

MINUTES OF THE CITY COUNCIL MEETING
December 11, 2017, 6:00 P.M.
WORK SESSION
Council Chambers

PRESENT: The Honorable W. Eugene Hunt, Jr., Mayor
The Honorable Carey L. Freeman, Vice Mayor
The Honorable Herbert R. Green, Jr
The Honorable Jana D. Andrews
The Honorable Thomas J. Cannella II
The Honorable David A. Hux

J. Randall Wheeler, City Manager
Judy F. Wiggins, Assistant City Manager/City Clerk
D. Wayne Moore, City Attorney

ABSENT: The Honorable Charles M. Southall III

SCHOOL BOARD MEMBERS

PRESENT: Wayne E. Holcomb, Member
Steven S. Kast, Chairman
Michelle B. Sheeler, Member
Jennifer M. Mosteller, Member
Christina F. Helsel, Member
Jeremy P. Jordan, Member
Dr. Jennifer Parish, Superintendent of Schools

Mayor Hunt opened the work session at approximately 6:00 p.m. in Council Chambers.

City Manager, Randy Wheeler, stated that the City Council and School Administration had met in a joint work session on September 25, 2017 at which time a report was given by the City's Financial Advisors, Davenport and Company, to clarify how the decisions on the Capital Improvements Plan could impact the City's finances. This was in response to the City Council's focus having shifted to the City's debt capacity, credit rating and requirements associated with potential, future new debt to support the draft CIP and the School's potential solution to consolidation/renovation of the Middle School.

School Board Chairman, Steven Kast, and School Superintendent, Dr. Jennifer Parish together explained that it had taken the Board approximately 3 ½ months to examine the need for school consolidation. Information from the Weldon Cooper Center regarding the projection of student enrollment for the next ten years indicated that due to the new housing developments expected for the next few years an increase in enrollment is hopeful; therefore, the School Board decided at their November 28th work session, that consolidation was no longer an option. The Board then concentrated on how to proceed with upgrading or renovating the current schools to meet the needs of the students in the next ten years. The cost estimates for repair/reconstruction of the Middle School contained seven options ranging from \$5,046,800 for immediate repairs to total replacement cost of \$31,542,500. A copy of this presentation is fully set out as an attachment to

these Minutes. The School Board recommends Option 3, Modernization Plan at a cost of \$15,943,300 which would bring the facility into compliance with current code and ADA regulations. This amount would include the cost of three to five trailers which would be needed for student classrooms during the construction phase. Once completed, this option would ensure that no other major work would be needed in the foreseeable future and will extend the useful life of the school beyond 25 years.

Option 3 would not include: auditorium, gym, locker room, PE offices, PE storage and the mechanical space in the adjacent ramped corridor would not be elevated; therefore, remaining flood prone. There would not be a connection between the two floors of the building, which would require two elevators instead of one.

The Mayor thanked the School Board and Dr. Parish for their presentation and expressed pleasure that the four schools would continue to be used. The Council was supportive of the recommendations of the School Board and expressed their desire to carefully review the Capital Improvement Program at a retreat to ensure that the City's capital needs would be addressed as well as the schools.

ADJOURNMENT:

There being no further business, the work session was adjourned at approximately 6:39 p.m.



CITY OF POQUOSON

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Office of the City Manager

December 11, 2017

TO: City Council
FROM: City Manager
SUBJECT: Work Session With School Board – School Consolidation

Please see attached the materials presented at the School Board consolidation work session on November 28, 2017. At the conclusion of the meeting the School Board decided by (consensus 5-2) that consolidation was not the preferred course of action. The School Board will brief Council on their work to date and recommendation related to question one, i.e. should we consolidate into three schools. This work session will also provide an opportunity for the School Board to review the process it intends to follow regarding review and analysis of the various alternatives and options relating to the renovation of the Middle School.

School Consolidation

November 28, 2017



Status of Developments

▶ Approved Developments

- Drake's Landing
 - 10 lot single family subdivision
- Fountains of Poquoson
 - 24 apartment units and 12,500 square feet of retail space
 - An additional 20 townhome units is proposed, but no site plan has been received or approved
- Whitehouse Cove Marina
 - 12 additional non-traditional residential units
- Village Park Townhomes
 - 26 townhome units with building in progress
- Rubus Run Townhomes
 - 24 townhome units with building in progress


September 30 Enrollment

Year	Enrollment *
1996	2,417
1997	2,481
1998	2,436
1999	2,486
2000	2,472
2001	2,500
2002	2,510
2003	2,544
2004	2,596
2005	2,597
2006	2,602

Year	Enrollment *
2007	2,501
2008	2,491
2009	2,413
2010	2,358
2011	2,265
2012	2,212
2013	2,151
2014	2,119
2015	2,133
2016	2,080
2017	2,139

**Includes preschool enrollment.
Enrollment on November 20, 2017 was 2,140.*

Weldon Cooper Center Methodology

- ▶ Handout explains the methodology
 - ▶ Additional information from the researcher
 - Researcher indicates the boost of enrollment that occurred leading up to 2006 was primarily tied to an increase in new housing.
 - Current uptick in enrollment is tied to the fact that homeowners may be more willing to sell homes in the City because the recession ended. Home buyers have children who are enrolling in PCPS.
 - The new housing developments that are on track for the coming years will create an increase in enrollment for PCPS.
 - It is difficult to determine how much turnover in established housing will occur in the coming years, but likely more could occur in the immediate future.
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School Capacity

- ▶ School functional capacity is based on teacher staffing as required by the Virginia Standards of Quality (SOQ)
- ▶ Functional capacity provides information for the number of students that a school facility can satisfactorily accommodate at one time for the *particular* educational program and curriculum offered
- ▶ Functional capacity takes into consideration the need for the following:
 - Classrooms for special education students
 - Classrooms for gifted programs
 - Classrooms for art, music, PE and additional secondary school electives
 - Classrooms for computer labs which are needed for state mandated testing
 - Teacher work and conference rooms

Facility Design in Divisions with Grades 3-8 and PK-7

- ▶ **Academy for Discovery at Lakewood, Norfolk Public Schools (Combined 3-8)**
 - It was originally built as a middle school
 - Made the switch 3 years ago
 - Only real structural changes were to add restrooms to some classrooms

- ▶ **Swords Creek Elementary, Russell County Public Schools (was 3-7 and now PK-7)**
 - It was designed as an elementary school for grades 3-7
 - Became a PK-7 school last year and had “plenty of room” to make the change



Middle School 2013 Facility Study

- ▶ Modernization addresses all aspects of the building, which includes updating and replacing finishes, bringing the facility to current code and ADA compliance, and repairing or replacing building systems and building spaces taking into account energy savings, educational needs, and technology standards.
- ▶ Items not included in the modernization option
 - Option 3:
 - The auditorium, gym, locker rooms, PE offices, PE storage and mechanical space in the adjacent ramped corridor would not be elevated, and would remain flood prone.
 - There would not be a connection between the second floors of the building, which would require two elevators instead of one.
 - Option 3A:
 - The gym and the mechanical space in the adjacent ramped corridor would not be elevated, and would remain flood prone.
 - There would not be a connection between the second floors of the building, which would require two elevators instead of one.

Comparison of 5 Consolidation Scenarios

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>
Projected Operational Budget Savings	PK-4 (PES) 5-8 (PMS) 9-12 (PHS)	PK-5 (PES) 6-8 (PMS) 9-12 (PHS)	PK-2 (PPS) 3-7 (PES) 8-12 (PHS)	PK-2 (PPS) 3-8 (PES) 9-12 (PHS)	K-3 (PPS) PK, 4-7 (PES) 8-12 (PHS)
Position Savings	\$335,699	\$405,429	\$296,271	\$296,271	\$405,242
Position Cost	(\$26,913)	\$0	\$0	(\$33,889)	(\$53,826)
Maintenance /Utilities/ Grounds/Insurance Savings *	\$173,961	\$173,961	\$241,108	\$241,108	\$241,108
Transportation Savings	\$30,000	\$30,000	\$42,000	\$30,000	\$42,000
Total Projected Operational Budget Savings	\$512,747	\$609,390	\$579,379	\$533,490	\$634,524

* Does not address increased costs that may occur with additional square footage.

Questions or Additional Information Requests

