The Olentangy Facilities Committee Meeting
October 7, 2026 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

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

Also in attendance were Mihika Narayan (Student Observer), Camryn Harris (Student Observer), Gary Leckonby (Kokosing), Roberta Washburn (Kokosing), Andrew O'Donnell (Kokosing), Dr. Kevin Daberkow (BOE Representative), Dr. Jack Fette (OLSD), Ryan Jenkins (OLSD), Brian Baker (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 September 2, 2026, meeting.

Kevin McCaughey moved, and Brian Eisinger seconded the motion to approve the agenda. Motion carried.

Jarrod Gilliam moved, and Scott Baker seconded the motion to approve the minutes of the September 2, 2026, meeting. Motion carried.

<u>Enrollment Projections Planning-</u>

Dr. Jack Fette from OLSD was in attendance to review this year's enrollment projections report with members of the Facilities Committee. The projections focused on the ten-year outlook for the district. Data from Woolpert, as well as district data was utilized to create the projections in the report. A copy of the presentation is available upon request through the district's Business Office.

This year's report shows that student enrollment in the district is still growing but has slowed. Actual enrollment in 2025-2026 was 374 students less than projected in last year's report. Kindergarten was a large part of where the projections were off a bit. Kindergarten enrollment was 200 students less than projected for 2025-2026.

Kindergarten remains notoriously difficult to predict because parents have other educational options at this age. Because OLSD does not offer Kindergarten all day, some parents opt for services elsewhere. Additionally, many parents choose to use a "coupon" provided by Ed Choice which assists with kindergarten services other than the district's services.

Predicting preschool enrollment offers similar challenges. Because of the local availability of preschool services provided independently of the district, it is difficult for OLSD to predict how many

students will be coming to OLSD for kindergarten or first grade from these independent facilities. A survival ratio of 38% of kindergarten enrollment is currently used to predict preschool enrollment.

The current ten-year enrollment forecast for the district anticipates a growth of 2398 additional students. This ten-year growth is slightly under 10 percent. Population growth in Delaware County remains high. Currently, there are over 581 permits for single-family housing (with a student yield of .75) and more than 90 permits for multi-family housing projects (with a student yield of .2). This supports the continued enrollment growth anticipated by the district.

Elementary school enrollment is currently a little "flat". Calculations show that 574 elementary classrooms will be available when DHES opens next year. If student distribution were equal across the district, classroom space is predicted to run out by the early to mid- 2030's but will be needed even earlier if growth continues as expected in the northern areas of the district. There are likely two additional elementary schools needed in the district's ten-year forecast.

Middle school enrollment is also a little "flat" currently, but the district is already over capacity at the middle school level. The upcoming redistricting process will look at the middle school enrollments and attempt to better balance the enrollments at each of them. A seventh middle school is anticipated to be needed in the district's ten-year forecast.

High school enrollment is still growing. High School #5 will be opening at the optimal time to accommodate the growing student population at these grade levels. High school enrollments will need to be better balanced through the redistricting process, but the district will have the space that it needs to accommodate the students. There is not an anticipated need for the construction of any additional high schools in the district's ten-year forecast.

Dr. Fette advised that the district continues to grow "in pockets" geographically. The areas near HMS and BHS continue to grow the most rapidly. Growth is also concentrated in areas where new housing is being constructed. New homes appear to have a higher student enrollment yield for the district. It is thought that the lower interest rates and promotional items that builders can offer to buyers is attracting younger buyers with younger families. The redistricting process will look at these areas in attempt to balance building enrollments and building "feeder patterns" for the upcoming years.

A brief question and answer session commenced.

Upon completion, Chairman Frank Eisenhower called for a motion to support that the information in this year's enrollment reporting forecast be shared with the Board of Education at an upcoming meeting.

Member Jarrod Gilliam moved and member Brian Eisinger seconded the motion.
All in attendance were in support of the motion and none were opposed. Motion carried.

Solar Presentation-

Representatives (Gary Leckonby, Roberta Washburn and Andrew O'Donnell) from Kokosing Industrial attended the meeting to share information with members regarding the proposed

installation of solar arrays on the rooftops at both Liberty (LHS) and Berlin High (BHS) Schools. A copy of the presentation is available upon request through the district's Business Office.

The proposed project is 1.15 MW dc in size and approximately a 2.3-million-dollar investment (prior to the 30% federal rebate available). The solar arrays would be placed on similar rooftop locations at both LHS and BHS. These schools were selected because their size would allow for the best economic benefit from the project (and the roofing systems are not anticipated to need work in the short-term future).

Kokosing Industrial has installed solar arrays previously. They have also acquired Third Sun Solar which is experienced in the solar field. Primary equipment for the project is comprised of panel boards, breakers, metering, wiring and disconnects. Transformers will not be needed for a project of this size.

One of the largest benefits of the solar panel project is that it allows the district to "hedge" it's energy rate cost per kw a bit and allows the district to sell back any excess energy produced by the system. Kokosing would implement all mechanical and electrical construction for the solar system. Their initial inspection of the sites indicates that they will be able to connect the solar arrays to the main electrical in the buildings via a "tap system" method at both sites.

Currently, primary risks for the proposed project are foreseen to be:

- A deadline to have both systems completed and running by 12/31/27 to be eligible to receive federal money that is available to offset costs for the project.
- Potential time delays with AEP during its project application review process.
- Potential long lead times for equipment and materials needed for the project.
- Module availability and pricing.
- Potential for tariffs to increase the cost of solar panels and other material costs. (Costs are already starting to rise).
- AEP could potentially require a relay line upgrade cost at each substation at the cost of about $80,000 for each site.
- Potential time delays with AEP at the completion of the solar array project during their final review process, slowing Kokosing's permission to activate the system.

Once in queue, it is important to note that AEP has three levels of review in their application process. Because this proposed solar project is not considered to be large in scale, Kokosing is hopeful that OLSD's project will be approved in the Level One review process. This would be the quickest and most efficient. Should the project enter the Level Two or the Level Three review processes, the overall timeline for the project could be jeopardized as a result. Additionally, both building and electrical permits will be needed from local municipalities for each of the sites. These processes could also impact project costs and timelines.

After the initial project information was provided by Kokosing, members had many questions as follows:

- **Member Greg Rogers inquired as to how the solar arrays will be secured to the building roofs?** Kokosing shared that the arrays will be secured to the roofs via a ballast

and rack system. Because the arrays are "contiguous" they will require less ballasting. They will be installed 6" off the surface of the roof (at the leading edge of the panel) and around existing rooftop vents and equipment. Panels will have a pitch of 5 to 10 degrees. Walk paths per code have been designed though and around parts of the array system. They can be removed for major roofing repair or replacement needs. Warranty provisions would need to be discussed with the applicable roofing companies.

- **Member Jarrod Gilliam asked how the solar arrays would impact the cost of roofing repair or replacement costs?** Kokosing shared that it is not inexpensive to have them come out to remove all (or parts of) the solar array for roof replacement or repair purposes. They estimated the cost to be up to $75,000-$80,000 for them to remove and reinstall solar panels at this time. Typically, reroofing might be a good time to replace solar panels that are performing less effectively. Panels typically degrade at about .5% per year. (Inverters are where issues are normally seen). In the future, if panel sizes reduce and efficiencies increase, there could be a benefit to the district. The system might require less space and have greater results.
- **Member Mark Scott wanted to know if there was merit in purchasing spare parts for the solar array system at the start of the project proactively for repairs resulting from weather (hail/wind) or physical damage (balls/rocks/drones/etc.)** Kokosing shared that there are three different levels of O & M packages available for OLSD to select from. Each provides a different level of coverage/service, and each has a different cost. OLSD would need to identify the package that is the best fit and price for its needs. Kokosing suggests contracting them to monitor the system for the first 1-3 years.
- **Chairman Frank Eisenhower inquired if a "dashboard" type educational tool could be implemented somewhere for the students to view the energy use and savings progress for each of the projects.** Kokosing shared that there is the ability to put something together and to sync it with the Jade Track system that is currently in use by the district.
- **Member Eric Sauer wanted to know "the point of no return" relevant to the construction timeline for the project if AEP and the municipalities are slow with their application review, permitting and zoning processes?** Kokosing did not provide a specific answer to this question, but implied that it was soon. Kokosing did indicate that they were optimistic that the AEP process would be reasonable and not thought to be too involved. AEP can't give approval to Kokosing for the project in advance of being in a contract with Kokosing. Members shared that they would feel better if Kokosing were to reach out to AEP relevant to the project and get a better idea as to their current workload and anticipated timeline to review the proposed project. Members were concerned that if the district were to proceed to purchase panels and equipment for the project to get ahead of rising costs, that OLSD might get stuck with the materials (if AEP was opposed to the project overall).
- **Member Andy Fouss voiced a concern that AEP might not want to approve the project because they might want to avoid having to buy power back from a project of this size.** Kokosing was not aware of circumstances in which this had happened previously and did not think it to be overly risky for OLSD's proposed project (because it is considered a smaller sized solar project from AEP's stance). Member Kevin McCaughey shared that the goal for OLSD is to "right size" the project to off-set energy peaks. It is not the goal for OLSD to become an "energy seller". Kokosing shared that the size system currently proposed for

BHS and LHS would likely only cut the district's energy bill in half. The array system proposed is simply not large enough to produce "zero" energy invoices monthly.

- **Member Wes Smith commented on the "wild card risk" that OLSD might be taking with this project and inquired if Kokosing would be willing to buy back solar panels purchased by the district should AEP or other entities not approve the project?** Kokosing did not confirm that they would be willing to purchase the solar panels back from the district (even if they could make additional money on them as prices rise). Roberta from Kokosing did share that while they do not like to do it, terms relevant to liquidated damages (or other) could be written into a contract. However, there was no guarantee that any non-standard terms would be approved, and it might slow the project down further.
- **Members recapped that the ROI for the project was approximately ten years with the federal funds available and around 13 years without the funds.** OLSD's Jeff Gordon verified that an OFCC low-rate loan (approx. 2%) is still available for the project and that the district has begun discussions with the loan provider relevant to the project. It would be a ten-year loan with a payment of approximately $250,000 per year.

Upon completion of the presentation and the group discussion, Chairman Frank Eisenhower shared that the Facilities Committee simply needed more information relevant to AEP's process and more assurances from Kokosing to mitigate OLSD's risk for the proposed solar array project at BHS and LHS. A vote for (or against) the project would not be able to take place without some additional information.

OLSD's Chief Operations Officer, Jeff Gordon, advised that he would work with Kokosing to obtain the additional information needed so that the committee could possibly meet again before 10/22/26 to make a final determination on the project. The district will be in contact with members by email to coordinate a new meeting date/time.

Building Updates-
Deferred to a future meeting.

PI Projects-
Deferred to a future meeting.

Influencers-
Deferred to a future meeting.

Frank Eisenhower called for a motion to adjourn the meeting.
Jarrod Gilliam moved, and Wes Smith seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 8:52 p.m.

The next monthly meeting is tentatively scheduled for 11/4/2026.

Respectfully submitted,
Jeff Gordon