

The Olentangy Facilities Committee Meeting
June 4, 2025 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

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| ☐ Eisenhower, Frank | ☒ McCaughey, Kevin |
| ☒ Eisinger, Brian | ☒ Rogers, Greg |
| ☒ Fouss, Andy | ☒ Scott, Mark |
| ☒ Gilliam, Jarrod | ☐ Smith, Wesley |
| ☐ King, Dave | ☐ Troxell, Joe |

Also in attendance were Dr. Kevin Daberkow (BOE Representative), Lizett Schreiber (BOE Representative), Alyx Zavodny (OLSD observer), Lauren Kissal (Tri-Rivers observer), Ryan Jenkins (OLSD), Dr. Jack Fette (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Mark Scott called the meeting to order and asked for a motion to approve the night's agenda and the minutes from the May 7, 2025, meeting.

Brian Eisinger moved, and Greg Rogers seconded the motion to approve the agenda. Motion carried.

Andy Fouss moved, and Jarrod Gilliam seconded the motion to approve the minutes of the May 7, 2025, meeting. Motion carried.

Middle School Academics/Programs

OLSD's Chief Operations Officer, Jeff Gordon, quickly recapped to members key points from his presentation at the 5/7/25 Facilities Committee meeting. He briefly touched upon the following:

- Currently, Shanahan Middle School (SMS) is a viable and functional school building.
- Some updates are being completed at SMS to maintain its functionality for the next decade or more.
- The Facilities Committee has discussed that it does not make financial sense to renovate SMS for long-term use.
- The district knows that it needs a seventh new middle school at this time. If SMS is replaced, the district would need funds to replace Shanahan.
- District student enrollment is projected to peak around 2046. A slight enrollment decline is anticipated after the peak that plateaus out through about 2080.
- Without new middle school buildings, the enrollments at the current middle schools will exceed 1200 students each, which is well above the 900-1000 student operating preference.
- OLSD already has some of the largest middle schools in the state of Ohio.
- The Facilities Committee previously determined that adding onto the district's existing middle school buildings would prove costly and problematic. Site challenges for construction, parking and other amenities were some of the issues that would make adding onto the existing middle schools a costly endeavor.
- Renovating SMS for long-term use was discussed as a costly endeavor that did not resolve all issues identified at SMS. New construction at SMS was seen as a better

solution for the SMS site and an overall better use of funding (since new construction was projected to be as expensive (or cheaper) than renovating SMS).

Dr. Jack Fette (OLSD's Deputy Superintendent) attended the meeting to share a PowerPoint presentation with members regarding district student enrollment growth and its impact on district educational programming (especially at the middle school level). A copy of the presentation is available upon request through the district's Business Office. Key points from his presentation included:

- OLSD alerted the community in its March 2024 levy campaign to the challenges it was facing due to sustained student enrollment growth and the need for new school buildings to support it. At that time, funding for 3 new elementary schools, one new middle school and one new high school were requested from the community.
- Since the failure of the March 2024 levy request, the Board of Education has been busy discussing future levy request packages and timelines.
- Modular classrooms (trailers) were installed at Indian Springs Elementary, and some students were redistricted out of Scioto Ridge.
- The Facilities Committee updated its enrollment projections in the fall of 2024.
- Overall, all the district's enrollment projections have been consistently very reliable.
- Elementary enrollment is slightly lagging from projected enrollment.
- Preschool and kindergarten enrollments remain difficult to consistently project.
- Middle school enrollments exceed current enrollment projections.
- High school enrollments are also exceeding current enrollment projections.
- At the elementary level, classroom utilization was at 99% by the end of 2024-2025. By the end of 2034-2035 it is projected to be at 121%.
- At the middle school level, classroom utilization was at 101% by the end of the 2024-2025. By the end of 2034-2035 it is projected to be at 122%.
- At the high school level, classroom utilization was at 102% by the end of 2024-2025. By the end of 2034-2035 it is projected to be 125%.
- Dr. Fette shared that the district's enrollment consultant (Woolpert) has indicated that existing homes in the district are less attractive to buyer's looking to purchase within the school district. They are wanting to build new homes because of the current market conditions. This is contributing to growth in newer areas of the district and the need for new buildings.
- New buildings are needed at all levels (ES, MS and HS) throughout the district. Mr. Gordon shared that utilities may impact construction timelines for some of the buildings needed.
- To address the growing student enrollments throughout the district, Dr. Fette advised that the district will first need to redistrict at the elementary level.
- Additional modular classrooms (trailers) will also need to be implemented to accommodate growing enrollments on a building specific basis.
- There will be some redistricting into trailers throughout the district.
- Elementary schools with a "classroom connector" feature will not require modular classrooms (trailers) but will result in elementary schools with enrollments of 800 or more students. This is a concern because it is a lot to manage at the elementary school level.

- OLSD schools with an elementary connector feature include Berkshire Middle School and Hyatts Middle School.

Members in attendance thanked Dr. Fette for attending the meeting and for providing additional insight into the district's enrollment growth situation.

Shanahan Middle School

Jeff Gordon provided a re-cap of past Facilities Committee meeting discussions regarding Shanahan Middle School at the start of this evening's meeting. As a result, members commenced directly into a discussion about a recommendation letter draft (provided to members before the meeting).

Members shared the following feedback regarding the proposed recommendation letter:

- Greg Rogers believed the letter to nicely summarize the work of the committee over the past several months.
- Ryan Jenkins asked for a clarification of the phrase "purpose built". It was explained as a facility with a specific use. For example, specifically for middle school use.
- Lizette Schreiber suggested using building "challenges" in the letter rather than building "inadequacies". Dr. Daberkow agreed that words such as "inadequate" are loaded words that can lead to misinterpretation or be taken out of context easily.
- Jarrod Gilliam and Greg Rogers would like to see the word "educational" removed from the letter regarding facility needs. They do not believe that the Facilities Committee can speak to the educational needs of the district.
- Mr. Gilliam would also like to see any redundant language removed from the recommendation letter.
- Mark Scott would like an emphasis placed on the difficulty in obtaining older parts and equipment for aging facilities.

Mr. Gordon agreed to incorporate necessary edits into the middle school planning recommendation letter per this evening's discussion.

Mark Scott called for a motion to approve the Facilities Committee's edited letter of recommendation for long-term middle school facilities planning.

Greg Rogers moved, and Kevin McCaughey seconded the motion.

All were in favor of the motion and none were opposed. Motion carried.

Dr. Fette and Mr. Gordon thanked everyone for their many months of hard work on this project leading to the recommendation letter.

General Business

There is not a Facilities Committee meeting scheduled for the month of July 2025. It is normal for the Facilities Committee to not meet in the month of July annually. Should there be a levy related need to meet in July, OLSD will reach out to members via email for scheduling.

Assistance with district enrollment projections/planning this fall will be coordinated back with a consultant (Woolpert). Woolpert has much of the reporting and data needed to move forward with this process. Ryan Jenkins will need final enrollment reporting by October 2025.

Influencers

Ryan Jenkins discussed the importance of school funding legislation that is currently being reviewed by the state of Ohio. A vote from the Senate is anticipated on 6/11/25 which would be revealed in a committee conference report on or around 6/27/25 and 6/28/25.

The state is considering an additional \$250 per student for rapidly growing districts which would benefit OLSD. However, they have reduced the funding that we previously received per student, so the extra \$250 per student results in a “flat funding” situation from the state to OLSD.

The “clawback” provision of the legislation is still the most impactful provision of the legislation. It was previously set at 30 percent, which would have nearly immediately placed the district into a fiscal emergency situation. Currently, it looks like the clawback provision is being discussed at around 50 percent. This is actually better (but still not great) for the district, as it allows OLSD to keep 50 percent of its reserve funds as opposed to only 30 percent. It is important to note that the Ohio House could still push for the clawback to be closer to 30 percent.

Current state of Ohio legislation will also impact the amount, the frequency and the language for future levy asks. At this time, we are in a wait and see position regarding all of this. We are hopeful to have the answers that we need from the state of Ohio by July of 2025 so that the district can move forward with its planning initiatives and needs.

If there are no significant changes by the state of Ohio, the new legislation may result in frequent, small levy asks by the district from the community. Five-year forecasts will also likely become three-year forecasts. Ultimately, the state of Ohio could prevent OLSD from being on the ballot at times if it determines OLSD to be too financially well off.

Mark Scott called for a motion to adjourn the meeting.

Brian Eisinger moved, and Andy Fouss seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:28 p.m.

The next monthly meeting is tentatively scheduled for 8/6/2025.

Respectfully submitted,
Jeff Gordon