

A Special Called meeting of the Board of Trustees of the Charleston County School District followed by a Board Workshop on Thursday, July 29, 2010 with the following members of the Board present: Chair – Mrs. Ruth Jordan, Vice Chair - Mr. Ray Toler, Mr. Chris Fraser, Mrs. Toya Hampton-Green, Mrs. Ann Oplinger, Mr. Arthur Ravenel and Dr. Nancy J. McGinley – Superintendent of Schools and Executive Secretary. Rev. Chris Collins and Mr. Gregg Meyers were absent. Mrs. Elizabeth Kandrac participated in the Board Workshop discussion telephonically. Staff members Mr. Michael Bobby, Mr. John Emerson, Mr. Dr. Doug Gepford, Mrs. Audrey Lane, Mr. Bill Lewis, Ms. Melissa Matarazzo (Harvard Intern), Dr. Brenda Nelson and Mr. Elliot Smalley were also in attendance. Mrs. Carol Clark with Haynesworth, Sinkler and Boyd Public Accountants also participated in the discussion, telephonically.

The news media was duly notified of the meeting and representatives were present.

Chair – Mrs. Ruth Jordan called the meeting to order at 3:00 p.m. and motioned, seconded by Mrs. Oplinger to convene into Executive Session to discuss agenda items listed below. The motion was unanimously approved.

### 1.1: Legal Matters

#### I. Welcome

Open Session reconvened at 3:20 p.m. However, since there were no Executive Session motions to be acted on, Mrs. Jordan immediately called the Board Workshop to order and welcomed everyone. Dr. McGinley also welcomed the group and proceeded to sharing letters from the following community groups who support the five-year sales tax increase.

- Premier Hospitality Group
- Charleston Trident Association of Realtors
- Charleston Metro Chamber of Commerce
- Trident CEO Council

Mrs. Kandrac suggested the District request an 8-year sales tax to get funds as suggested at the last workshop by Mr. Ravenel to cover all of its capital needs at this time.

#### II. Preliminary High Level Decisions

Mr. Lewis informed the group that priorities are aligned to program needs then he preceded with an explanation on the bands as follows

- Band I – Life Safety
- Band II – Projects addressing growth needs
- Band III – Projects addressing program needs
- Band IV – District projects

Mr. Lewis commended Construction Managers and Mr. Ralph Watkins for their work they did to rank school projects. Mr. Lewis said there were two amounts for Life-Safety projects (1. Renovate and 2. Rebuild). The City authorized the District to rebuild Memminger and selectively keep sections at Buist, James Simons and Charleston Progressive. Mr. Lewis stated for the record that he wanted to make sure all downtown schools are CD-6 with a 400 student capacity except for Buist which will be built for 500 students.

#### III. Review Project Narratives

Mr. Lewis reviewed all projects recommended for 2010-2015, by district. During discussion, Mr. Ravenel asked about funds for Sullivan's Island Elementary and Charleston Math and Science Charter. Mr. Lewis said those funds were still available. However, he said the two projects were from different funding sources. Mrs. Green pointed out two things listed in Band I that are not in District 20. Mr. Lewis said the next high-risk projects are two story

buildings. He said if these projects were seismically evaluated (4-8 Mary Ford + Northwoods MS and 10-7 CE Williams MS, St. Andrews, St. Andrews MS and West Ashley MS), funding would be available to address these projects. Mr. Lewis said evaluation and doing the work would be discussed more under agenda item II-b.

#### IV. Integrated Project List Without Cost

Mr. Bobby mentioned two funding options—Sales Tax and 8% Bond Funds. Mr. Fraser said he preferred Sales Tax Funds. Mrs. Jordan suggested the 8% Bond Fund option remain available because she does not want to block out the use of 8% Bond Funds. Mrs. Jordan said the public want to see more than just building of schools and advanced designs. They want to see stadiums and other improvements and \$350 million won't do the job! She suggested the district do everything possible in eight years and said she does not oppose the use of \$120 million of 8% Funds. In response to Mrs. Green about five schools not listed, Mr. Lewis said those schools may need to be worked on when evaluations are completed.

Mrs. Jordan expressed concerns about Garrett Academy gymnasium having an air unit to keep it cool. She went on to say that was a life-safety issue and suggested funds be allocated to correct that issue. Mr. Bobby said even if funds were identified, it would probably be at least November before the work could be done. After Mrs. Green suggested using Fund Balance or 8% Funds for the Garret project, Mr. Bobby said Fund Balance was not the best choice. He also said the use of 8% Funds would be problematic if going forth with putting a Bond Referendum on the November ballot. Mr. Fraser said he was willing to delay Technology Projects to address the air condition issue at Garrett. **Mr. Bobby will bring a recommendation to the Board for approval to reallocate funds the air unit for the gymnasium at Garrett Academy.**

During discussion of District-wide Projects, Mr. Lewis expressed concern about Information Technology building which is located near marshland. He suggested the entire Broadband network be relocated out of the metal storage building that was originally a plumbing and automotive shop, to a more secure area. Mr. Toler suggested the new server be housed in the old Data Processing building. Mr. Lewis said that suggestion would be considered.

Mr. Fraser said the County Parks Commission is looking at how to work with the District to fund stadiums. Mr. Lewis said since the cost for the stadium at North Charleston alone is \$40 million, direction is needed from the Board. Mr. Fraser suggested the district explore other options such as regional model stadiums and only having locker rooms and practice fields at individual campuses. Mr. Ravenel suggested use of college stadiums. However, Mr. Lewis said he didn't think that would be in line with High School and NCAA rules. During discussion of regional complexes, Mr. Toler asked if the property at 11 ½ St. Philip St. was included in the Memminger rebuild project. Mr. Lewis said it wasn't. Mrs. Jordan added that the College of Charleston, who has a long-term lease with the district, looked at renovating and found it far too expensive. Mr. Lewis said Dean Fran Welch is interested in collaborative efforts for redevelopment of the property.

Mr. Ravenel reminded everyone not to forget James Island Charter in the new building plan. He said it was politically critical to identify funding for the school. Mr. Lewis said while there is not a line item for the school, he wanted to discuss a **Program Reserve** which would allow some flexibility in the building program. In the past, the district had a 5% Reserve Fund which earned interest which funded other projects. Mr. Bobby added that the Reserve Funds allowed the district to have funds to deal with unknown amounts. Mr. Bobby requested permission to include 5% for the Program Reserve.

Mrs. Carol Clark informed the Board that a list of specific projects to be funded by the Sales Tax Referendum is required. She also said about the list that the action amount of dollars for

each was not required and that the list did not have to be done specifically based on priorities.

V. Integrated Project List With Cost

Mr. Fraser asked about estimated sales tax and exemptions that may impact the actual amount received.

It was determined that the project list contained more projects than needed and that directions was needed to be prioritization. At this time, the group proceeded in identifying the following potential 2010-2015 Capital Projects:

2010-2015 BUILDING PROGRAM 7/29/2010										
BAN D	PROJECT #	PROJECT	SCHOOL	ENROLLMENT	CAPACITY	DISTRIC T	OVERALL	TOTAL BUDGET	TOTAL BUDGET SUMMARY	CM
1	23-05-01	2-1	Sullivan's Island (new structure)	330	500	2	C4			
		CH-1	Charleston Charter School of Math & Science	298	TBD	DW	C4			
1	02-06-2	20-1	Memminger ES (rebuild school)	379	400	20	C4	\$22,000,000	\$22,000,000	
1	02-08-9	20-2	James Simons ES (rebuild school)	276	400	20	C4	\$27,400,000	\$49,400,000	
1		20-3	Buist Academy (rebuild school)	394	500	20	C4	\$35,700,000	\$85,100,000	
1	02-07-6	20-4	Charleston Progressive Academy (rebuild school)	289	400	20	C4	\$18,600,000	\$103,700,000	
1		4-8	Seismic Evaluation (Mary Ford & Northwoods MS)	N/A	N/A	4	N/A	\$700,000	\$104,400,000	
1		10-7	Seismic Evaluation (C.E. Williams, St. Andrews, & West Ashley MS)	N/A	N/A	10	N/A	\$900,000	\$105,300,000	
3	10-06-06	4-1	Garrett Academy of Technology (advance design/seismic evaluation)	791	N/A	4	C3	\$1,600,000	\$106,900,000	
2	04-05-01	2-2 a	Jennie Moore Primary School /Sweet Grass campus (new school)	N/A	1000	2	N/A	\$37,200,000	\$144,100,000	
2		2-2 b	Jennie Moore ES /Sweet Grass campus (rebuild school)	719	900	2	C4	\$34,400,000	\$178,500,000	
2		2-2 c	Laing Middle School/Sweet Grass campus (rebuild school)	451	900/1200	2	C4	\$39,100,000	\$217,600,000	
2	CCSD 06-05	3-1	Harborview ES (rebuild school)	577	600	3	C4	\$26,500,000	\$244,100,000	
2		4-3	Chicora ES (rebuild school)	378	600	4	C3	\$28,000,000	\$272,100,000	
2	10-06-04	10-1	St. Andrews Math and Science ES (rebuild school)	750	750	10	C4	\$33,100,000	\$305,200,000	
2	02-06-03	10-2	Stono Park ES (rebuild school)	386	600	10	C4	\$26,600,000	\$331,800,000	
2	CCDS 06-02	4-2	North Charleston Creative Arts ES (new school)	N/A	600	4	N/A	\$27,100,000	\$358,900,000	
2		10-5	Montessori Community School (new school)	123	350	10	C4/QSC B	\$6,000,000	\$364,900,000	
3		3-4	Murray LaSaine ES (whole school renovation)					\$10,000,000	\$374,900,000	

**2010-2015 BUILDING PROGRAM CONTINUED**

3		9-1	Angel Oak ES (whole school renovation)	400	410	9	C3	\$9,300,000	\$384,200,000	
3		4-6	Dunston ES (advance design)	315	500	4	C3	\$975,000	\$385,175,000	
3	04-06-03	10-3	Springfield ES (rebuild school)	579	750	10	C3	\$33,100,000	\$418,275,000	
4		DW-3a	CCSD Emergency Operation Center (IT relocation)					\$2,500,000	\$420,775,000	
3	02-05-1	3-2	James Island Charter HS (advance design)	1450	1600	2	C1	\$2,300,000	\$423,075,000	
3		3-2 a	James Island Charter HS (Field Relocation & traffic/site improvements)					\$7,500,000	\$430,575,000	
3			James Island Charter HS Rebuild - To be determined					\$40,000,000	\$470,575,000	
			Regional Athletic sites - To be determined					\$50,000,000	\$520,575,000	##### ##
			cut off for funding projects							
2	CCSD 06-03	2-3	Wando Middle College (new school)	N/A	600	2	N/A	\$49,700,000	\$570,275,000	
2		20-7	Burke Middle College (advance design)	N/A	N/A	20	N/A	\$1,500,000	\$571,775,000	
2	10-06-05	4-4	Pinehurst Primary (CD-1 Addition)	785	400	4	C3	\$15,300,000	\$587,075,000	
2	04-05-02	2-4	Carolina Park ES (land acquisition)	N/A	800	2	N/A	\$3,500,000	\$590,575,000	
2	20-06-03	4-5	Ingleside Campus (land acquisition)	N/A	600	4	N/A	\$3,500,000	\$594,075,000	
2		10-6	Carolina Bay Campus (land acquisition)	N/A	N/A	10	N/A	\$3,500,000	\$597,575,000	
3	CCDS 05-01	1-1	Lincoln HS (advance Design)	176	452	1	C3	\$1,300,000	\$598,875,000	
4		1-2	Lincoln HS stadium	N/A	N/A	1	N/A	\$0	\$598,875,000	
4		2-5	Wando HS Stadium	N/A	N/A	2	N/A	\$14,000,000	\$612,875,000	
4		3-3	James Island Charter HS Stadium	N/A	N/A	3	N/A	\$10,700,000	\$623,575,000	
4		3-5	Septima Clark Gym (renovation)	N/A	N/A	4	N/A	\$3,800,000	\$627,375,000	
4		4-1 a	Garrett Acadmey of Technology (Air Conditioning)	N/A	N/A	4	N/A	\$1,200,000	\$628,575,000	
4		4-7a	Stall HS Stadium	N/A	N/A	4	N/A	\$11,350,000	\$639,925,000	
4		4-7b	North Charleston HS Stadium	N/A	N/A	4	N/A	\$9,500,000	\$649,425,000	
4		4-7c	Garrett Academy of Technology Stadium	N/A	N/A	4	N/A	\$10,700,000	\$660,125,000	
4		4-7d	Magnet HS (AMHS & Military Magnet) Stadium	N/A	N/A	4	N/A	\$10,200,000	\$670,325,000	
4		9-2	St. Johns HS Stadium	N/A	N/A	9	N/A	\$7,900,000	\$678,225,000	
4		20-5	Burke HS Stadium ( Stoney Field)	N/A	N/A	20	N/A	\$7,000,000	\$685,225,000	
4		23-2	Baptist Hill HS Stadium	N/A	N/A	23	N/A	\$8,300,000	\$693,525,000	
4	03-07-03	10-4	West Ashley Career Academy (advance design)	N/A	TBD	10	N/A	\$1,200,000	\$694,725,000	
4	10-08-08	23-1	Baptist Hill Middle College (advance design)	477	689	23	C2	\$500,000	\$695,225,000	
4		DW-1	Azalea Bus Lot Renovation	N/A	N/A	DW	N/A	\$7,500,000	\$702,725,000	
4		DW-2	District 3 Bus Lot	N/A	N/A	DW	N/A	\$3,300,000	\$706,025,000	

2010-2015 BUILDING PROGRAM CONTINUED										
4		DW-3	CCSD Emergency Operation Center (addition and renovation)	N/A	N/A	DW	N/A	\$1,100,000	\$707,125,000	
			TOTAL					\$707,125,000	\$707,125,000	

After the initial calculations of proposed projects, it was determined that a regional concept for athletics facilities would cost less. Dr. McGinley said with the Four Zone Concept, the district could look at a Competition Complex working with Tom O'Rourke of Charleston County Parks and Recreation. This is needed for community support. In response to Mr. Ravenel's question about what is in the project for James Island Charter High School, Mr. Lewis said \$2.3 million for advanced design and \$7.5 million for field relocation and traffic/site improvements. Mr. Ravenel suggested a performing arts center at JICHS. Mrs. Jordan reminded Mr. Ravenel that in addition to JICHS, North Charleston, St. Johns High and Baptist Hill High do not have a performing arts center. Mr. Lewis said the concept is to have a Performing Arts Center in each zone. Mr. Ravenel suggested the amount for James Island Charter be increased to \$50,000. Mr. Lewis requested the projects be prioritized to show first to last project in each of the four Project Bands.

In response to a question from Mr. Bobby, Mrs. Clark said the sales tax referendum could be renewed during even-number years. If the referendum passes, it could go through 2015. Prior to expiration, the district could go out for another referendum and could do for 12 years without interruption. Dr. McGinley agreed to work on the strategy to renew sales tax if the district is unsuccessful in getting the amount it is aiming for. Since there is community support for five years, she suggested the district go after what is reasonable and work toward renewals. It was determined that a subcommittee of the Board would work to prioritize work within the Bands.

Mr. Ravenel requested a vote on an increased amount for James Island Charter and said a \$350 million Referendum was ridiculous. Again, he requested \$50 million for JICHS. Mrs. Jordan responded that \$50 million was approximately 1/3 of \$350 million. She said \$50 million could help with cost of stadiums.

V: Final Decisions

Several motions were made to approve the list, term and amount. Those motions are shown below.

Mrs. Green moved, seconded by Mr. Fraser approval of list of potential school projects identified for the 2010-2015 Building Program read earlier during the meeting; 5% Program Reserve Funds; Three Athletic Stadiums (Three Zones--East Cooper, N. Charleston, and South West for Baptist Hill and St. Johns High) and funds for James Island Charter High (the amount for JICHS would determined at a later time). The motion was approved 6-1 (Kandrac opposed). Note: In response to Mrs. Kandrac's request for the names of Board Members who supported the vote, Mrs. Jordan, said Ravenel, Toler, Green, Oplinger and Jordan. It was also determined that the project list would be reprioritized before the November election.

Mr. Fraser moved, seconded by Mrs. Oplinger approval of a five-year One Cent Sales Tax Referendum with items on the approved project list and, the future Board's consideration to extend the Referendum if needed, at the end of the fourth year. The motion failed 4-3 (Kandrac, Ravenel and Toler opposed).

Mr. Ravenel moved, seconded by Mr. Toler to approve an eight-year One Cent Sales Tax Referendum for items listed on the approved list of projects which would generate a minimum of \$500 million. The motion was approved 5-2 (Fraser and Kandrac opposed).

Mr. Fraser said since an eight-year referendum was approved, it is necessary to identify more projects. Mrs. Jordan said for ten years staff has done a good job, so the approval of an eight-year referendum would cover most of what has been identified.

VI. Response to U.S. Department of Justice

Mr. Bobby informed the Board of a unique requirement needed to place items on the November Ballot which is to provide five names for reference, minorities--not employed by the district. These individuals may be contacted by the Department of Justice and be asked questions. Mrs. Clark said this is required by the 1965 Voting Right Act. The five individuals identified must also support the Sales Tax Referendum. The names are needed 60 days before the actual Referendum. Mr. Bobby requested assistance with identifying five individuals. Mrs. Jordan requested Dr. Nelson assist with identifying the five names.

There being no further business to come before the Board, at 6:20 p.m. the meeting adjourned.

Approved:

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Nancy J. McGinley, Ed.D.  
Superintendent of Schools