

**Minutes
Transylvania County Board of Education
September 24, 2018**

INVOCATION / PLEDGE OF ALLEGIANCE

CALL TO ORDER / WELCOME

BUSINESS ITEMS:

1. Bond Projects Conceptual Drawings
2. Bond Update

Recess (Tour of BHS Facility Needs)

Reconvene

Public Comment

The Transylvania County Board of Education met in special session at 6:30 p.m. on September 24, 2018 in the media center at Brevard High School. The purpose of the meeting was to receive community input on conceptual plans for potential construction/renovation at Brevard High School, Rosman High School, and Rosman Middle School. Chairman McCoy led in a moment of silence and Betty McGaha led the Pledge of Allegiance. In addition to approximately 50 guests, the following board members, staff, and others were in attendance:

BOARD MEMBERS:

Tawny McCoy, Chair

Marty Griffin

Betty Scruggs McGaha

Alice Wellborn

PRESENTER:

Chad Roberson, Clark Nexsen

MEDIA:

John Lanier, *Transylvania Times*

STAFF:

Dr. Jeff McDaris, Superintendent

Jenny Hunter, Administrative Assistant

Dr. Brian Weaver, Senior Director, Human Resources

Norris Barger, Director, Business Services

Kevin Smith, School Community Relations Coordinator

Arleca Chapman, Director, Career-Technical Education

Josh Tinsley, President, TCAE

Dr. Bryan Abernethy, Principal, BHS

Mark Ellenberger, School Resource Officer

Chairman McCoy welcomed everyone and called the meeting to order. She introduced the head table and gave the following opening comments:

I was told by someone that we haven't done enough to sell the bond. If I am going to make a purchase, I look at the facts. Here are some facts about the bond. The bond is not just for facilities at our schools. It is also an investment in our community, our families, and our economic development. Quality of schools is a reflection of the entire community. We are talking about more than just school buildings. The people sitting here have thoroughly researched the consolidation issue. We commissioned a study that showed steady enrollment numbers in our county. I and other board members don't believe this is the best we can be. We have county commissioners who are committed to making our county grow. We can debate on how we got to the place where we need \$68 million in capital investment; however, the fact is that if you drive a car and want to move forward, you have to put in gas. We have to meet these needs, and we can't do it without you. Yes, it will mean a tax increase. Our projection comes from the Local Government Commission and is the same as the county's projection. Why are we having this meeting now? We passed a resolution supporting the bond in January. We have been talking about a bond for at least two years before that. We are in our bond campaign just like candidates are in their campaigns right now. I can assure you that no one has worked harder at doing what is best for our students and

community than our board members. We commissioned a comprehensive facilities study in 2015, so we have been working toward this for a long time.

ON A MOTION BY MRS. MCCOY, SECONDED BY MR. GRIFFIN, the board unanimously approved the meeting agenda as presented.

BOND PROJECTS CONCEPTUAL DRAWINGS & BOND UPDATE

Chad Roberson, architect, presented conceptual plans for Brevard High School and Rosman High/Middle School. He reported that the plans are based on feedback from community input meetings, meetings with faculty and staff, and input from the board. The options were designed using a formula to determine which buildings were most viable, which could be renovated, and which should be demolished.

BHS OPTIONS

Mr. Roberson reported that both options for BHS provide a centralized, singular point of entry; internal, secure circulation throughout entire school; centralized commons/collaborative area (new cafeteria, media center, main office); consolidated administration, guidance, and faculty area; renovated auditorium; new/renovated instructional areas (core academics, arts, CTE); new school face along Country Club Road; clear drop-off at entry for both buses and parents; and auxiliary gym/field house located to enhance the stadium complex.

Mr. Roberson addressed questions from the assembly:

Won't creating new traffic patterns and drop-off procedures cause problems? Clark Nexsen works closely with DOT and local transportation officials regarding any potential new traffic patterns. Marenda McCall expressed concerns about children breathing diesel exhaust fumes during pick-up and drop-off. Mr. Roberson explained that pick-up/drop-off should be designed so that students do not have to cross traffic.

Will the large windows depicted in the new administration area have bullet-proof glass? Will there be metal detectors? Increased visibility will allow administrators and school resource officers to see and react to potential incidents sooner. The conceptual plans do not include bullet-proof glass or metal detectors. Mr. Roberson discussed the safety benefits of having a contiguous building with one main entrance versus the current multi-building layout with over 80 doors.

Won't having fewer doors create a problem for students trying to get out in a panic situation? Mr. Roberson reported that his team works closely with the fire marshal and law enforcement to address all building codes and safety issues. Chairman McCoy emphasized that staff and student safety is paramount in all of the new designs.

Has renewable energy had been incorporated into the new designs? Energy analysis is very much a component in new designs and the Clark Nexsen team is committed to finding efficiencies as much as possible.

What will happen if enrollment increases in the future? The new designs will have the capacity to add at least 200 more students to the BHS campus and remain within Department of Public Instruction guidelines.

RHS OPTIONS

Mr. Roberson reported that their structural analysis of RHS had revealed some of the newer buildings to be the ones needing to be demolished due to moisture issues and foundation problems in some areas. He presented two options, both of which would provide a new, multi-story RHS classroom building; major renovations for RMS classrooms; new spaces for CTE, arts, and band; upgraded theater, auditorium, and backstage area; a centralized, singular point of entry; clear drop-off at entry for both buses and parents; internal, secure circulation throughout entire school; centralized commons/collaborative area; administration for both middle school and high school; separate high school middle school core classroom areas; and an option to use the “new old gym” as a middle school gym. Option 1 would keep the campus bisected by Highway 64 as it is now. Option 2 would involve potentially closing a portion of Highway 64 to in order to join the two sections of campus for improved student safety.

Mr. Roberson and Chairman McCoy addressed the following questions:

What about a potential negative impact on the Town of Rosman if the road is closed?

Chairman McCoy stated that the board has already been talking with town officials, DOT, and emergency management services about this issue. The board has no desire to do anything that would hurt the town and would seek public input before making any decision.

Will the RHS band room be moved from the damp basement? Yes. Both options include a new, larger band room on the second floor.

Please explain the property tax increase that would be required for the bond. The estimated taxpayer impact of an 11-cent tax increase on a \$200,000 house would be \$4.23 per week or \$18.33 per month. The 1998 bond had a 12-cent tax increase. Transylvania County currently has a property tax rate lower than 88 out of 100 counties in North Carolina.

These options are not detailed enough for voters to make an informed decision. What will happen after new members are elected to the school board and county commission? Chairman McCoy reported that most candidates have been attending meetings and keeping up with discussions about the bond. Each of the options presented would be possible within the \$68 million bond framework. Kevin Smith reported that it is normal practice for the next layer of design work to be done only after a school bond is voted on. It would be a waste of taxpayer money to pay for detailed plans if a bond does not pass. Chairman McCoy added that the architects have done a tremendous job creating options for each school based on what the board could afford to pay in advance planning services.

RECESS & TOUR

The board took a 30-minute recess beginning at 8:00 p.m. to allow Dr. Abernethy to lead a brief tour for guests interested in to viewing needs within the school. Chairman McCoy reconvened the meeting at 8:34 p.m.

PUBLIC COMMENT

What is the likelihood of the projects coming in on budget? Mr. Barger reported that the overall cost includes a 12% escalation factor per year based on current increases in school construction costs. The board plans to use a construction manager-at-risk at each site to further reduce the risk of price or cost overruns. The last bond projects done in 1998 came in under budget and on time, and he feels confident that the same will be true this time.

Will both schools be done at the same time? Yes, work at both campuses will proceed simultaneously.

Will they hold classes during construction? All options include step-by-step plans for relocating students during each phase of phase of construction. Due to the expense involved, no modular units will be used.

How long until completion? Projects would take 3-4 years to complete.

There was no further business, and ON A MOTION BY MR. GRIFFIN, SECONDED BY MRS. MCCOY, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Chairman

Secretary