



MINUTES  
Facilities Committee Meeting  
November 10, 2021

The meeting was called to order at 4:30 p.m. by Committee Chair Ken Loveless. Board members Nikki Gardner, Jan Hammond, Rebecca Blackburn Hines, and Cathy Huddle were also present. Interim Superintendent Dr. Akil Ross attended, representing the administration.

Mr. Loveless read a FOIA notice, including that the committee meeting is open to the public and all board members are invited to attend and participate.

A motion was made by Trustee Huddle to approve the agenda. It was seconded by Trustee Hines and approved unanimously.

A motion was made by Trustee Gardner to approve the minutes of the October 6, 2021 Facilities Committee meeting. It was seconded by Trustee Hines and approved by Trustees Loveless, Gardner, and Hines with Trustees Huddle and Hammond abstaining as they were not present at the October 6, 2021 committee meeting.

The District-Wide Facilities Needs Assessment produced in 2019 by M. B. Kahn was discussed in terms of Phase II building needs. Dr. Ross discussed the greater needs in the eastern parts of the Districts with the oldest buildings. While Phase I addressed a large portion of Irmo High School (IHS), there is still the need to address the pod framework that still exists at Harbison West Elementary School (HWES) and Nursery Road Elementary School (NRES) to improve the learning environment. Similar work was previously done for Chapin Elementary and Leaphart Elementary, two schools that also were originally built with the pod design. The needs at HWES and NRES were labeled as Phase 1a needs but, there was discussion that currently no funding has been designated, and this is one of the reasons to look at selling unused property.

The need to update and repair the roofs and replace HVAC at Dutch Fork Elementary School (DFES) and the Activities building of IHS were discussed. Dr. Ross talked about air quality issues at HWES and that these projects should be prioritized because they could be predominately addressed using ESSR funding and they fit with the timing requirements and acceptable use of ESSER funding. These projects have already been approved by the board as part of the ESSER budget.

Dr. Ross also mentioned phase II, and he would like to see the District Office facility addressed in that phase. Mr. Loveless mentioned that Phase I will likely take seven years and maximize our availability of allowable capital borrowing without the use of a bond referendum. Several

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committee members discussed the need to look at district needs and develop a strategic plan or guidelines based on enrollment projections, utilization, and location of facilities before we settle on our Phase II plans. Ms. Huddle also mentioned the need to possibly revisit the \$750,000 planned for Phase I for the District Office if our long terms plans are to possibly relocate the office.

The disposal of the land on Columbia Avenue in Chapin that was the site of the old Alternative Academy and old Chapin High School was discussed following the motion to obtain assessments on the property in anticipation of selling that was passed at the previous board meeting. Ms. Huddle and Mr. Loveless discussed the state law referenced in our policy which appears to indicate that both the state's Department of Education and Lexington County will have to approve the sale of this land since a portion was purchased prior to 1952 and a portion afterward. It was agreed that part of the due diligence will include confirming the process with Lexington County, since Mr. Loveless had been informed they had not previously approved similar sales.

There was additional discussion that, following the motion on the Columbia Avenue land, Chapin's Mayor Knight sent out an email, and there were social media comments that appeared to indicate the board had not met with the town and had stated the land would be sold to the highest bidder. Several of the committee members spoke regarding meetings that have taken place over the years and a meeting held in July of this year between the district administration and town officials and that there was no vote or discussion that the land must be sold to the highest bidder. There was also discussion that the town was requesting enough time prior to the sale to allow them to do a feasibility study. The committee discussed possibly adding an action item to a future board meeting in order to address the town's request.

Topics for future meetings were discussed, and the following topics were requested: Education on the Construction Management at Risk process, creative uses/solutions to our future needs using existing facilities and locations, developing principles/guidelines for facility expansion, funding for phase II and a policy change to shore up the procurement of real property. Ms. Gardiner offered to take up the latter in the next Policy Committee Meeting.

Trustee Huddle made the motion to adjourn. The motion was seconded by Trustee Gardner. It passed unanimously. The meeting was adjourned at 6:12 p.m.