

Community Concerns

The Shadyside Board of Education (the “Board”) and the Administration must be aware that the typical nitpicking present within all communities is turning into an uproar. There is a strong concern about the direction in which the Shadyside Local School District (the “District”) is headed, and we believe those concerns are justified. However, certain actions could be taken to alleviate many of these concerns through community involvement and transparency. As an initial matter and to address the timeliest issue, on behalf of concerned Shadyside parents, residents, and community stakeholders we invite the Board to review the attached petition.

Back on August 17, 2022 I held a Community meeting in the High School Gym where approximately sixty community members attended. I made a parent broadcast for the meeting time, place, reason for the meeting, and it was posted on our website. The Times Leader, WTOV, and WTRF covered my hour long presentation and approximately half an hour where I answered questions from community members.

Since that day myself along with the Board, administration, and staff have been working tirelessly to make our district transition as efficient as possible.

Not until recently was I aware of any “uproar” in the community. Since my August meeting I had one individual reach out to me with concerns about the abatement and demolition of Leona.

The direction that we chose was to give our district the best possibility of building a much needed new Pre-K-12 facility in the future.

At the April 12 public meeting at 6:00 in the High School gym, I will have representatives from SHP an Architecture, Design, and Engineering firm that we have had a relationship with for the past decade available to address the public and answer any technical questions the public has. Any information that I share with the public that relates to percentages, costs, or contracts go through SHP. This letter along with the requested documents will be posted on our website www.shadysideschools.com under the News section. There you will find links to specific documents.

What follows are our Transition Committees that have been working diligently to make the temporary transition to pave the way for a new facility:

Transition Committees

5-8 Curriculum- This committee will be responsible for researching and implementing a middle school schedule. This schedule will be built to keep the High School and Middle School schedule from running together. The 5th and 6th grades will be on a different schedule from the High School.

Kevin Roseberry Chairman kevin.roseberry@omeresanet.net

John Poilek

Angela Hicks

Donna Joseph

Teacher Reps

Pre-School- This committee will be responsible for working with the Catholic Church and the ESC to make sure all criteria is met for safety, pick up drop off procedures, facilities, lunch, and play area.

John Haswell Chairman john.haswell@omeresanet.net

Cynthia Caldwell

Dom DeFelice

Kayla Harmon

Teacher Reps

High School Cafeteria- This committee will be responsible for transitioning the Leona Cafeteria down to the High School. This transition will begin the last day for students in 2023. The actual planning will begin this fall to determine what can be utilized from the Leona Kitchen at the High School

John Poliek Chairman john.poilek@omeresanet.net

Cynthia Caldwell

Dom Defelice

Tom Duncan

Contractors

Jefferson Building Set Up-This committee will be responsible for the best utilization of academic space, gym, and music schedule, lunch schedule, pick up and drop off plan.

Cynthia Caldwell Chairman cynthia.caldwell@omeresanet.net

Cindy Wright

Randy Merryman

Teacher Reps

High School Set Up- This committee will be responsible for the best utilization of academic space, gym and music schedule, pick up and drop off of grades 5-8. The goal is to have the most separation possible between 5-8 and 9-12.

John Poilek Chairman

Kevin Roseberry

Cindy Wright

Donna Joseph

Teacher Reps

Noah Brown Playground- This committee will be responsible for the development of the playground at the Courts. This committee will work with Vision Shadyside to develop, fund raise, and construct the playground .

John Haswell Chairman

Vision Shadyside

Melissa Visnic

Curt Wach

Pastor Joel Trayler

Teacher Reps

Moving/Clearing Leona- This committee will be responsible for planning of moving the Leona Classrooms to Jefferson and the High

School. The time window is short. Two weeks after the last day of School the demolition of Leona will begin.

Tommy Duncan Chairman tom.duncan@omeresa.net

Terry Gilham

Custodians

Teachers

Randy Merryman

Communication Committee- This committee will be responsible for keeping the public updated as the transition committees progress in their planning. The chairman of each committee will share information with Ashley and she will be responsible for sharing the information with the public. We will put together a Spring Newsletter and mail it out to everyone in our district when our plans are finalized. We will utilize our newsletter, website, and one call service to communicate with the public.

Ashley Visnic ashley.visnic@omeresa.net

John Haswell

Kevin Roseberry

Cynthia Caldwell

Tommy Duncan

John Poilek

The major delay in providing more information to the public was finalizing the lease with the Catholic Church over the leasing of two of their properties. We have just finalized the lease for the Rectory, which will house our Treasurer, Assistant Treasurer, and Special Education Supervisor/Psychologist. Because of some issues with the process in the negotiations of the lease, the Board was forced to look at alternatives that were not as attractive as the set up at the Church. This put us behind schedule for almost two months.

I am pleased that we were able to work out our partnership with the Catholic Church.

With regards to the petition, it is important to note that the signers do not hold a position adverse to a new school, but they do have concerns and would like answers. While we appreciate your recent newsletter and additional information, we feel it lacks the specificity required for such a large-scale project.

It is my hope that once all the available information is presented the signers of the petition will become an integral part in the vision for our future. Like any large scale projects there are necessary smaller steps that need to be taken to get to the final destination, which in this case, is a new state of the art Pre-K-12 Facility. The step we are taking will lock us in at 75% state share for good!

As noted in the petition we call on the Board to:

I. Publish and present a written plan that includes at a minimum the following:

a. Current Status (Where are we now)

1. The ELPP program consists of 4-phases:

- **Phase One - Eligibility/Application. Completed**
- **Phase Two - Facilities Assessment and Master Planning. Completed.**
- **Phase Three - Project Agreement/Discrete Portion/ Funding. Completed.**
- **Phase Four - Expedited Local Partnership Program Project. In Process.**

The Board was successful in negotiating a \$1,000,000 dollar advancement from PTT to fund the abatement and demolition of Leona. This advancement means we did not have to pay for the discrete portion of our ELPP project from PI or General fund money. The money advanced by PTT can only be used for the abatement and demolition of Leona. This advancement says a lot about the relationship that the Board has built with PTT over the past decade. That million dollars is ours no matter what happens with their project.

Q. What Phase is the project presently in?

The first three phases of ELPP are complete. Abating and demolishing Leona will complete the discrete portion of our project and lock us in at 75% state funding versus 59% in FY'23 and anticipated lower in FY'24.

b. Timing/Schedule

The demolition of Leona will begin the third week of June.

c. Funding Plan

We will NOT request a bond levy, or any funding for that matter, before being eligible for our state funding. We do not know how long it will take to become eligible for our state funding. What we do know for sure is when we are eligible 75% or more of the project will be funded by the state of Ohio. Currently, at 75% state share vs 59% we are saving approximately \$8.5 million dollars locally. The 59% is where we would be if we had not taken this path. In my opinion, leaving state money on the table for other districts to utilize would be a disservice to our community and our children. We continue to work with Sunday Creek Horizons to pass House Bill 733 known as Appalachian Accelerated. This bill if passed would allow for two very important components for Shadyside. First, it will allow us to be eligible for our state share much faster. Second the bill contains a levy incentive in which if a bond levy is passed on the first attempt we would qualify for 20% more on our state share.

d. Stakeholder Engagement Plan

- i. How are you involved community stakeholders?**
- ii. How will you involve community Stakeholders moving forward?**

Once we are eligible for our state funding we will request volunteers to become involved in the Community Visioning Process. These Stakeholders will be the leaders of the visioning and planning process. Any community member will be able to voice their opinions in the visioning process.

If it is necessary at the time we are eligible for state funding and need to place a bond issue on the ballot for our local share we will request a group of committed stakeholders to be our guiding group to run the bond campaign. Ohio law greatly restricts the involvement of the Superintendent, Treasurer, Board Members, and Administrators in Bond levy process.

e. Leona Planned Demolition

- i. Why now (written documentation of agreement or rationale)?**

The abatement and demolition of Leona meets the OFCC criteria as a discrete portion of the project. This locks us into our 75% state share forever. Our Architecture, Design, and Engineering firm we are working with ran different scenarios past the OFCC. The abatement and demolition of Leona qualified for the discreet portion. Doing this discrete portion make the most sense because it clears the way for the future site of our new Pre-K-12 Facility.

ii. Other options explored?

In the past decade we have explored different site options. Back in 2018 we explored the lower section of Hillview as a site. We had Terracon perform a preliminary Geotechnical Engineering Report. We determined it was not cost effective to build there. A link to the report can be found on our website under the news section.

We made two attempts to find an alternative site for our baseball field so we could build on the site as well as incorporate Hillview into it.

We approached the Leadership of Warren Distribution about the 8.3 acre property between their plant and the Care Center. They would not sell it.

We also explored the property at Webb Mine for a baseball softball complex. I spoke with the owner and took an excavation company representative to look at the property and determined it was not a suitable site for the complex.

We were in contact with the owner of the trailer court as another possibility for a site. The price the owner wanted for the property, plus the fact that several families would be displaced, and the lower

section of the property was in the flood zone rendered that site not conducive to a new facility. Other option explored were:
ELPP Discrete Portion options explored with OFCC out of the Project Agreement Master Plan dated July 20, 2021 - attached:

- 1. Fully abate the existing HS - OFCC would accept but it would have to take place over a summer and would require removal of the asbestos containing plaster in the original 1930 structure, leaving building with bare clay tile or brick interior walls.**
- 2. Start design on the Proposed Future K12 school - rejected by OFCC as the project must complete an element of construction.**
- 3. Proposed starting design and bidding and contracting for an early site package to clear and grade the future site. OFCC rejected without demolition of Leona to complete all grading.**
- 4. Abate and Demolish Leona: approved by OFCC.**

1. Cost Benefit Analysis of Leona Demo vs Other Options.

Table 1

Building	Cost to Replace	Cost to Renovate	Cost for New
Jefferson	\$10,867,153.00	\$7,009,048.00	\$36,674,692.00
Leona	\$9,949,729.00	\$7,295,111.00	
High School	\$34,069,387.00	\$25,416,223.00	
Total	\$54,886,269.00	\$39,720,382.00	\$36,647,692.00

These numbers come from 9/20/2021 Master Plan

iii. Written plan for post Leona Demolition Including:

- 1. Analysis on the strains this causes.**

22/23 Jefferson houses Pre- K-2. The number of students currently enrolled in Jefferson is 219 with 12 total regular classrooms in use.

23/24 Jefferson Will house K-4 with a projected enrollment of 250 students with 13 total classrooms in use.

Jefferson has a total of 14 regular classrooms to utilize. That does not include the music room in the gym area that could be used as a future regular classroom. There would be no need to place our students in trailers.

22/23 The High School houses 7-12 with 303 students currently in seat.

23/24 The High School will house 5-12 with a projected enrollment of 409. The 5th and 6th grade will be housed on the first floor 1930 section. They will be on their own schedule. They will arrive later and be dismissed earlier than the High School. They will have their own entrance. A wall will be built in the first floor hallway separating the High School office from the 5th and 6th grade wing. The courts will be their recess area that will include a brand new play ground. Over crowding was mentioned at the March Board meeting. Class size can be controlled by the number of Open Enrollment in we accept. There will be no issue next year with overcrowding at Jefferson and the High School.

2. How long this situation will exist?

Once Leona is abated and demolished this June we will lock in our state share at 75%. We can not predict how long it will take to become eligible for State funding. Even though Leona is coming down our district will still consist of three buildings. The High School, Jefferson, and the Catholic Church educational building consisting of four classrooms.

Once we are eligible for state funding we have thirteen months to secure our local funding. Once funding is secured the process would be one year to eighteen months of community Visioning to get community/ stakeholders input into the design of the facility. Once the design is finalized the construction period would be approximately two years. If we were not successful in securing our local share in the thirteen month time we would be labeled as a lapsed district by the

OFCC and we would be placed in the lapsed category and our funding would be delayed for an undetermined amount of time. The 75% State share will always apply to Shadyside once we lock it in.

What we can control is locking in our state share at 75%. We will do that by abating and demolishing Leona knowing that will be the future site of our new facility. How the other 25% is paid for will be determined when the time comes for us to be eligible for our state funding. That could be in the form of a bond issue. If there was a need for a bond issue to be placed on the ballot the board would retire the bond if PTT made a Final Investment decision. The board has past practice in this regard. In November of 2013 we had to put a 4.6 mil emergency operating levy on the ballot because of the loss of revenue from the Burger power plant. We asked the community to meet us half way by passing a 4.6 mil levy. The community passed the levy. Fast forward four years and our financial situation was much better so the Board of Education did NOT put the levy on the ballot for renewal. This means that our citizens are paying less school taxes today than they were in 2014.

II. Provide and present this information in a Regular or Special session of the Board of Education on or before the April Regular Meeting. This document and the requested documents below will be posted on our website prior to the April 12 community meeting. Once you review these documents you will have the ability to ask questions at the public meeting.

In addition and/or for the sake of clarity, the Board should release the following documents:

- I. Final ELPP Project Agreement
 - a. Any extensions or amendments thereto
 - b. Exhibit Two Discrete Portion
- II. PTTGCA Contribution Agreement

We hope the Board understands these concerns and agrees to work with the community throughout the remainder of this project. We appreciate the Board's prompt attention to this matter.

We do understand the concerns, and we will communicate with the community. We need to work together to make sure that our schools stay in Shadyside, and together work toward providing our students with a new facility that we desperately need and deserve!