

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

OCTOBER 11, 2022
OTHERS PRESENT

Gordon Powell
C. Derrick Sims
Kyle W. Puryear
Charlie Palmer
Patricia Gentry

Katherine M. Cathey, County Manager
Brenda B. Reaves, Clerk to the Board

The Board of Commissioners for the County of Person, North Carolina, met in special-called session on Tuesday, October 11, 2022 at 6:00pm in the Person High School Library located at 1010 Ridge Road, Roxboro, NC. The purpose of the special-called meeting was to meet jointly with the Board of Education to discuss the needs and funding of Person County Schools.

Chairman Powell called the meeting to order and led the group in invocation. Board of Education Chair, Freda Tillman led the group in the pledge of allegiance.

In attendance, representing Person County was Chairman Powell, Vice Chairman Sims and Commissioners Gentry and Palmer. Also present were County Manager Katherine Cathey, Finance Director Amy Wehrenberg and Clerk to the Board Brenda Reaves. Commissioner Puryear was absent until 7:13pm.

In attendance, representing the Board of Education was School Board Chair Freda Tillman, Vice-Chair Phillip Gillis, and school board members Margaret Bradsher, Harriett Tillett, and Jason Torian. Superintendent Dr. Rodney Peterson, Assistant Superintendent of Administrative Services Dr. Ron Anthony, Assistant Superintendent of Finance Julie Masten and Chief Operations Officer Chris Clayton and other staff were also present.

Dr. Peterson recognized Ms. Judy Bradsher, Director of Food & Nutrition Services, and the high school culinary class students present that prepared the meal for everyone. Ms. Bradsher and the students invited everyone to fix their plate for dinner; the meeting resumed at 6:29pm.

Dr. Peterson facilitated the discussion related to the needs and funding of Person County Schools with the following presentation:

October 11, 2022

Joint Meeting of Board of Education and County Commissioners

October 11, 2022
Person High School
6:00pm



**PERSON
COUNTY
SCHOOLS**

PREPARING STUDENTS FOR SUCCESS
IN A CHANGING WORLD

#ITSBETTERINPERSON

Agenda



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- Welcome
- Overview on PCS use of possible tranches of funds.
- Excitement over proposed development and planning for future students.
 - Options of use for future tranches of funds.

October 11, 2022

PCS Uses of Proposed Funds



- [Deferred Maintenance](#) School lists identified in [2018 Facility Audit](#)
- Safety and ADA projects by school and timeline.

Deferred Maintenance Potential Investments

Item	EBES	EFS	HES	NES	NEES	OLE	SES	SCE	WES	NMS	SMS	PHS	PCLA	Totals
Roadway Improvements	\$31,152	\$0	\$694,072	\$31,152	\$155,760	\$31,152	\$961,818	\$31,152	\$278,421	\$0	\$0	\$0	\$0	\$2,714,679
Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking / Drives	\$298,857	\$74,547	\$219,233	\$600,047	\$0	\$119,237	\$522,102	\$408,780	\$114,890	\$1,399,854	\$563,169	\$814,182	\$0	\$5,035,493
Sewer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water System (well)	\$0	\$0	\$0	\$0	\$194,700	\$194,700	\$0	\$0	\$38,940	\$0	\$0	\$0	\$0	\$428,340
Grading / Drainage	\$59,578	\$0	\$0	\$65,419	\$0	\$191,487	\$284,636	\$0	\$96,377	\$0	\$0	\$58,410	\$0	\$735,900
Canopy (cov. Vnaks)	\$0	\$49,064	\$109,611	\$178,092	\$0	\$60,642	\$196,536	\$51,401	\$551,901	\$0	\$130,176	\$290,415	\$0	\$1,645,427
Other Site	\$54,105	\$146,204	\$70,800	\$274,435	\$121,201	\$183,227	\$273,596	\$185,030	\$200,401	\$301,796	\$1,034,975	\$2,945,405	\$15,676	\$5,816,743
Rodding	\$0	\$0	\$62,007	\$0	\$0	\$157,064	\$0	\$73,100	\$13,434	\$0	\$0	\$0	\$0	\$325,636
Structural	\$88,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,526
Windows	\$435,816	\$106,851	\$0	\$479,624	\$31,152	\$58,799	\$734,726	\$0	\$1,228,622	\$279,355	\$973,266	\$3,685,770	\$0	\$7,914,224
Walls	\$87,615	\$0	\$0	\$0	\$0	\$14,160	\$0	\$0	\$63,550	\$38,940	\$0	\$38,940	\$0	\$243,205
Other Building Exterior	\$63,720	\$0	\$10,620	\$73,632	\$0	\$23,354	\$77,101	\$0	\$42,055	\$0	\$38,940	\$5,941	\$0	\$335,273
Partition/Wall Const	\$0	\$0	\$0	\$16,948	\$28,037	\$120,325	\$172,756	\$0	\$44,858	\$0	\$19,470	\$52,710	\$0	\$435,103
Ceilings	\$224,946	\$0	\$0	\$477,751	\$162,917	\$251,204	\$279,778	\$0	\$189,324	\$560,198	\$208,017	\$377,211	\$0	\$2,741,347
Flooring	\$354,953	\$74,628	\$158,558	\$1,025,362	\$282,886	\$293,778	\$956,003	\$140,714	\$348,123	\$0	\$119,017	\$1,036,978	\$0	\$4,790,696
Painting	\$146,736	\$17,847	\$177,016	\$127,443	\$111,536	\$87,644	\$145,358	\$159,322	\$224,626	\$220,147	\$0	\$537,016	\$0	\$1,954,692
Other Building Interior	\$376,540	\$36,354	\$57,569	\$450,064	\$225,638	\$291,765	\$314,948	\$49,719	\$479,306	\$113,039	\$534,884	\$1,043,766	\$0	\$3,973,590
Mechanical	\$0	\$88,500	\$1,380,600	\$1,469,074	\$1,079,763	\$292,095	\$1,592,854	\$1,437,532	\$716,922	\$0	\$836,392	\$4,466,418	\$0	\$13,360,105
Electrical	\$521,796	\$126,555	\$77,890	\$736,353	\$630,460	\$261,340	\$915,691	\$77,880	\$383,245	\$1,493,657	\$691,748	\$2,384,374	\$0	\$8,350,895
Lighting	\$115,246	\$30,429	\$308,096	\$218,023	\$154,859	\$149,872	\$249,323	\$266,794	\$271,623	\$376,299	\$825,844	\$918,298	\$0	\$3,904,684
Technology	\$38,551	\$0	\$112,147	\$116,041	\$91,509	\$31,509	\$142,131	\$77,101	\$95,014	\$116,041	\$133,564	\$283,873	\$0	\$1,297,481
Plumbing	\$0	\$0	\$0	\$0	\$11,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,576
Other PIME	\$0	\$0	\$0	\$37,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,967
Code / Safety	\$97,194	\$0	\$338,801	\$114,892	\$168,339	\$173,672	\$287,767	\$334,086	\$58,410	\$237,067	\$225,871	\$134,348	\$0	\$2,167,448
ADA Ramps	\$150,698	\$0	\$0	\$331,451	\$35,340	\$127,281	\$595,005	\$0	\$70,052	\$81,548	\$317,750	\$389,400	\$0	\$2,008,258
ADA Toilets	\$0	\$0	\$0	\$797,331	\$0	\$656,670	\$968,751	\$0	\$808,369	\$0	\$1,308,721	\$2,986,114	\$0	\$7,528,556
Fire Alarm	\$253,110	\$48,675	\$592,465	\$579,271	\$272,477	\$0	\$404,677	\$438,453	\$0	\$0	\$883,538	\$4,868	\$0	\$3,217,934
Sprinkler	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Code / Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Abatement	\$20,794	\$0	\$0	\$195,794	\$107,049	\$87,644	\$163,675	\$0	\$94,663	\$0	\$51,063	\$203,851	\$0	\$799,475
Indoor Air Quality	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Radon	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Environmental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Furniture / Equipment	\$58,410	\$0	\$81,774	\$291,271	\$35,046	\$110,590	\$58,410	\$81,774	\$46,728	\$85,668	\$141,352	\$1,294,755	\$0	\$2,285,776
Kitchen Equipment	\$0	\$0	\$0	\$0	\$15,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,576
Media Center Furniture	\$0	\$0	\$0	\$52,569	\$0	\$0	\$0	\$0	\$77,880	\$0	\$0	\$0	\$0	\$130,449
Off Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,493,346	\$799,554	\$4,411,440	\$8,440,509	\$3,912,678	\$4,055,877	\$10,761,612	\$3,832,837	\$6,587,312	\$5,303,052	\$9,038,161	\$23,866,034	\$15,576	\$84,516,588

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Dr. Peterson said the deferred maintenance as identified in the 2018 Facility Audit that equated to \$55M would cost \$84M today; he added the cost of waiting to complete deferred maintenance was only increasing, noting waiting another five years would take the costs to over \$100M.

Dr. Peterson noted the plan in place with the county for issuance of \$38M for deferred safety and ADA projects at the schools. He further noted Phase I was dedicated to the safety and ADA project needs at Person High School valued at \$11.9M, Phase 2 dedicated to the safety and ADA project needs at Stories Creek Elementary, South Elementary, Oak Lane Elementary, Helena Elementary and Earl Bradsher Preschool valued at \$11.2M, with Phase 3 dedicated to the safety and ADA project needs at Southern Middle School, Northern Middle School, Woodland Elementary, North End Elementary and North Elementary valued at \$13.1M.

Dr. Peterson stated agreement with keeping with the plan for the Phase I issuance for Person High School but wanted to review with the Board the forecasting of planning and development over the next two to five years in the county, which would impact school capacity. For this reason, he wanted to recommend consideration that the Phase 2 and Phase 3 issuances for safety and ADA project needs to look different. He reasoned the need for more square footage at facilities. Dr. Peterson illustrated square footage data as follows:

This table shows the number of square feet of building that was constructed over the past one hundred years. The largest number of square feet in Person County was constructed between fifty and sixty years ago with 50% of the buildings constructed between 1948 and 1967.

Age of Building Square Footage			
8/20/2018			
Year Range	Approximate Age	Square Footage	Percentage
1918 - 1927	90 to 100 yrs		0.00%
1928 - 1937	80 to 90 yrs		0.00%
1938 - 1947	70 to 80 yrs		0.00%
1948 - 1957	60 to 70 yrs	175,445	19.69%
1958 - 1967	50 to 60 yrs	293,446	32.94%
1968 - 1977	40 to 50 yrs	52,423	5.88%
1978 - 1987	30 to 40 yrs	95,744	10.75%
1988 - 1997	20 to 30 yrs	54,803	6.15%
1998 - 2007	10 to 20 yrs	206,819	23.22%
2008 - 2018	Less than 10	12,170	1.37%
Total		890,850	



Square Foot per Year								
	1948 - 1957	1958 - 1967	1968 - 1977	1978 - 1987	1988 - 1997	1998 - 2007	2008 - 2018	Total
Totals	175,445	293,446	52,423	95,744	54,803	206,819	12,170	890,850
Earl Bradsher	24,856	5,787						
Helena Elementary School						78,099		
North Elementary			44,900			12,660		
North End Elementary	27,135	3,704				9,578		
Oak Lane Elementary	19,777	7,305				11,883		
South Elementary		43,350				16,271		
Stories Creek Elementary						70,797		
Woodland Elementary	23,521	3,757				7,531		
Northern Middle				95,744				
Southern Middle	80,156				39,549			
Person High		229,543			14,271			
Learning Center								
Early Interventions and Fam			7,523		983			
Learning Academy							12,170	



Dr. Peterson addressed capacity issues using the Membership Forecasting and Utilization Forecasting as prepared by Numerix, LLC. Numerix, LLC is a company Person County Schools has been working with to assist with forecasting student enrollment, to determine elementary attendance boundaries with consolidation of schools in mind.

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School Capacity



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- School Membership Forecast and Utilization Charts
- School Capacity is figured based on the following (Including HB-90)

Pre-School	16	4-5	26
Ec Self-Contain	10	6-8	26
K	18	HS Regular, Science, & Business	22
1st	16	HS Art	20
2-3	17	HS Service Marketing/Workforce	15

1. 2018-19 Month 1 AGM supplied by NC DPI.
2. Preliminary forecasts supplied by Smith Street Architecture 9/18/18, updated 7/26/19. Early College capacity estimated.
3. Forecast based on Human Capital Planner model, version 20181117.

	2018-18	2019-19	2020-20	2021-21	2022-22	2023-23	2024-24	2025-25	2026-26	2027-27	2028-28	2029-29	2030-30
North Elementary	458	456	432	384	384	195	182	168	163	166	163	164	167
North Actual						195	223	189	210	210			
North East Elementary	340	228	218	204	204	196	204	191	195	196	193	205	206
North East Actual						195	177	182	189				
Shore Creek Elementary	458	456	432	384	384	437	462	406	446	487	464	474	474
Shore Creek Actual						440	447	378	362				
Woodland Elementary	340	228	218	204	204	196	180	153	156	157	169	181	189
Woodland Actual						194	209	215	222				
Northern Middle	630	630	630	630	630	423	451	485	490	490	410	454	466
Northern Actual						452	449	416	457				
Helena Elementary	600	570	549	498	498	572	545	513	488	506	463	517	524
Helena Actual						536	499	452	459				
Oak Lane Elementary	340	228	218	204	204	235	248	229	226	221	221	204	204
Oak Lane Actual						235	248	229	226	221	204	204	204
South Elementary	458	456	432	408	408	326	311	315	319	321	302	297	298
South Actual						447	474	480	434	477	453	441	449
Southern Middle	700	700	700	700	700	489	474	493	478				
Southern Actual						1104	1115	1052	1091				
Person High	1500	1500	1500	1500	1500	1104	1115	1052	1091	1028	1077	1064	1064
Person Actual						1104	1115	1052	1091				
Special/Alternative						174	174	174	174	174	174	174	174
Carl Brasher Preschool	192	192	192	192	192	174	174	174	174	174	174	174	174
East Brasher Actual						174	174	174	174	174	174	174	174
Person Early College Innovation & Ldnshp	200	200	200	200	200	150	150	150	150	150	150	150	150
Person Early College Actual						172	187	151	142				
Person County Learning Academy													
System Total (excl. Special/Alternative)	5454	5352	5214	4886	4886	4189	5709	5618	5502	4965	4874	4883	4887
System Total (w/12)	5554	5552	5414	5186	5186	4339	5811	5681	5516	4965	4874	4883	4887
System Total	5846	5744	5606	5378	5378	4513	6471	6325	6213	5691	5427	5436	5442
Actual (w/12)						4347	4744	4542	4319				
Actual System Total						4489	4857	4516	4494				

Membership Forecast Prepared by:
Human Capital

School Capacity



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Person County Schools Utilization Forecast

1. 2018-19 Month-1 ADM supplied by NC DPI.

2. Preliminary capacities supplied by Smith Shirett Architecture 2/19/18, updated 7/26/18. Early College capacity estimated.

3. Forecast based on Numerix Cohort-Feeder model, version 20181117.

	Capacities					Pre-K		Month-1		Number of Available Seats - Month-1 ADM Membership Forecast											
	2018-19	2019-20	2020-21	2021-22	2022-23	2018-19	2019-20	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29				
North Elementary	468	456	432	384	384		273	274	264	221	218	221	220	217	214	213					
North End Elementary	240	228	216	204	204		44	24	25	11	8	11	-1	-2	-6	-11					
Stones Creek Elementary	468	456	432	384	384		31	-6	-18	-60	-64	-70	-85	-89	-97	-109					
Woodland Elementary	240	228	216	204	204		54	40	33	20	15	15	16	15	11	7	6				
Northern Middle	530	530	530	530	530		54	69	42	48	34	60	76	65	81	72	70				
Helena Elementary	600	570	540	468	468		28	25	27	-30	-37	-45	-49	-54	-67	-80	-85				
Oak Lane Elementary	240	228	216	204	204		5	-16	-32	-42	-45	-48	-55	-56	-61	-66	-68				
South Elementary	468	456	432	408	408		173	155	132	113	113	106	111	110	105	101	100				
Southern Middle	700	700	700	700	700		253	229	214	206	223	247	255	249	251	262	259				
Person High	1500	1500	1500	1500	1500		350	434	457	471	472	422	423	445	444	493	491				
Special/Alternative																					
Earl Bradsher Preschool	192	192	192	192	192	174	18	18	18	18	18	18	18	18	18	18	18				
Person Early College Innovation & Leadership	200	200	200	200	200		50	7	17	13	22	13	12	15	14	23	24				
Person County Learning Academy																					
System Total (excl. Special/Alternative)	5454	5352	5214	4986	4986		1265	1228	1145	959	936	920	912	903	879	887	868				
System Total (K-12)	5654	5552	5414	5186	5186		1315	1236	1162	973	958	933	924	918	893	910	891				
System Total	5846	5744	5606	5378	5378	174	1333	1254	1180	991	976	951	942	936	911	928	909				

Membership Forecast Prepared by:
Numerix LLC

Utilization Legend
■ Fewer available seats ■ More available seats



11/17/2018

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School Utilization

School Capacity



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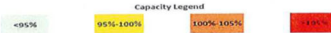
Mitigating steps taken by the Board of Education to spread capacity across the district:

- Eliminated School Choice in 2018-19.
- Tightened the transfer request protocol to only include extreme hardships and employee children.
- Developed Dual Language Program at South and Woodland Elementary to increase enrollment in these schools.

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Person County Schools Membership Forecast
 1. 2021-22 and historic Month-1 ADM supplied by NC DCF.
 2. Capacities supplied by Smith Sennett Architecture 1/14/2022.

Optimal Capacity	Pre-K	Month-1	Forecasted Month-1 ADM											
2021-23	2021-22	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32		
North Elementary	384	212	215	215	210	210	217	215	214	217	217	218		
Acutal		215	210											
North End Elementary	204	176	163	155	150	136	143	140	139	141	141	142		
Acutal		182	169											
Storres Creek Elementary	384	365	353	338	337	341	341	343	342	346	346	348		
Acutal		275	282											
Woodland Elementary	204	208	206	198	198	199	186	183	182	184	184	185		
Acutal		215	212											
New Elementary School	714													
Acutal														
Northern Middle	530	416	434	442	459	466	444	438	435	425	420	415		
Acutal		416	457											
Helena Elementary	468	560	577	485	482	478	464	471	475	488	491	495		
Acutal		275	211	201	200	198	200	203	204	207	207	208		
Oak Lane Elementary	204	275	211	201	200	198	200	203	204	207	207	208		
Acutal		305	303	296	304	296	304	311	320	331	335	336		
South Elementary	408	478	504	486	484	491	494	480	461	438	452	457		
Acutal		478	504	486	484	491	494	480	461	438	452	457		
Southern Middle	700	478	504	486	484	491	494	480	461	438	452	457		
Acutal		478	504	486	484	491	494	480	461	438	452	457		
Person High	1500	1056	1054	1139	1163	1202	1253	1286	1259	1253	1221	1207		
Acutal		1062	1091											
Special/Alternative														
Earl Bradsher Preschool	192	225	225	225	225	225	225	225	225	225	225	225		
Acutal		174	174											
Early Intervention Preschool	48	48	51											
Acutal		48	51											
Person Early College Innovation & Leadership (K-12 only)	119	119	119	120	121	128	134	132	134	134	131	129		
Acutal		150	143											
Person County Schools Virtual	135	135	135	135	135	135	135	135	135	135	135	135		
Acutal		119	81											
System Total (K-12)	5700	4188	4189	4210	4241	4280	4315	4289	4289	4322	4381	4379		
Acutal		4117	4371											
System Total(Including Pre-K)	5892	225	4539	4556	4441	4466	4505	4540	4514	4524	4522	4506	4504	



Membership Forecast Prepared by:
NumerisLLC

DRAFT: 1/17/2022



School Capacity Updated January 2022

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Proposed Development



Proposed Development and impact of future capacity in schools

- Problem when calculating school capacity, it assumes an even distribution of students.
- Current Capacity, based on even distribution, for Elementary is 80%
 - This is not our reality

October 11, 2022

Dr. Peterson proposed for Phases 2 and 3 issuances include a newly constructed elementary school, which was projected to cost \$36.5M (not including land acquisition). In addition, Dr. Peterson recommended an expansion at Stories Creek Elementary for 12 classrooms at a projected cost of \$9.6M. He said at today's cost, for a new school, expansion at Stories Creek Elementary along with the safety and ADA needs would cost \$71.3M.

PCS Proposal to Commissioners



- Begin the planning for an Elementary school to address the proposed development for the next 2-5 years and build-out of Stories Creek Elementary.
 - If we began the process now, a new school would be in place for the 2025-2026 school year.
- Begin the safety and access plans for the high school as defined in the first tranches of funds for Person HS beginning in June 2023.
- Work with Numerix, our student forecasting provider, to determine new elementary attendance boundaries with consolidation of schools in mind.

Dr. Peterson praised the county for its funding, especially the four last consecutive years, noting all requested critical capital projects were funded and completed. He said he presented the challenge to the Board to prepare for the planning and development projected for the next two to five years in the county.

Chairman Powell and commissioners thanked Dr. Peterson for the informative, eye-opening presentation and proposal.

October 11, 2022

ADJOURNMENT:

A **motion** was made by Vice Chairman Sims and **carried 5-0** to adjourn the meeting at 7:40pm.

Brenda B. Reaves
Clerk to the Board

Gordon Powell
Chairman