

**The Olentangy Facilities Committee Meeting
September 2, 2026 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room**

In attendance for the Facilities Committee were:

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

Also in attendance were Charles “Chuck” Shank (BHS Softball Coach), John Betz (BHS AD), Charlotte Lizon (Community Observer), Darla Reardon (Community Observer), Mihika Narayan (Student Observer), Dr. Kevin Daberkow (BOE Representative), Ryan Jenkins (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Frank Eisenhower called the meeting to order and asked for a motion to approve the night’s agenda and the minutes of the August 5, 2026, meeting.

Brian Eisinger moved, and Jarrod Gilliam seconded the motion to approve the agenda. Motion carried.

Eric Sauer moved, and Anup Janardhanan seconded the motion to approve the minutes of the August 5, 2026, meeting. Motion carried.

Berlin High School Softball Turf-

Athletic Director John Betz and Softball Coach Chuck Shank from Berlin High School (BHS) attended the meeting to present to members a proposed artificial turf installation project at the BHS softball fields. A copy of the presentation is available upon request through the district’s Business Office. While the fields could be installed in November or December of 2026, booster preference is to have the project installed in October of 2026 if possible.

For construction, the intent is to utilize LeVann’s. This vendor has already been successfully used by other district booster groups for turf projects. Mr. Gordon advised that LeVann’s has a proven track record of completing quality projects and working well with the district. He also believes the site to have good drainage that would be conducive to the proposed project.

Details of the proposed softball turf project include:

- Installation of artificial turf on two softball fields.
- Inlaid batter’s and catcher’s box areas for easier replacement when worn.
- Two extra sets of batter’s and catcher’s box inlays to be included with the project.
- Logo work includes the BHS Bear at home plate.

Members discussed the growing presence of turf fields throughout the district and their benefit for the athletic departments. Spring sports especially benefit from the use of turf fields due to their ability to drain/dry in wet weather. As a result, members expressed general support for such fields throughout the district.

Chair, Frank Eisenhower, called for a motion to recommend that the proposed artificial turf project for the BHS softball fields move forward to the Board of Education for a presentation at an upcoming meeting.

Member Greg Rogers moved and member Jarrod Gilliam seconded the motion. All members were in support of the motion, and none were opposed. Motion Carried.

Mr. Gordon will work with DLT to specify a meeting in September or October of 2026 that the BHS boosters and athletics representatives can present the proposed project to the Board of Education for final project review/approval.

Solar Subcommittee-

Jeff Gordon shared that Kokosing had recently completed their review of the district's facilities for the possible implementation of solar arrays at various sites throughout the district. They produced a report on their suggestions and findings and provided it to the district. Mr. Gordon shared the report with Solar Subcommittee members Kevin McCaughey and Jarrod Gilliam to review (based upon their professional expertise in the electrical field).

Member Kevin McCaughey was not in attendance at the evening's meeting. Subcommittee member Jarrod Gilliam was in attendance and recapped the high points of the Kokosing report with the Facilities Committee. Mr. Gilliam's summary of the report noted:

- The numbers provided by Kokosing in their report appear to track and make sense based upon the information that they have provided.
- With the 30 percent federal tax credit incentive incorporated, the payback on proposed solar projects at various OLSD sites appears to range generally from 8 to 12 years.
- To be eligible for the federal funds available, qualifying projects require completion of installation by December of 2027.
- The federal funds available are what make the solar project worth looking at. If the federal funds were not available, the ROI would be much greater (likely more than 15 years) and not worth pursuing (since the life expectancy on some solar equipment is generally about 30 years).
- If there is an interest in moving forward with solar arrays for the district, the subcommittee would suggest reducing the scope of work; installing arrays at the locations that would provide a maximum return on the investment for the district. Based upon the report, they believe BHS and LHS to be the sites that the district would benefit the most from the solar projects.

Mr. Gilliam shared the following concerns with members that he had relevant to solar projects:

- Depending upon the criteria and formulas used by Kokosing to create the reporting for the district, there could be a huge variation in the payback data in the reporting provided to the district.
- Mr. Gilliam has not always been a supporter of solar technology in the past because the ROI has always been so close to the actual life expectancy of the solar equipment and the components (so it generally has not been worthwhile to implement).
- He would like more information on how Kokosing intends to connect the solar array to the main electrical service for the district's buildings.
- He has concern for unforeseen costs related to the project (equipment, materials, services, etc.)
- He has concerns about maintenance costs that may potentially extend the ROI.
- He has concerns regarding the tight timeline that the district will have for installation to meet the deadlines needed to qualify for the federal funds available.
- He has concerns about the district moving forward with more than just a building or two. The more buildings that the district moves forward on without real life performance data, the more potential risk that the district incurs.
- He would like to have more insight into how the formulas used for the project by Kokosing were developed.

A general discussion by Facilities Committee members relevant to the solar reporting commenced.

Members discussed:

- Dr. Daberkow and members in attendance asked for the Kokosing report and supporting information to be emailed to them.
- Solar technology and panels have been improving each year that passes.
- It is believed that a low interest loan (around 2 percent) may be available to fund a solar project such as this.
- PACE funding is not available for public projects.
- Mr. McCaughey has worked professionally with Kokosing on projects in the past and he has mentioned at previous subcommittee meetings having had a good experience working with them.
- It would be risky to try to install solar arrays at both district elementary and high schools with the December 2027 deadline quickly approaching. Best to limit the scope of work.
- It is important to size the solar arrays correctly. Overproducing electricity is not beneficial to the district, and the cost of the equipment generally surpasses the cost recouped from selling back the electricity.
- It is believed that solar inverters have about an 8-year life expectancy and panels are now around a 30-year lifespan. However, the solar panels will begin to degrade earlier than the 30-year mark.
- References for similar Kokosing projects would be beneficial to research.
- Kokosing's suggested project date of 10/1/2026 is not realistic for the district at this time.
- It is important to keep in mind that Kokosing has provided its best numbers, scenarios, and references in its reporting to the district.

- Members discussed that in the private sector, most companies will not spend money on projects that have an ROI nearing the ten-year range. They prefer projects that have a ROI closer to five years to make the investment worthwhile.
- Members commented that public organizations (like school districts) may feasibly be able to consider ROIs longer than five years because of the long-term nature of the organizations and the properties that they hold.
- Overall, the committee and the district need to establish if it is worth recommending pursuing a project with an ROI around ten years (or a little higher).
- If a ten-year ROI is acceptable, then Kokosing should be asked to attend an upcoming Facilities Committee meeting to provide more information relevant to their report.
- If a ten-year ROI is not acceptable, then Kokosing should be thanked for their information and the project not considered.
- Member Andy Fouss shared that for him personally, a ten-year ROI for a project would be the cut-off point. He would like to see the ROI around 7 years.

Upon commencement of the general discussion (summarized above) members were in support of having representatives from Kokosing attend the 10/7/26 Facilities Committee meeting to provide members with additional project information for BHS and LHS (and to be able to address questions in person). All members in attendance at the meeting were in support of hearing additional information from Kokosing and none were opposed.

Student observer, Mihika Narayan, asked if the Facilities Committee would consider voting on the project at the end of the 10/7/2026 Facilities Committee meeting. Chair Frank Eisenhower replied that there is a possibility that a vote may happen. However, if members still require more time or additional information, the vote may be deferred to another time.

Building Updates-

Mr. Gordon advised that the Elementary #18 project is still progressing well. It remains on time and within budget. Robertson was able to get ahead of the wet weather and is making good time. There have been few issues to address, and Mr. Gordon still feels good about the construction progress.

Trucco has started site work at the High School #5 site and is working hard. The project is still on track for a 2028 opening in the fall. If the project runs into significant issues, the district will know well ahead of time if a delay in the opening needs to be discussed. If delayed, a one-year delay in opening would be more likely than a half-year delay. However, it is in Robertson's best interest as a CMR to complete the project per the terms of the original agreement.

It has been confirmed that the district site available to the west of OHS stadium would work to accommodate a proposed Technology building for the district. The building will be a pre-engineered metal building and could potentially be completed fall of 2027. Initially the building would be utilized for much needed storage for the district (equipment and deliveries) and house around 35 staff members.

PI Projects-

Mr. Gordon discussed the status of the following district improvement projects:

- Asphalt projects are in their final phases.
- Roofing projects are in their final phases.
- The Bioscience Lab project at the Academy has started and is underway.
- Completion of resurfacing work on the district's tennis courts was delayed by Heiberger Paving due to staffing and wet weather issues. Tennis court time had to be rented at local facilities for the start of the tennis season. Heiberger has apologized and is reimbursing the district for these costs.

Enrollment Planning 2027-

The newest district enrollment report was provided to members for review. The process for enrollment projection planning for the fall of 2026 will be similar to last year. Chair, Frank Eisenhower, will be working with Dr. Jack Fette (OLSD) and Woolpert to finalize enrollment projections by October of 2026. Current district enrollment is over 24,000 students. Over 25,000 students are anticipated by the end of the 2026-2027 school year. The district's accuracy with annual enrollment projections remains impressive per Dr. Daberkow.

Influencers-

Dr. Daberkow expressed his continued gratitude to the community volunteers on all district committees, including the Facilities Committee. You are all appreciated! Our district is so fortunate to benefit from the professional expertise and input from its community members.

Frank Eisenhower called for a motion to adjourn the meeting.

Brian Eisinger moved, and Jarrod Gilliam seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:55 p.m.

The next monthly meeting is tentatively scheduled for 10/7/2026.

Respectfully submitted,
Jeff Gordon