

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

NOVEMBER 19, 2018
OTHERS PRESENT

Tracey L. Kendrick
Gordon Powell
Jimmy B. Clayton
Kyle W. Puryear
B. Ray Jeffers

Heidi York, County Manager
C. Ronald Aycock, County Attorney
Brenda B. Reaves, Clerk to the Board

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, November 19, 2018 at 9:00am in the Person County Office Building Auditorium.

Chairman Kendrick called the meeting to order. Vice Chairman Powell gave an invocation and Commissioner Puryear led the group in the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

A **motion** was made by Commissioner Puryear and **carried 5-0** to approve the agenda.

RECOGNITION OF LOCAL GOVERNMENT DAY:

Chairman Kendrick welcomed the Person High School students enrolled in civics and economics participating in Local Government Day to observe the Board of County Commissioners in session. Chairman Kendrick, Vice Chairman Powell and Commissioners Clayton, Jeffers and Puryear proceeded to introduce themselves and shared general information about the office of a commissioner and general government. County Manager, Heidi York, Assistant County Manager, Sybil Tate, Clerk to the Board, Brenda Reaves, Tax Administrator, Russell Jones, Finance Director, Amy Wehrenberg, IT Director, Chris Puryear, Emergency Management Director, Doug Young and Planning Director, Lori Oakley also introduced themselves.

INFORMAL COMMENTS:

The following individual appeared before the Board to make informal comments:

Mr. David Forsythe, Executive Director of Person County Group Homes, Inc., a non-profit provider for those in the county with disabilities located at 202 North Main Street, Roxboro, requested the Board to consider a one-time contribution of \$100,000 to assist with the cost of their employees' insurance costs. He stated as a result of the Affordable Health Care for America, the insurance costs for their employees has increased approximately \$200,000.

November 19, 2018

DISCUSSION/ADJUSTMENT/APPROVAL OF CONSENT AGENDA:

A **motion** was made by Vice Chairman Powell and **carried 5-0** to approve the Consent Agenda with the following items:

- A. Approval of Minutes of October 22, 2018,
- B. Budget Amendment #10,
- C. Resolution Designation of Applicant's Agent to file applications for federal and/or state disaster assistance,
- D. Person County Airport Renewal of Safety/Maintenance Agreement and Resolution of Sponsor for 100% state funding,
- E. Capital Project Budget Ordinance relating to Person County's Community Development Block Grant for the Polywood Building Reuse Project
- F. Transitioning Person County's Domain from .net to .gov, and
- G. Tax Adjustments for November 2018
 - a. Tax Releases
 - b. NC Vehicle Tax System pending refunds

NEW BUSINESS:

FOUNDATION FORWARD, INC. PRESENTATION:

Commissioner Jeffers introduced Dr. David Streater, Director of Education of the Charters of Freedom, Inc., a 501(c)(3) organization called Foundation Forward to share the following information with the Board related to displaying the country's founding documents at a prominent location in Person County. His presentation follows:

November 19, 2018

FOUNDATION FORWARD

BUILDING

YOUR CHARTERS OF FREEDOM
Declaration of Independence - U.S. Constitution - Bill of Rights

WHAT ARE THEY DOING IN THE CAROLINAS ?
RON B. LEWIS
DAVID W. STREATER, Ph.D

--FOUNDATION FORWARD--
501 (c)(3) NON-PROFIT

WORKS OVER WORDS
What is happening in the Carolinas?

AN EDUCATIONAL ORGANIZATION
-ACCESS-
-EDUCATION-
-COMMUNITY-

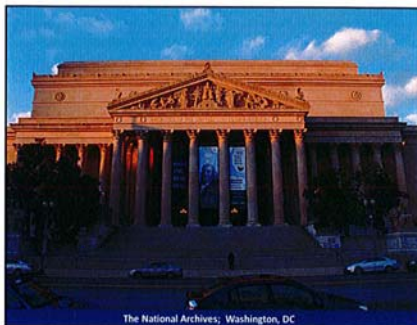
WHAT IS FOUNDATION FORWARD?

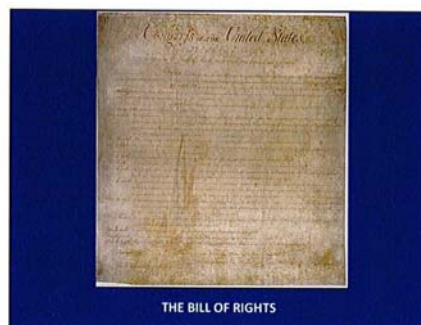
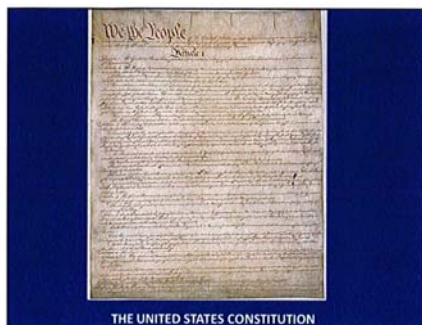
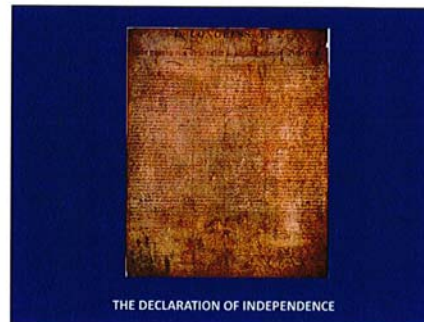
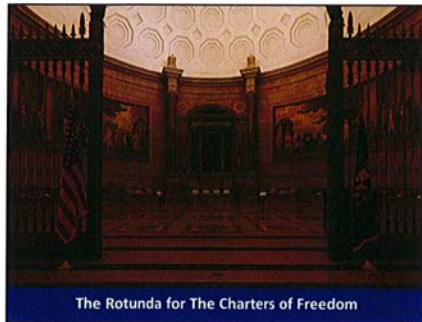
Foundation Forward is a **non-profit** **educational organization**. It is an organization that builds Your Charters of Freedom Settings in communities across the country.

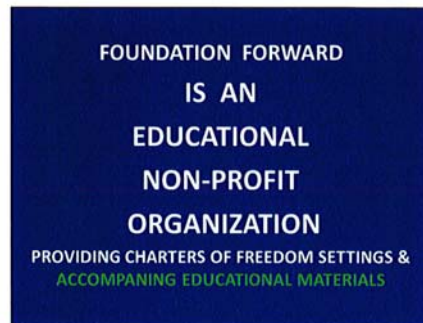
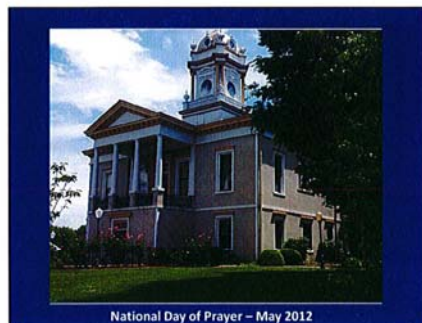
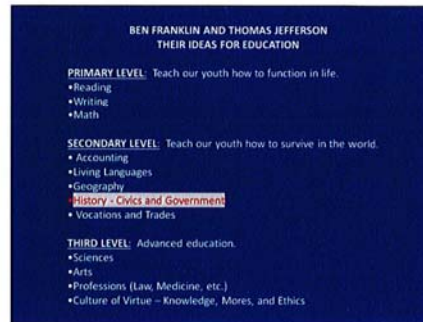
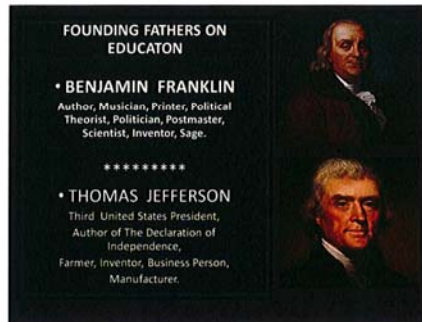
Our Mission is to provide easy and rapid Access for all to read these **Founding documents**:
Declaration of Independence
United States Constitution
Bill of Rights

Our Vision is to provide this Access and Education in all communities across the United States of America.

Our Goal is to educate people and preserve democratic history.







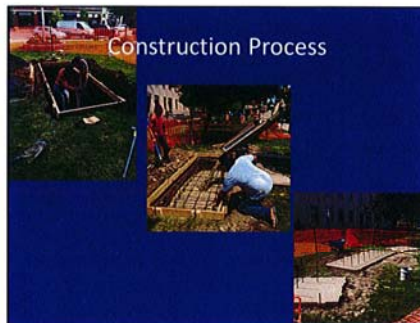
SCOPE OF PROJECT

Design and build replicas of the Charters of Freedom display as exhibited in the National Archives Rotunda, Washington, D.C.

The display *must* be central and open to the community, with high visibility, voluminous foot traffic, and easy access for school children and all others.

Building settings --
there are three documents in order, as they are displayed in The National Archives.

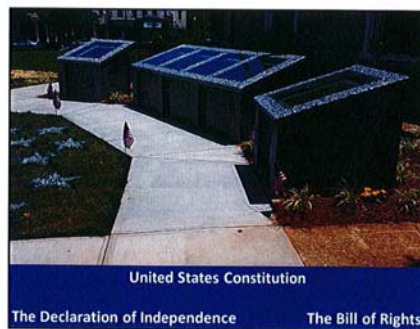
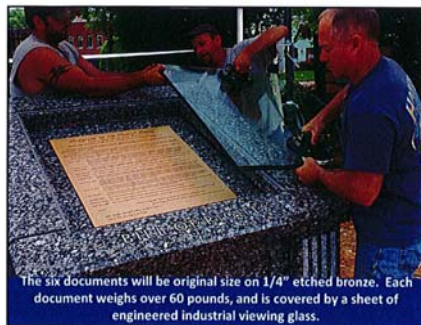
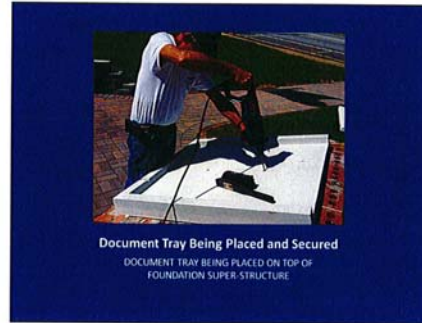
The Declaration of Independence on the left;
The United States Constitution in the center;
The Bill of Rights on the right.

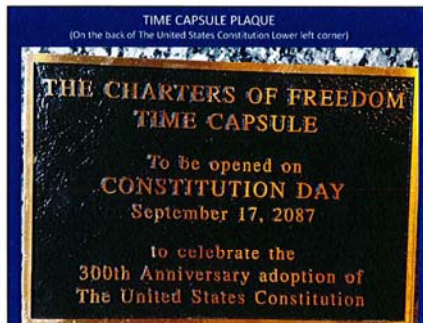
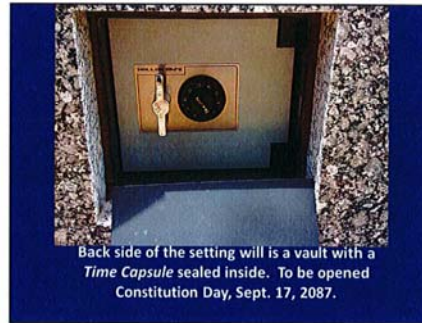


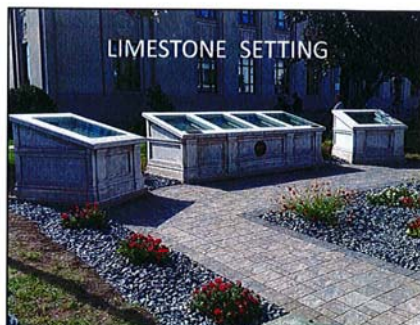
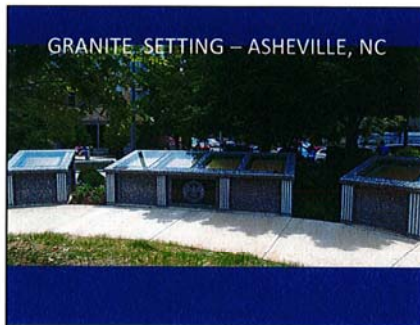
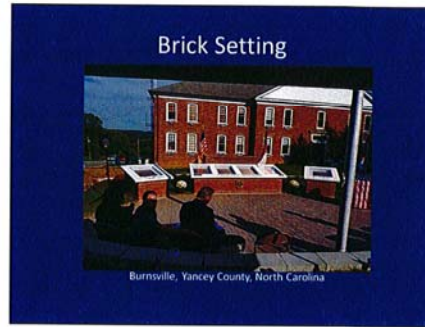
Construction Process

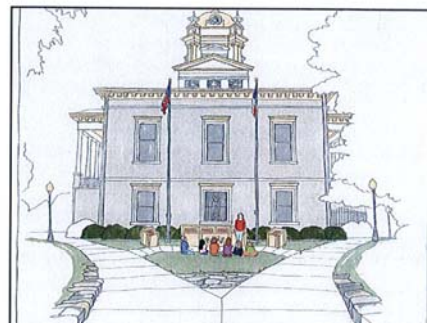
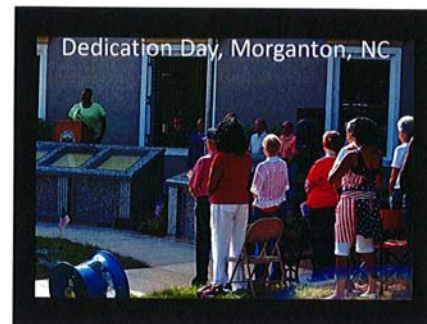
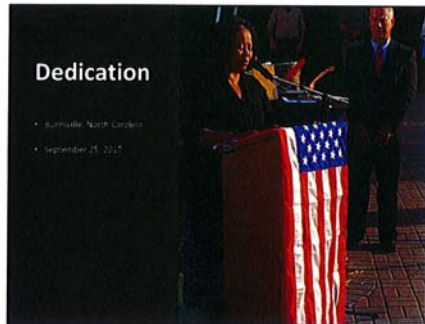


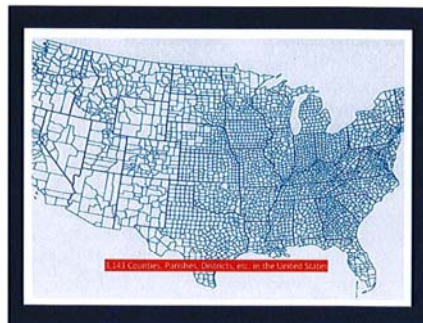
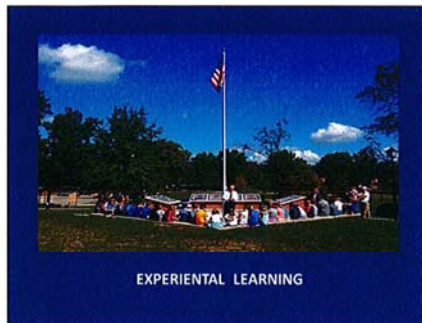
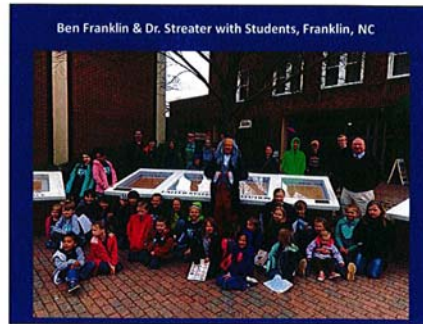
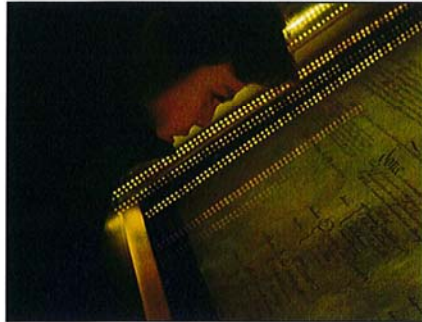
The side displays will measure 4'x 4'











FOUNDATION FORWARD IS ABOUT

EDUCATION

ACCESS

COMMUNITY

Uses: Field Trips for students, Constitution Day events, Guard and Reserves Deployments, Holiday events such as 4th of July, Veterans' Day, Labor Day, family and individual pictures, awards ceremonies for public and private entities, weddings, public announcements, news announcement events, military promotions, Girl and Boy Scouting events, service awards such as American Legion, Marine Corps League, VFW, Lions Club, Civitan, Rotary Club, church events, etc.

Use your imagination!

~FUNDING IS IN PLACE~
PICK A SITE LOCATION

EDUCATION MINDED
OPEN & COMMUNITY ORIENTED 24/7
EASY TO ACCESS
AVAILABLE PARKING FOR FIELD TRIPS

THANK YOU!
WOULD YOU LIKE TO HELP?
HELP ME TO SPREAD THE NEWS!

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NETWORKING TO PRESENT THIS PROGRAM
TO OTHER SCHOOL, CIVIC, MILITARY, CHURCH,
GROUPS, ETC.

FOUNDATION FORWARD

AN EDUCATIONAL NON-PROFIT ORGANIZATION -

--Mr. Ron Lewis

--Dr. David W. Streater

Dr. Streater stated their non-profit provided the construction of a brick display for the country's founding documents, however, for the difference in additional costs, the county may upgrade the brick veneer to a limestone (\$45,000) or a granite (\$70,000). Dr. Streater asked for the Board to consider gaining community support through civic organizations and community partners to provide donations, discounted materials, and in-kind contributions. He said the county may consider allowing its maintenance staff or asking for volunteers in the construction efforts.

Also with each display construction, a time-capsule vault was included and he would ask county officials and the community to write documents to be placed inside the vault with instructions to be opened on Constitution Day, September 17, 2087.

Mr. Streater noted the construction site for the display would include three separate displays; two would be six feet wide and the one in the middle would be approximately 30 ft. wide.

Commissioner Jeffers advocated for the Board to solicit support by the community and said the three sites he had thought of were the Person County Veterans Park, the Person County Courthouse and the Person County Museum of History.

A **motion** was made by Commissioner Jeffers and **carried 5-0** to direct the County Manager to start the process for a site selection for the displaying of the country's founding documents in Person County.

RESOLUTION REQUESTING MAINTENANCE ABANDONMENT OF A PORTION OF SECONDARY ROAD 1370 GLENNIE IRVINE ROAD:

Planning Director, Lori Oakley presented a Resolution Requesting Maintenance Abandonment of a Portion of Secondary Road 1370 Glennie Irvine Road on behalf of the applicants, Michael and Tanya Lunsford. Ms. Oakley stated the applicants are requesting that NCDOT abandon the maintenance of approximately the last 400 feet of Glennie Irvine Road. Ms. Oakley confirmed the applicants own the property on both sides of the road for the last 400 feet and have stated that if the request was approved, they will install a gravel area to allow vehicles to turn around and a gate with a break-away feature for emergency vehicles. Mr. Lunsford provided the following statement for the reason why he made the request:

I am requesting this change in order to install a gate on Glennie Irvin Road to control access to the property. This property has basically been abandoned for the past 4 years and folks have come and gone as they please and fished the existing pond completely out. I have placed No Trespassing signs and they have had little if any effect on the folks coming onto the land. I have made a large investment on the structures and pond in order to enjoy the property with my family and I would like to protect that investment.

NCDOT has informed the applicant that he must include a resolution from the county indicating the desire to abandon the maintenance of the right-of-way along with his application. The resolution will be included along with the application and NCDOT's recommendation on the maintenance abandonment to the state Board of Transportation. The NC Board of Transportation will render the final decision on the maintenance abandonment of the last 400 feet of Glennie Irvine Road.

A **motion** was made by Vice Chairman Powell and **carried 5-0** to approve by resolution to request Maintenance Abandonment of a portion of Secondary Road 1370 Glennie Irvine Road, as presented.

**RESOLUTION REQUESTING MAINTENANCE ABANDONMENT
OF A PORTION OF SECONDARY ROAD 1370 GLENNIE IRVINE ROAD**

WHEREAS, Michael S. and Tanya B. Lunsford do hereby own land on both sides of the road of SR 1370 Glennie Irvine Road for the last four hundred linear feet (400') of roadway;

AND WHEREAS, Michael S. and Tanya B. Lunsford, the property owners on both sides of the road have requested the North Carolina Department of Transportation maintenance to be shortened by approximately 400 feet of linear roadway to a location as determined by the North Carolina Department of Transportation;

AND WHEREAS, the abandonment of state maintenance of that portion of SR 1370 is exclusively adjacent to Michael S. and Tanya B. Lunsford's property;

AND WHEREAS, Michael S. and Tanya B. Lunsford shall provide a gravel area to the same minimum dimensions as is currently provided at the existing end of state maintenance to allow vehicles to turn around;

AND WHEREAS, as shown on the scale drawing attached as Exhibit 1, the portion of the road for which abandonment of state maintenance is sought serves no public purpose.

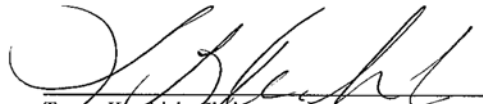
NOW THEREFORE, BE IT RESOLVED that the best interests of the people of Person County will be served by the abandonment of state maintenance of a portion of SR 1370 by approximately 400 feet of linear roadway that is described in the exhibits attached hereto;

AND BE IT FURTHER RESOLVED that the Board of Transportation is hereby requested, pursuant to G.S. 136-63, to abandon the maintenance of a portion of SR 1370 that is described in the exhibits.

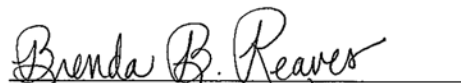
Adopted this the 19th day of November, 2018.



PERSON COUNTY BOARD OF COMMISSIONERS


Tracey Kendrick, Chairman

Attest:


Brenda B. Reaves, Clerk to the Board

November 19, 2018

CONSIDERATION OF APPROVAL OF LATE EXEMPTION APPLICATIONS:

Tax Administrator, Russell Jones stated every year, the tax office receives applications for the Senior, Disabled, Veteran, and Circuit Breaker exemptions that fail to meet the June 1st deadline. Mr. Jones said in an effort to help inform the public of these exemptions, the tax office mailed information along with our listing forms to 6,033 citizens along with updated brochures for the three exemption programs, which made these programs easier to understand, and passed out over 500 copies. The Tax Office also included information about these exemptions on the county web site that also included access to an on-line application form. Application information was published in the local newspaper. A final effort included mailing 10,635 postcards to all property owners that did not receive a listing form that reminded all citizens of the upcoming tax deadlines.

Mr. Jones said the Tax Office efforts resulted in 120 new applications, with 80 approved applications, 28 denied applications (14 were over the income limit, 11 did not complete application, and 3 were not their primary residence) and 8 late applications.

Mr. Jones presented the 8 late applications that are submitted to the Board for review noting they would have been approved had they been received by the tax office by June 1st. These applications met all requirements, however since these were late, they could not be approved by the tax office.

The Board of Commissioners may approve late applications if they are received by December 31st. Since these applications met all guidelines (other than the application deadline), Mr. Jones recommended approval.

The following spreadsheet outlined the tax impact and the reasons for the late applications. Overall the County has 776 (increased by 51 properties since 2017) properties that are receiving benefit from these exemptions, which does not include the 8 applications that are submitted for approval by the Board.

Taxpayer	Application	Application Date	Reason for Late Application	Map	Before Exemption				Total Bill	After Exemption				New Bill	Savings
					Tax Value	County Bill	Fire Bill	City Bill		Tax Value	County Bill	Fire Bill	City Bill		
Eily, Frederick & Mia	Veteran	11/1/2018	Waiting on VA	128 73	267,360	1,871.52	26.74		1,898.26	222,360	1,556.52	22.24		1,578.76	319.50
Renfrow, Paul	Elderly	10/27/2018	Illness	A43 38	99,996	699.97	10.00		709.97	53,199	372.39	5.32		377.71	332.26
Smith, Robert & Haslitt, Terri	Disabled	10/13/2018	Unaware of program	A5 54	77,977	545.84	7.80		553.64	40,599	284.19	4.06		288.25	265.38
Jackson, Ophelia	Elderly	9/17/2018	Did not know deadline	79 21	68,084	476.59	6.81		483.40	34,042	238.29	3.40		241.70	241.70
Roques, Rolando & Martha	Elderly	7/31/2018	Out of country	68 90	167,319	1,171.23	16.73		1,187.96	84,345	590.42	8.43		598.85	589.12
Trillman, Edythe	Veteran	7/17/2018	Waiting on VA	A40 328	102,489	717.42	10.25		727.67	57,489	402.42	5.75		408.17	319.50
Oakley, Richard	Disabled	11/7/2018	Unaware of program	88 1 1	22,079	154.55	2.21		156.76	0	0.00	0.00		0.00	156.76
West, Timothy Wayne	Disabled	8/31/2017	Did not know deadline	A64 524	88,391	618.74	8.84		627.58	49,238	344.67	4.92		349.59	277.99
						6,255.87	89.37	0.00	6,345.23		3,788.90	54.13	0.00	3,843.03	2,502.20
Total County Tax Saving to Taxpayer		2,466.96													
Total Fire Tax Saving to Taxpayer		35.24													
Total City Tax Saving to Taxpayer		0.00													
Total Saving To Taxpayer		2,502.20													

A **motion** was made by Commissioner Jeffers and **carried 5-0** to approve the late exemption applications, as presented.

November 19, 2018

LAND ACQUISITION FOR STORMWATER REGULATION COMPLIANCE:

County Manager, Heidi York noted the Board met in closed session on July 2, 2018 to discuss a possible solution for exceeding the impervious surface limits of the Stormwater Regulations in the Stories Creek Watershed. After a paving project for the General Services Grounds Maintenance Building and Animal Services, the county exceeded the 24% impervious limit. The current property did not have sufficient room for a stormwater management system so the engineering consultant recommended purchasing an additional two acres of land adjacent to the county's current property.

Ms. York said the county reached an agreement with private landowners to purchase 2.07 acres at a purchase price of \$10,000 per acre, adjacent to Animal Services. Survey work and legal services have been completed for a total price of \$24,846.24. Once the purchase agreement is executed, the county will be in compliance with the impervious surface requirements.

Ms. York requested the Board to authorize the County Manager to execute the purchase agreement for an additional 2.07 acres from the current landowners and appropriate contingency funds in the amount of \$24,846.24 to the General Services budget.

A **motion** was made by Commissioner Jeffers and **carried 5-0** to authorize the County Manager to execute the purchase agreement for an additional 2.07 acres from the current landowners and appropriate contingency funds in the amount of \$24,846.24 to the General Services budget.

APPOINTMENT TO ENVIRONMENTAL ISSUES ADVISORY COMMITTEE:

Clerk to the Board, Brenda Reaves presented an interested citizen application for consideration for appointment to the Environmental Issues Advisory Committee. Mr. James Bradsher Wilkins has submitted an application of interest to serve as the Woodsdale Township representative.

A **motion** was made by Commissioner Jeffers and **carried 5-0** to appoint Mr. James Bradsher Wilkins to the Environmental Issues Advisory Committee as the Woodsdale Township representative for a 3-year term.

CHAIRMAN'S REPORT:

Chairman Kendrick reported the County would host an employee service award banquet on November 28, 2018 noting his regrets that he could not attend. He asked Vice Chairman Powell to attend in his stead.

Chairman Kendrick said that the NC State Auditor, Beth Wood would be attending the Kiwanis Club meeting set for later this same date.

COMMISSIONER REPORT/COMMENTS:

Commissioner Clayton reported his attendance at the recent Rural Assembly Day in Raleigh.

Commissioner Jeffers asked the County Manager to assist in the road maintenance of Jessie Hicks Road where school buses turnaround and deteriorate the condition of the road. He noted the county had previously put some gravel on this section of the road before.

Commissioner Puryear thanked the students for their attendance at the Board meeting and thanked the voters of the county that re-elected him to another four years. He said Board meetings were not the place to bring up election issues.

Vice Chairman Powell reported he was serving on the Executive Committee of the Research Triangle Regional Partnership that includes ten counties.

MANAGER'S REPORT:

County Manager, Heidi York announced a new Director has been hired for the Person Area Transportation System (PATs); Glen LaBar, Jr. will begin on November 26, 2018.

Ms. York reminded the group of the joint meeting at 1:00pm with the Board of Education to receive the Schools' Facilities Needs Audit.

RECESS:

A **motion** was made by Vice Chairman Powell and **carried 5-0** to recess the meeting at 10:02am. until 1:00pm in the County Auditorium for the purpose of joint session with the Board of Education.

Chairman Kendrick called the recessed meeting to order at 1:00pm.






The following individuals were present for the joint session meeting to discuss the Person County Schools' Long Range Facility Needs Assessment 2018:

In attendance representing Person County was Chairman Kendrick, Vice Chairman Powell and Commissioners Clayton and Jeffers. Commissioner Puryear was absent. Also present were County Manager, Heidi York, Assistant County Manager, Sybil Tate, Finance Director, Amy Wehrenberg and Clerk to the Board, Brenda Reaves.

In attendance representing the Board of Education was School Board Chairman, Dr. Kay Allen, Vice-Chair Margaret Bradsher and members Harriett Tillett, Phillip Gillis and Freda Tillman. Superintendent, Dr. Rodney Peterson, Chief Operations Officer, Larry King, and Communications Director, Lily Hayes were also present.

Mr. Larry King introduced Mr. Ed Gordon, Vice President of Smith Sinnett Architecture, P.A. of Raleigh to the group. Mr. Gordon shared a brief overview of the Person County Schools Long Range Facility Needs Assessment through the two following presentations.

November 19, 2018




Person County Schools

Student Capacity and HB 90 Implications
11/19/2018

Capacity Calculations

- Student Population distribution per Grade Level
- Implications of HB 90 and 115C-301(c) – Students / Class
- Helena Elementary as an example



Historic Maximum ADM Capacity around 500 students

Student Capacity Calculation Method

- Student Capacity is simple Multiplication
- Grade Levels have different Maximum Classroom Capacity
- ADM Capacity is a count of seats, not students
- Based on NCDPI Standard Calculation Method and Programs

Capacity - 2021
Maximum ADM

K	6 (18) = 108
1 st	6 (16) = 96
2 nd	6 (17) = 102
3 rd	5 (17) = 85
4 th	4 (26) = 104
5 th	3 (26) = 78
EC-SC	1 (10) = 10
Total	31 = 583

N=5 (4 per 100)

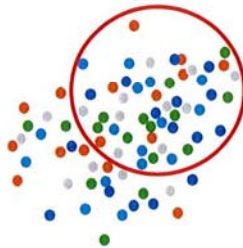


2021
115C-301C (HB-90)

Grade	1	2	3	4	5	6	7	8	9	10	11	12
K	16	17	17	26	26	26	26	26	15-29	15-29	15-29	15-29

Attendance Boundaries and Grade Level Populations

- Boundary is directly related to capacity
- Assumption is an even distribution of students in each grade level within Attendance Boundary over time
- Changes between and during the school year



Example is a 600 student school where over time there should be an even distribution of students in each grade.

Our example is:
Helena Elementary which was close to a 600 student school

K	1	2	3	4	5
100	100	100	100	100	100

**600 students / 6 grades =
100 students per grade**

Grade Level Capacity Issues

- An even distribution of students rarely occurs =16.67%

Helena	K	1	2	3	4	5	Total
2/20/2018	91	85	91	103	113	93	576
	15.80%	14.76%	15.80%	17.88%	19.62%	16.15%	100.00%

Helena even distribution = 576/6=96

- The maximum number of students allowed per classroom is different depending on grade level

2021						
	K	1	2	3	4	5
Per Grade	18	16	17	17	26	26

- Planning requires a reasonable and responsible long range approach to capacity

HB-90 115C-301(c)

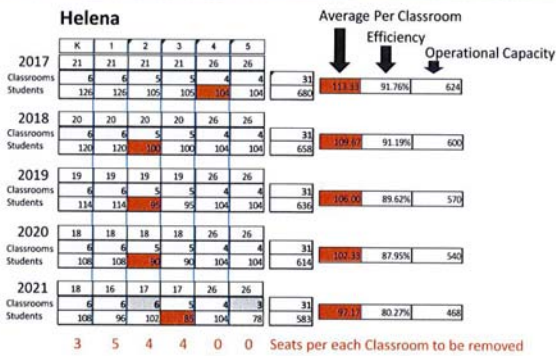
- Legislative reductions in Student – Teacher Ratios
- Related to LEA Average Ratios
- Option to have multiple teachers in a single classroom

Helena

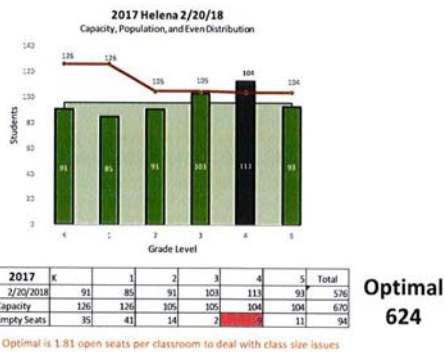
	2017						Total
		K	1	2	3	4	5
2/20/18	Distribution	96	96	96	96	96	96
	Per Grade	21	21	21	21	26	26
	CR Required	5	5	5	5	4	4

	2021						Total
		K	1	2	3	4	5
2/20/18	Distribution	96	96	96	96	96	96
	Per Grade	18	16	17	17	26	26
	CR Required	6	6	6	6	4	4

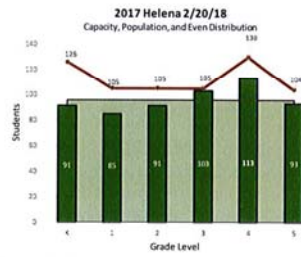
HB-90 115C-301(c) Rollout and grade level population



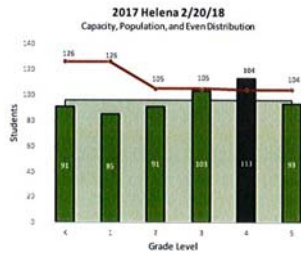
Graphic of Capacity, Average, and Actual 2/20/18 (Historic)



Capacity Resolution 2018



2017	K	1	2	3	4	5	Total
2/20/2018	91	85	91	103	113	91	576
Capacity	126	105	105	105	130	104	675
Empty Seats	35	20	14	2	17	13	99

Optimal
624Graphic of Capacity, Average, and Actual 2/20/18
(Historic)

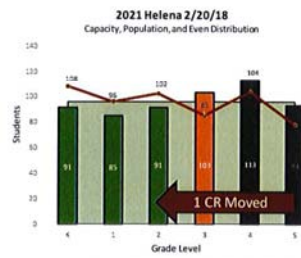
2017	K	1	2	3	4	5	Total
2/20/2018	91	85	91	103	113	91	576
Capacity	126	105	105	105	130	104	675
Empty Seats	35	20	14	2	17	13	99

Optimal
624

Graphic of Capacity, Average, and Actual 2/20/18 (Pending)

4-12 is not limited by 115C

- Non-Compliant even with waivers (15 max)



2021	K	1	2	3	4	5	Total
2/20/2018	91	85	91	103	113	93	576
Capacity	108	96	102	85	104	78	573
Empty Seats	17	11	11	-18	-9	15	-3

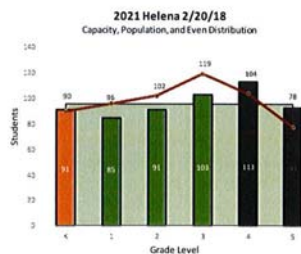
Optimal
468

Optimal is 3.71 open seats per classroom to deal with class size issues

Capacity Resolution 2021 – Waiver Required

4-12 is not limited by 115C

- Compliant with (1) PK Classroom Waiver



2021	K	1	2	3	4	5	Total
2/20/2018	91	85	91	103	113	93	576
Capacity	90	96	102	119	104	78	579
Empty Seats	-1	11	11	16	-9	15	3

Optimal
468

State Requirements	18	16	17	17	26	26	
Students per Classroom	18.2	14.16667	15.16667	14.71429	28.25	21	

Capacity Loss System Wide Due to HB-90 115C-301(c)

Capacity Changes

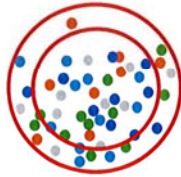
Maximum Capacity

Facility	Old	2018	2019	2020	2021-22	Total Loss
Earl Bradsher	192	192	192	192	192	0
Helena	680	658	636	614	583	-97
North	492	476	460	444	428	-64
North End	335	324	313	302	291	-44
Oak Lane	335	324	313	302	291	-44
South	555	536	517	498	479	-76
Stories Creek	522	506	490	474	458	-64
Woodland	335	324	313	302	291	-44
Elementary Total	3,446	3,340	3,234	3,128	3,013	-433
Northern Middle	546	nc	nc	nc	nc	nc
Southern Middle	722	nc	nc	nc	nc	nc
Middle Total	1,268	nc	nc	nc	nc	0
Person High	1,492	nc	nc	nc	nc	nc
High Total	1,492	nc	nc	nc	nc	0
Total	6,206	6,100	5,994	5,888	0	-433

Options

4-12 is not limited by 115C

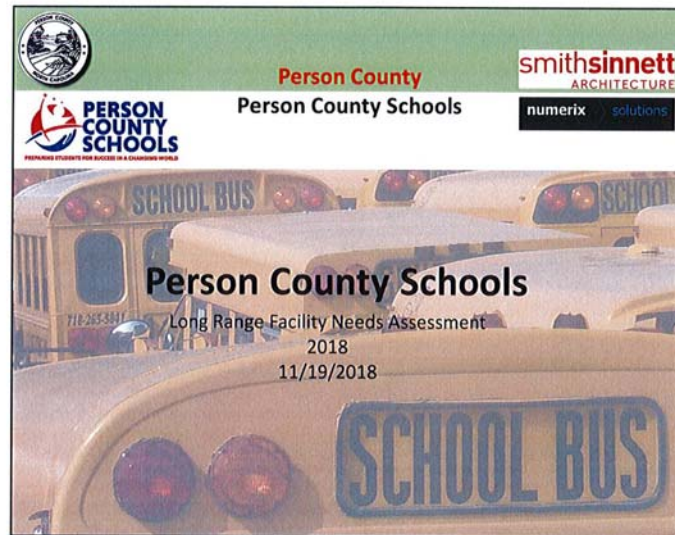
- Shrink Attendance Boundary
- Pack the 4th and 5th grades
- Rely on Wavers (3 per Classroom)
- Drop Programs (Art, Music, PE, Others)
- Person County pays School Superintendent Salary



Packing the 4th and 5th Grades

	K	1	2	3	4	5	Totals
Current Classrooms	6	6	5	5	4	4	30
Capacity	126	126	105	105	104	104	670
Pack 4th and 5th	7	8	6	6	2	1	30
Capacity	126	128	102	102	104	104	666
Students per CR	18	16	17	17	52	104	
Gain / Loss	1	2	1	1	-2	-3	0

11/19/2018



Objective of Presentation Pg #

- Quick Overview of Document
- 215 pages

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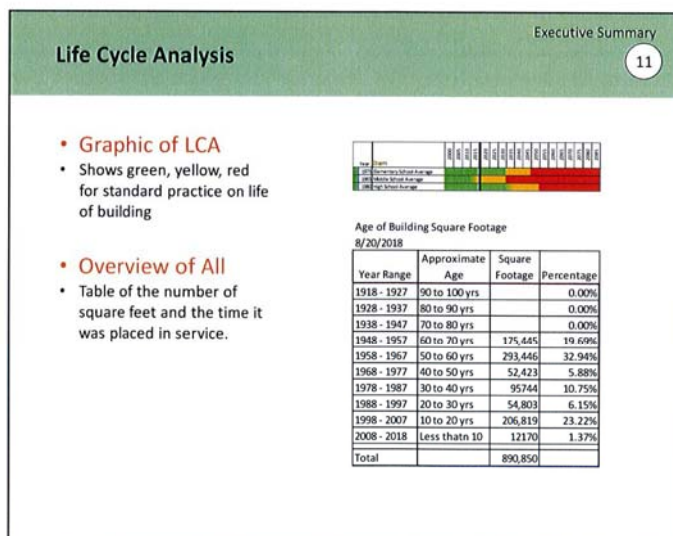
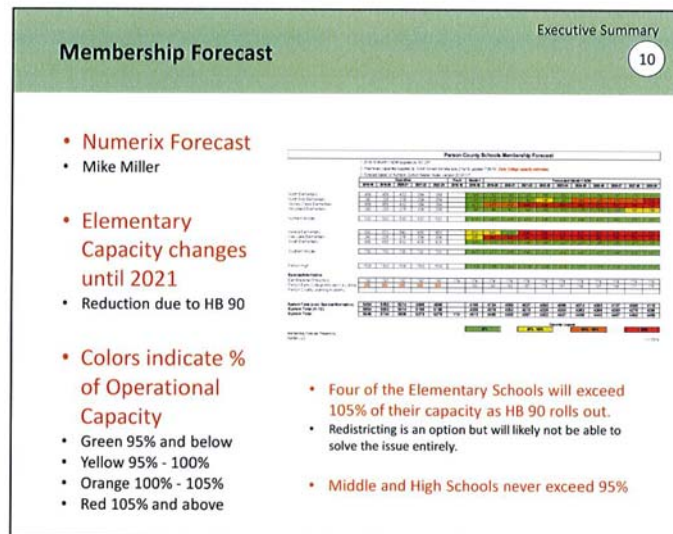
**Person County Schools
Long Range Facility Needs Assessment
2018**

Prepared for the Person County Board of Education:

Chair: Dr. Kay A. Burt
Members: Mr. Freda Thomas, Mr. Morgan Smith, Mr. Phillip D. Bice, Mr. Harrell T. Bice

List of Major Contributors:
The North Carolina Department of Public Instruction
Numerix Solutions LLC
Person County Schools Facility Services
Person County Schools Staff

**smithsinnett
ARCHITECTURE**



Deferred Maintenance – (All to standard or near as can be)

Executive Summary

12

- This is not a Request for funds
- A summary of all items that are currently in need of investment to support learning, improve security, or protect the investment
- Inflation and Contingency added
- It takes time to put a plan of action together, secure funds, and a contingency for found conditions during construction
- A list, not a Request

Person County Schools Deferred Maintenance 10/22/2018

Facility	Deferred Maintenance Potential Investments			
	Def Maint	Contingency	Inflation	Total
Elementary				
Earl Bingham Preschool	\$2,297,483	\$229,748	\$229,774	\$2,756,905
Helena Elementary	\$2,343,419	\$235,759	\$212,183	\$2,800,529
North Elementary	\$4,228,811	\$444,206	\$389,188	\$5,062,105
South Elementary	\$2,749,018	\$274,901	\$247,411	\$3,271,329
Oak Lane Elementary	\$2,442,907	\$244,291	\$219,862	\$2,907,060
South Elementary	\$6,363,640	\$636,364	\$566,711	\$7,566,715
Stones Creek Elementary	\$2,018,183	\$203,042	\$182,738	\$2,403,963
Woodland Elementary	\$3,560,995	\$356,019	\$320,862	\$4,247,876
Elementary Subtotal	\$25,714,283	\$2,595,172	\$2,335,655	\$30,645,110
Middle				
Northern Middle School	\$2,891,412	\$289,141	\$260,221	\$3,440,774
Southern Middle School	\$4,800,341	\$480,034	\$433,458	\$5,713,833
Middle Subtotal	\$7,691,753	\$779,175	\$693,679	\$9,170,607
High				
Person High	\$12,269,821	\$1,226,982	\$1,105,308	\$14,602,111
High Subtotal	\$12,269,821	\$1,226,982	\$1,105,308	\$14,602,111
Other Programs				
Early Interventions and Family Services	\$409,340	\$41,521	\$37,305	\$488,166
Person Early College for Innovation and Leadership	\$4,000	\$360	\$400	\$4,760
Person County Learning Academy	\$413,340	\$41,881	\$37,769	\$493,090
Other Programs Subtotal	\$826,680	\$83,762	\$75,474	\$985,916
Total	\$46,889,137	\$4,695,034	\$4,127,416	\$55,711,587

Potential Additions / Potential New Schools

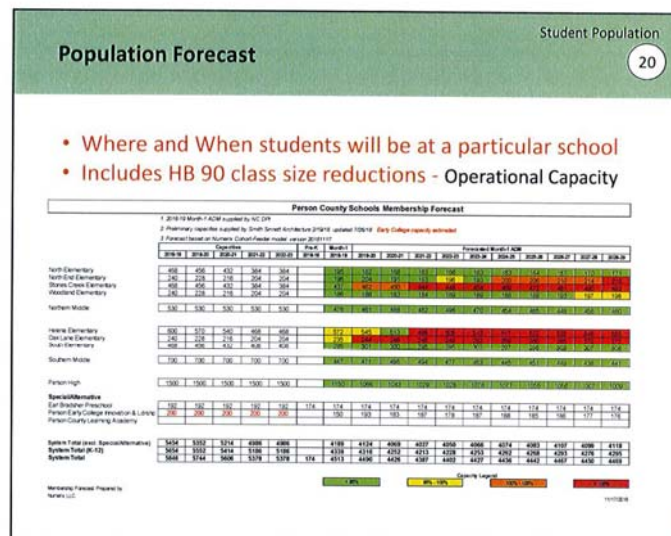
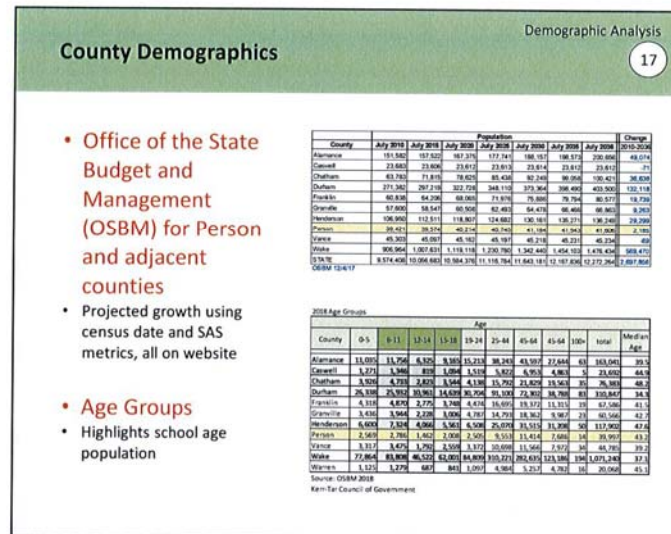
Executive Summary

13

- Potential Renovations and Additions
- Every one is not needed
- Costs based on today's construction market
- 30% to tariffs not included
- 15% to contractors busy because of hurricane not included
- Potential New Schools
- Standard costs based on 2018

Facility	Potential Additions and Renovations
Elementary	
Earl Bingham Preschool	\$4,813,742
Helena Elementary	\$4,813,742
North Elementary	\$11,114,134
South Elementary	\$4,813,742
Oak Lane Elementary	\$4,813,742
South Elementary	\$11,114,134
Stones Creek Elementary	\$4,813,742
Woodland Elementary	\$11,114,134
Elementary Subtotal	\$56,911,208
Middle	
Northern Middle School	\$5,555,556
Southern Middle School	\$9,090,909
Middle Subtotal	\$14,646,465
High	
Person High	\$17,777,778
High Subtotal	\$17,777,778
Other Programs	
Early Interventions and Family Services	\$1,111,111
Person Early College for Innovation and Leadership	\$1,111,111
Person County Learning Academy	\$1,111,111
Other Programs Subtotal	\$3,333,333
Total	\$93,769,784

Potential New Schools	Total Project Budget
Elementary 800-920	\$29,789,903
Elementary 600-920	\$22,939,293
Elementary 400-550	\$20,411,037
Elementary 250-450	\$18,529,072
Elementary 250-350	\$16,345,771
Middle 650-950	\$34,542,730
High 1,400-1,600	\$76,864,562



Utilization Table

Student Population

21

- Count of Empty Seats per School (+) or Needed (-)
- Colors depict change, not percentages

Person County Schools Utilization Forecast

1. 2018-19 Month 1 ADEM reported by NC DPI
2. Forecasts reported by Person County Schools for 2018-19, updated 10/19/18. Early change reports estimated.
3. Forecasts based on Person County Schools' 2018-19 enrollment 10/19/18

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
North Elementary	458	458	432	384	384	384	384	384	384	384	384
North-East Elementary	240	240	216	216	216	216	216	216	216	216	216
Stone Creek Elementary	458	458	432	384	384	384	384	384	384	384	384
Woodland Elementary	240	240	216	216	216	216	216	216	216	216	216
Northen Middle	530	530	530	530	530	530	530	530	530	530	530
Hearts Elementary	500	500	500	500	500	500	500	500	500	500	500
Can Line Elementary	458	458	432	384	384	384	384	384	384	384	384
South Elementary	458	458	432	384	384	384	384	384	384	384	384
Southern Middle	530	530	530	530	530	530	530	530	530	530	530
Person High	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Special Services	120	120	120	120	120	120	120	120	120	120	120
Early Childhood	200	200	200	200	200	200	200	200	200	200	200
Person County Learning Academy	120	120	120	120	120	120	120	120	120	120	120
System Total (incl. Special Services)	8454	8454	8454	8454	8454	8454	8454	8454	8454	8454	8454
System Total (excl. Special Services)	8454	8454	8454	8454	8454	8454	8454	8454	8454	8454	8454
System Total	8454	8454	8454	8454	8454	8454	8454	8454	8454	8454	8454

Legend: + Empty seats, - Seats needed

Elementary Only Issue

Student Population

22

- Elementary's only
- (Planning) By 2028 there will be 47 empty seats spread across the system, or 0.3 open seats per classroom in the 148 Capacity Spaces.

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
North Elementary	458	458	432	384	384	384	384	384	384	384	384
North-East Elementary	240	240	216	216	216	216	216	216	216	216	216
Stone Creek Elementary	458	458	432	384	384	384	384	384	384	384	384
Woodland Elementary	240	240	216	216	216	216	216	216	216	216	216
Hearts Elementary	500	500	500	500	500	500	500	500	500	500	500
Can Line Elementary	458	458	432	384	384	384	384	384	384	384	384
South Elementary	458	458	432	384	384	384	384	384	384	384	384
All Elementary Schools	2724	2724	2484	2244	2244	2244	2244	2244	2244	2244	2244

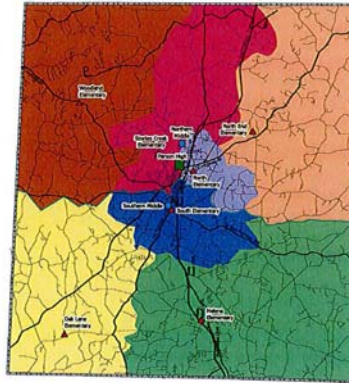
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
North Elementary	458	458	432	384	384	384	384	384	384	384	384
North-East Elementary	240	240	216	216	216	216	216	216	216	216	216
Stone Creek Elementary	458	458	432	384	384	384	384	384	384	384	384
Woodland Elementary	240	240	216	216	216	216	216	216	216	216	216
Hearts Elementary	500	500	500	500	500	500	500	500	500	500	500
Can Line Elementary	458	458	432	384	384	384	384	384	384	384	384
South Elementary	458	458	432	384	384	384	384	384	384	384	384
All Elementary Schools	2724	2724	2484	2244	2244	2244	2244	2244	2244	2244	2244

Attendance Boundaries

Student Population

23

- Attendance Boundary is directly related to capacity
- Redistricting is an option to maximize utilization of facilities, but it will not solve everything for the elementary schools
- Source Numerix Solutions



Student Capacity Analysis

Capacity Calculations

36

- **HB 90 Will Phase in over the next several years**
- As capacity reduces the flexibility to deal with different class sizes reduces exponentially
- **2021 shown**
- The impact rollout was calculated for each year and shown on adjacent pages

[illegible]

Core Capacity Analysis

Capacity Calculations

38

- Core Capacity Must match or exceed Student Capacity
- Relates most directly to size of Cafeteria and how long meals are served
- Overall
- In all cases the Core Facilities are appropriate for the Student Capacity

Person County Schools
Core Capacity
10/2018

School	Middle		High		College	
	MF	Capacity	MF	Capacity	MF	Capacity
Elementary						
East Elementary	1,100	1,100	1,100	1,100	1,100	1,100
West Elementary	1,100	1,100	1,100	1,100	1,100	1,100
North Elementary	1,100	1,100	1,100	1,100	1,100	1,100
South Elementary	1,100	1,100	1,100	1,100	1,100	1,100
Central Elementary	1,100	1,100	1,100	1,100	1,100	1,100
Middle						
North Middle School	1,100	1,100	1,100	1,100	1,100	1,100
South Middle School	1,100	1,100	1,100	1,100	1,100	1,100
High						
North High	1,100	1,100	1,100	1,100	1,100	1,100
South High	1,100	1,100	1,100	1,100	1,100	1,100
Other Programs						
Person Early College for Innovation and Leadership	1,100	1,100	1,100	1,100	1,100	1,100
Person Career Learning Academy	1,100	1,100	1,100	1,100	1,100	1,100
Other Programs Total						
Total	11,000	11,000	11,000	11,000	11,000	11,000

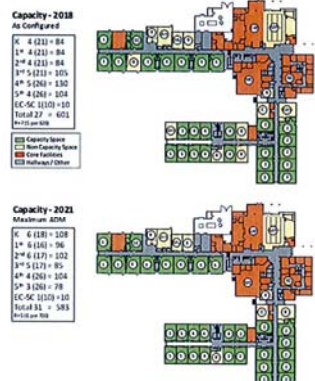
Linking space highlighted
 * This is based on the 4 all student method
 † This is based on capacity in the West Center and 10 all students in the College

Student Capacity Diagrams

Capacity Diagrams

43

- Visual Confirmation of Maximum ADM
- Shows capacity spaces and how the classrooms are organized in relation to administrative and other spaces
- Today and 2021
- In order to understand the implications of HB 90, changes in grade level distribution must be reviewed



Curriculum Requirements

Curriculum Requirements

55

- Schools are not just boxes where we send our kids to be babysat
- NCDPI has established "Minimum Facility Standards". These were followed, but each LEA must make decisions of how big a school should be and other issues related to technology and best practices
- Just the first page, if you have trouble sleeping, read this

Curriculum Requirements

Recognizing that the needs of individual school districts vary depending on characteristics of different geographic and demographic concerns, the North Carolina Department of Public Instruction (NCDPI) has created a set of recommendations known as the "North Carolina Public School Facility Guidelines". This document helps school systems and architects understand the minimum requirements for the various parts of public schools in North Carolina. This document is not a checklist; rather, it is a guide to help LEAs understand minimum facility requirements for the various grade levels.

Accompanying this document are the "Typical Space Profiles," a series of fact data files that further define the NCDPI-recommended minimum square footages and programs for schools in North Carolina. Again, these are recommendations from NCDPI to the LEA and architect. There are numerous areas where the Facility Guidelines and the Typical Space Profile cannot fully address a program's needs, and the additional requirements must be defined by the needs of the curriculum and the LEA. In order to create a set of facility standards that are appropriate for Person County Schools, a number of questions must be answered.

Two major components for developing these standards are required. First, an inventory of existing space must be conducted to determine the historical standard. Second, a discussion must occur with current teachers, staff, and/or board members to determine the minimum requirements and areas where additional square footage may be required and ensure community needs are addressed.

The following sections define the NC / Person Facility Standards. As a general rule, the North Carolina Facility Guidelines and Typical Space Profiles developed by NCDPI are used. It must be understood that these are the minimum standards established by NCDPI. Where additional information is required by the LEA or non-minimum standards have been incorporated, the information is outlined on the following pages.

School Size
What is the ideal size for a school? Answering this question is one of the most important elements in planning of a school system. There is much debate about the appropriate size at each of the different grade levels, and each community must come to a consensus of what is appropriate for their school system. The sizes determined for Person County are based on existing conditions and discussions of the NCDPI suggestions. The sizes are similar to the most recently constructed facilities in Person County. Core Capacity is also listed here and provides a guide to the target intended size for the schools.

Square Footage Comparison to NCDPI Minimums

Classroom Square Footage

69

- Square Footage of every space in the building was logged
- Schools pre the 1980's have undersized classrooms
- The Basic Education Plan was developed in the 1980's and increased the size of all classrooms, this goes to equity
- Several Elementary Schools have classrooms that are 60% to 70% of the size that the newer schools are

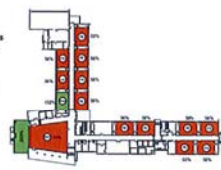
Classroom Square Footage

Square Footage Diagrams


72

- Depicts the size of a space relative to the “Minimum Standards”
- Just because it is undersized does not mean it is not effective
- Smaller Classrooms make it difficult to maneuver and does not create equity amongst the schools

Earl Bradsher Elementary
Nearly every room here is less than 60% of the recommended size. This works in part due to a slight reduction in the number of students per classroom.



Helena Elementary
As one of the more recent schools, Helena has more spaces that are close to the NCEM recommendations.




Life Cycle Analysis

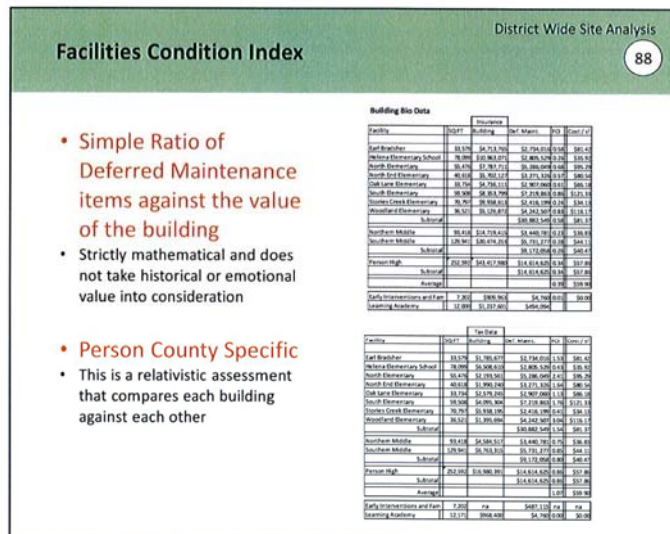
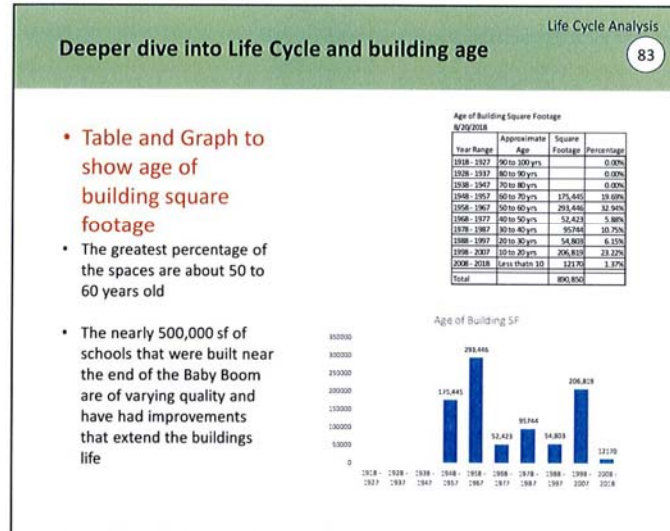
Site Size

80

- Like everything else, buildings do not last forever
- They can, but they need significant investment to do so
- Most buildings that are demolished in the United States are between 70 and 80 years of age
- Not all buildings are created equal and those built during the Baby Boom were often built cheaply, not well

Building Life Cycle Summary
Peters County Schools
Summary Table





Individual Schools with grouped data


- Section has information on each school
- Some is duplicated elsewhere, but grouped here for convenience
- Visual of Property Boundaries
- Person County GIS Data
- Insurance Date
- Utilities

Elementary Schools

111

Helena Elementary School

As one of the newest schools in the system, Helena was built to recent construction standards and is very close to meeting all the NCDH Recommended Minimum Standards. The parcel shape is good for an elementary school and serves the southeastern portion of the county.



Person County GIS

Area	Year	Area	Year	Area	Year
1000000000	2000	1000000000	2000	1000000000	2000

Insurance Data

Policy	Year	Amount	Company	Policy	Year	Amount	Company
Helena Elementary School	2000	\$10,000,000	State Farm	Helena Elementary School	2000	\$10,000,000	State Farm

Insurance / GIS Data

At 10,000 square feet, this one story building requires less than half of the forty-two acre site. It is holding its value well.

Utility Providers

Electricity	Duke / Progress Energy
Sewer	City of Rankin
Water	City of Rankin
Gas	Fuel Oil

Individual Schools with grouped data

- Life Cycle
- Brief of expected life of building
- Capacity Diagram
- Showing how the building can be maximized and the relationship of classroom space to administration and others

Elementary Schools



112

Helena

Life Cycle Analysis

At eighteen years of age, this building has a long life ahead of it. The materials used and the craftsmanship with which the building was constructed should help reduce overall maintenance costs over its life span.

Year	Classrooms	Administrative	Other	Total
2000	40	10	10	60


Capacity / Use Diagram

The capacity diagram is a graphical representation of how the school was assessed to achieve its maximum student counts. Each year the building may be used differently or an entire classroom may be needed for a particular grade. This is not intended to address each individual year but rather to provide a viable assessment of the school's maximum capacity.

1st	100
2nd	100
3rd	100
4th	100
5th	100
6th	100
7th	100
8th	100
9th	100
10th	100
11th	100
12th	100
Total	1200

Utilization Diagram

The utilization diagram is a graphical representation of how the school was assessed to achieve its maximum student counts. Each year the building may be used differently or an entire classroom may be needed for a particular grade. This is not intended to address each individual year but rather to provide a viable assessment of the school's maximum capacity.



Elementary Schools

113

Individual Schools with grouped data

- **Utilities and others**
- Brief descriptions of potential additions and renovations
- Potential site improvements
- PME Systems and Potential Improvements (boring and will not be visible, but very important)

Facility Details

Additions and Renovations: Based on the fact that this newer school has a good ratio of Student and Core Capacity, additions are not recommended here. This school is clearly aligned with the current standards and no significant changes have been identified.

Site: Improvements here focus on getting emergency vehicles onto and off campus without interference with parents in the queue. By widening the main access road, a dedicated lane can be created that will allow emergency personnel quick access to the campus. This will require reworking the area where the road crosses the ravine to the east.


MECHANICAL SYSTEM: The mechanical system consists of a water source heat pump system with units on mechanical lifts throughout the school. Hot water is produced by a copper fire boiler and a cooling tower is used for cooling. The cooling tower is being replaced in the summer of 2018 for approximately \$3,50,000. The water source heat pump air handlers have a life expectancy of nineteen years and are quickly reaching the end of their life.

FIRE ALARM: The school has the original fire alarm system from 2000. A new voice evacuation fire alarm system will be required when the system is updated. The system will need to be replaced around 2030, due to repair/replacement parts not being available.

ELECTRIC: The original switchgear has another 12-15 years of life expectancy and does not need any work. The small life safety generator has a life expectancy of twenty years and is nearing the end of its life expectancy.

LIGHTING: The original school has 18 fixtures that should be converted or replaced with LED technology.

Helena



Elementary Schools


114

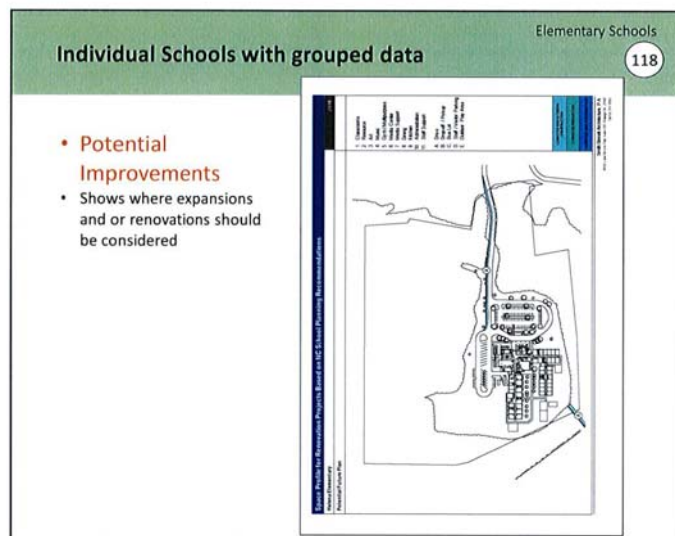
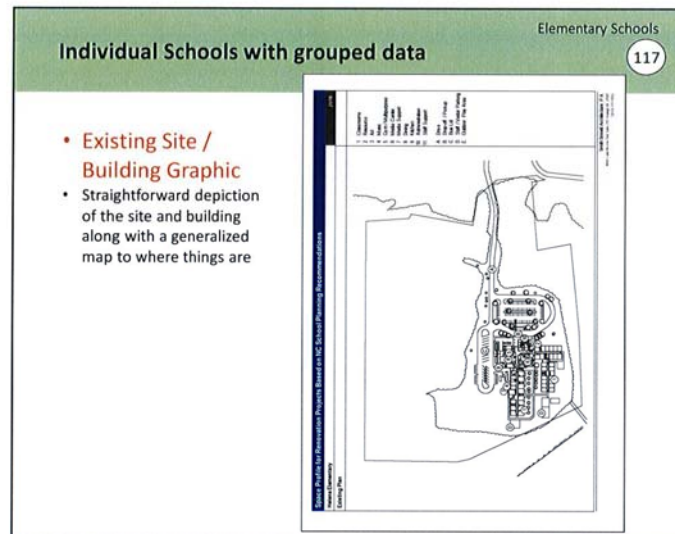
Individual Schools with grouped data

- **Comparison of each school to the NCDPI/Person County Schools "Minimum Recommended Standards"**
- **First Column** related to the number of instructional spaces
- **Second** related to Core Facilities such as Cafeteria, Media Center, and Administration
- **Third** shows Physical Education spaces

Potential Additions and Renovations

Helena





Dr. Allen requested the Board's consideration to establishing a committee of individuals representing both the Board of Commissioners and the Board of Education along with key staff for further discussions related to safety, handicap accessibility as well as the need for extra classrooms. Chairman Kendrick requested that the Board of Commissioners have the opportunity to be organized at its December meeting prior to forming a committee.

ADJOURNMENT:

A **motion** was made by Vice Chairman Powell and **carried 5-0** to adjourn the meeting at 1:41pm.

Brenda B. Reaves
Clerk to the Board

Tracey L. Kendrick
Chairman

November 19, 2018