

**RECORD OF PROCEEDINGS**  
MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION  
Special Meeting – November 30, 2023

The Grandview Heights Schools Board of Education met in special session in the Grandview Heights High School Media Center.

**Call to Order:** President Emily Gephart called the meeting to order at 5:00 p.m.

<b>Roll Call</b>	Members Present:	Members Absent:
	Eric Bode	
	Emily Gephart	
	Kevin Gusé	
	Katie Matney	
	Molly Wassmuth	

**Discussion Topic – Stevenson Elementary Master Planning**

The Board of Education met to discuss master planning for Stevenson Elementary.

- Programming/Square Footage
  - As a follow-up from the October 28, 2023 Work Session, Architect Steve Turckes from Perkins & Will presented an updated programming model for Stevenson Elementary with some reductions made to square footage, bringing total square footage down from 77,401 to 73,080.
  - The Board of Education discussed the square footage and the corresponding projected project costs. Mr. Bode explained that 73,080 square feet still seems high for an elementary building of 340 students. An OFCC building for 340 students would be sized at approximately 50,000 square feet.
  - The drastic increase in construction costs since the district passed a bond levy for the 4-12 construction project in 2018 is a concern for everyone. Post-COVID construction inflation has been unprecedented.
  - Mrs. Gephart agreed that the project cost is concerning, but having participated in the programming reduction, she does not see where any additional space could be reduced.
  - The Board members discussed the pros and cons of going on the ballot in November, 2024 vs. postponing a possible project until November, 2025 or later.
  - During the discussion, Architect Aimee Eckmann worked on some additional square footage reductions that could be considered, while remaining confident that the building size would support the educational needs.
- Mr. Turckes explained the following differences between the OFCC model and the programming completed by the Stevenson master planning committee:
  - OFCC has 4 fewer core classrooms
  - OFCC has no Spanish Classroom
  - OFCC has no extended learning areas or small group collaboration areas
  - OFCC has no intervention, sensory or gifted rooms
  - OFCC has one area for instructional storage vs. one area per grade level
  - OFCC has a smaller gym

Board members also discussed their belief that the quality and classroom size of Stevenson should be the same level as the recently completed 4-12 facilities.

- Project Cost
  - The Board members discussed the possibility of a creative funding solution that could offset the cost of a project.
  - Ms. Collier explained that the Finance Committee has spent the last 6-8 months evaluating possible creative funding opportunities, in particular anticipated tax revenue from a new AEP electrical substation. Ms. Collier explained that the district has recently learned that construction of the new substation has been delayed again, with the completion date now expected in the Summer of 2025, but no guarantee that it might not be later. The challenge with going on the ballot in November, 2024 is that the revenue stream will not be in place when payments on a new bond issue would begin.
  - Ms. Wassmuth shared the idea that if bonds are used to finance Stevenson Elementary and the first phase of the athletic complex, the district could earmark the new AEP tax revenue at a later date for phases 2 and/or 3 of the athletic complex. That scenario resonated with the group.

- Building Diagrams
  - Mr. Culp shared that district administration met with city administration to review the 2 and 3-story building options. He explained that while the city did provide some feedback and recommendations, there was nothing in either rendering that seemed to be a “deal-breaker” with City officials.
- Timeline
  - Mr. Culp explained that since the last meeting, he and Ms. Collier put together a potential levy timeline working backwards from the required filing dates to determine the possibility of completing a community driven process. He explained that he feels confident that the process could be completed to be on the ballot by November, 2024.
- Overall consensus was reached on the following:
  - The Board is committed to moving forward with a community driven planning process leading up to a November, 2024 ballot issue, with the caveat that if circumstances changed, the ballot initiative could still be delayed if needed.
  - Conceptually, the Board believes that combining Stevenson Elementary with some portion of the improvements to the athletic complex is preferred.
  - The Board would like to convene a Financial Advisory Committee of community members to provide a recommendation to the Board on the scope of the project.
  - The Board agreed that due to the uncertainty involving the anticipated AEP tax revenue, that funding would not be considered as a partial funding mechanism for this project.
- Next Steps – The Board agreed on the following next steps:
  - Author a letter to the community to inform and educate on the process and next steps.
  - Each Board member review the additional square footage reductions proposed by Architect Aimee Eckmann and provide feedback to Mr. Culp.
  - Consider updating the deferred maintenance on Stevenson Elementary.
  - Update project timeline.
  - Each Administrator send potential names for a Financial Advisory Committee to Mr. Culp.
  - Mr. Culp and Ms. Collier will work on Financial Advisory Committee agendas and intended outcomes.
  - Communications committee will work on a communications plan.
  - Host a community forum at Stevenson Elementary in January, 2024.

***Adjournment***

**Motion 24-032 (Adjourn)** Ms. Wassmuth moved to adjourn the meeting. Mrs. Matney seconded the motion.  
 Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney, aye; Ms. Wassmuth, aye.  
 President Gephart declared the meeting adjourned.

ATTEST:

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President

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Treasurer