

August 31, 2023

At the special meeting of the Board of Supervisors of Prince Edward County, held at the Court House, thereof, on Tuesday, the 31st day of August, at 5:30 p.m., there were present:

Pattie Cooper-Jones
J. David Emert
Llew W. Gilliam, Jr.
Victor "Bill" Jenkins
E. Harrison Jones
Odessa H. Pride
Jerry R. Townsend
Cannon Watson

Also present: Douglas P. Stanley, County Administrator; Sarah Elam Puckett, Assistant County Administrator; Robert Love, Director of Planning & Community Development; and Terri Atkins Wilson, County Attorney.

Chairman Gilliam called the special meeting to order.

Supervisor Jones offered the invocation and led the Pledge of Allegiance.

In Re: Presentation of Elementary School Renovation Options

Stephen HalseyMoseley Architects, presented a background of the design process to date, and reviewed the steps taken. He then presented several options.

Option 1 – Replace Existing Roof on all flat areas. Total cost: \$2,016,360

Option 2 – Targeted Renovation to PE Elementary Schools (approximately 120,000 sf). Total cost
\$23,687,500

Option 3 – Comprehensive Renovation to PE Elementary Schools (approximately 120,000 sf). Total cost
\$28,375,000

Option 4 – Replacement of PE Elementary School on same site (98,500 sf). Total cost \$39,059,375

Mr. Halsey reviewed items that will be included in the renovation, such as safety and limiting building access points, improved ventilation and natural light, updated restrooms and ADA space inside and outside the building, improved traffic situation, to name a few.

Mr. Halsey reviewed the options in more detail, pointing out what each option would provide for the Elementary school. He added that the new mechanical/electrical systems will include underground utility work.

Chairman Gilliam led a discussion on the various options. He then questioned the percentage of funding from the state. Mr. Stanley said the School Board can apply for a grant to cover up to 20% of the total cost of either of the options.

Supervisor Jones asked about the differences in parking between the different options. Mr. Halsey stated Option 2 and Option 3 allow more vehicles off of Eagle Drive and have better circulation and additional parking.

Supervisor Watson questioned the life span of the renovation. Mr. Halsey stated renovations of this type would have a lifespan of about 25 years, with a replacement after 50 years.

Mr. Stanley said Option 3 would convert the existing nine buildings into one, and questioned management of the elevation changes within the building. Mr. Halsey said the elevation changes would be handled by stairs, ramps that are internal, adding that these can be also used for student learning areas and for students to gather to collaborate.

Mr. Halsey said the site plan review would take about two months; working with County and VDOT involvement with the design team, he estimated that if given the go-ahead, it would take approximately eight months to get documents to bid. He added it would take two months for the bid process, which would take it to ten months. He then said a modular compound would be used to cycle the students out of the buildings during renovation.

The Board members discussed the options available.

In Re: Financing Options

James Sanderson, Davenport, reviewed plans and financing options. He said all debt is currently on track to be paid by 2035. He reviewed potential estimated tax impacts and structuring the debt service for each option. Mr. Sanderson said to limit the impact, the up-front payment of \$2 million can be applied to offset some of the cost.

Mr. Stanley said the County has \$2.7 million in the Special Projects Fund that the Schools have not yet used that can be used to offset the payments. He added that the County is preparing for the reassessment process; a \$0.02-\$0.03 increase in the reassessment could negate real estate tax rate increases in the future.

Chairman Gilliam stated he would like to see other campuses that Moseley has worked on. Mr. Stanley said Moseley has done campus style renovations before. Mr. Stanley said the County is still actively working with the General Assembly on allowing a referendum to allow the voters to determine a sales tax in the county.

Following discussion, Supervisor Cooper-Jones made a motion, seconded by Supervisor Townsend, to accept Option 3 as the preferred renovation option. Further discussion followed.

Chairman Gilliam queried the School Board members and public in attendance for their input. All that spoke agreed with Option 3 as the best choice.

Supervisor Watson asked if the construction hinges on the grant. Mr. Stanley said the Board will have to continue to spend for development of the architectural plans, and will not award the bid until the grant is awarded. He said the application will go in on the 20% of the \$43 million estimate; the School Board will move forward with Moseley Architects on the plans for Option 3, and Mr. Sanderson will work on the financing and timing options based on when we bid the project. Mr. Stanley added the Board will make that call next year based on the advice from the financial consultant. He said it will not go out to bid until the grant is in hand.

Chairman Gilliam called for the vote on Supervisor Cooper-Jones' motion, seconded by Supervisor Townsend, to accept Option 3, Comprehensive Renovation, at a cost of \$28,375,000; the motion carried unanimously:

Aye:	Pattie Cooper-Jones J. David Emert Llew W. Gilliam, Jr. Victor "Bill" Jenkins E. Harrison Jones Odessa H. Pride Jerry R. Townsend Cannon Watson	Nay: None
------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

Supervisor Emert stated that if the Board is able to get the referendum to pass through the General Assembly, it will be up to the citizens to pass the referendum; he said the Board cannot lobby for it.

On motion of Supervisor Emert, seconded by Supervisor Townsend, and adopted by the following vote

Aye:	Pattie Cooper-Jones J. David Emert Llew W. Gilliam, Jr. Victor "Bill" Jenkins E. Harrison Jones Odessa H. Pride Jerry R. Townsend Cannon Watson	Nay: None
------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

the meeting was adjourned at 6:49 p.m.