5.org <lhaltiwa@lexrich5.org>, michaelcates@lexrich5.org <michaelcates@lexrich5.org>, jhammond@lexrich5.org <jhammond@lexrich5.org>, ebaumgar@lexrich5.org <ebaumgar@lexrich5.org>, behutchi@lexrich5.org <behutchi@lexrich5.org>, ewhite@lexrich5.org <ewhite@lexrich5.org>

Good morning all,

I have attached a copy of my remarks from public participation last evening, in hopes that you really will address the questions that I brought up concerning the appraisal and comps for the land which you have optioned to purchase on Amicks Ferry Road (highlighted in yellow in the attached document). I have added two more questions in this email that are also important for you to answer for the taxpayers of Lexington and Richland School District 5.

As I said during the meeting, I am not a "serial" detractor or a person who generally opposes your actions as School Board members. I could support a school on the Chapin end of the District, as long as I believe that the land is being offered and purchased at a fair price. It was a hard pill to swallow last night when there was lengthy debate on the operating budget, knowing that you want to add another school to the mix. Understanding the difference in capital expenditures and operating expenses, I am certainly aware that there are different pots of money that are used to run the schools, as opposed to purchasing land and building schools. However, the discussion on not touching the fund balance was interesting, since the money to purchase the land and build the school has to come from somewhere, and it is highly unlikely that another referendum will be proposed. Where will the money to build the school actually come from?

As stated in my remarks, I urge you to explore every means possible to use the existing land on Derrick Pond Road for the additional elementary school. The reason for not using this property has never been disclosed publicly, to my knowledge. It would go a long way in building the public's trust (as Dr. Hefner spoke of at length last night) if we understood why there was a half million dollar expenditure made for that land and now it is not being used. Why is the Derrick Pond property unbuildable?

Thank you for your time and I look forward to your timely response.



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