

**Mahomet-Seymour
COMMUNITY UNIT DISTRICT NO. 3
Champaign County, Illinois**

**Meeting of the Board of Education
Joint Meeting with
Village of Mahomet**

Held in the Board Conference Room

Date: January 29, 2019

1. Call to order

President Max McComb called the Special Board Meeting to order at 7:01 p.m. He welcomed all present to the meeting.

2. Roll Call

Board members present for the roll call were Max McComb, Merle Giles, Jenny Park, Lori Larson, Nezar Kassem and Lance Raver. Also present were Superintendent, Dr. Lindsey Hall and Board Recorder, Jennifer Farm. Dr. Jeremy Henrichs was absent.

Those present for the Village of Mahomet were Sean Widener, Patrick Brown, Bruce Colravy, Andy Harpst, Donald Lynn and David Johnson. Brian Metzger and Bill Olinger were absent.

3. Pledge of Allegiance

President McComb asked those in attendance to stand for the Pledge of Allegiance.

4. Approval of Agenda

Motion was made by Larson, seconded by Giles, *to approve the agenda* as presented. The Board of Education passed the motion.

5. Consent Agenda

Motion was made by Raver, seconded by Park, *to approve the consent agenda* as presented. The Board of Education passed the motion.

6. Public Comment

McComb called for public participation forms. There were none.

7. Study Session: Demographic Study Report by CropperGIS

Dr. Hall shared that the Village of Mahomet and the Mahomet-Seymour Board of Education agreed to retain the services of CropperGIS and McKibben Demographics. This will provide data for both entities moving forward regarding student enrollment growth and housing growth in the Village of Mahomet.

Dr. McKibben said that we are unique, because we are a vibrant thriving community in the Midwest. He shared his forecasts and said that it is a two-step system. The goal is to have the forecast driven by current and future demographics and not past trends. He said there are three key assumptions:

1. Interest rates have come off their historic lows and will not fluctuate more than one percentage point in the short term; the interest rate for a 30-year fixed home mortgage stays between 5.0% and 6% for the 10 years of the forecasts.
2. The unemployment rates for Champaign County and the Champaign-Urbana Metropolitan Area will remain below 7.0% for the 10 years for the forecasts.
3. Housing turnover rates (sale of existing homes in the district) will remain at their current levels. The majority of existing home sales are made by homeowners over the age of 60.

Dr. McKibben reviewed the results of the survey.

The 2010 Census and the Mahomet-Seymour Community Schools Total Population Pyramid. He used the 2010 Census because the Special Census did not cover the entire school district. Ages 20 – 34, couples start their family, 35 – 54 they have children in school, 55 – 69 are empty nesters. This pyramid is a suburban pattern because Mahomet does not have a lot of apartments for the younger age group. Remaining population pyramids include Mahomet 2010 Census, Mahomet-Seymour 1.5 Mile Buffer Zone 2010 Census and Mahomet-Seymour – Balance of District 2010 Census.

Maps showing where students who attend each building live was reviewed next. The Live-Attend Analysis breaks down the information provided in the maps.

Table 1: Forecasted Area Population Change, 2010-2020.

Table 2: Household Characteristics by Forecasted Area, 2010 Census. 40% of households have kids at home due to the large number of empty nesters.

Table 3: Householder Characteristics by Forecasted Area, 2010 Census. The increase in household age 65 will give us a good foundation of home sales when new home construction slows down.

Table 4: Percentage of Households that are Single Person Households and Single Person Households that are over age 65 by Forecasted Area, 2010 Census.

Table 5: Elementary Enrollment, 2018, 2023, 2028.

Table 6: Age Under One to Ten Population Counts, by Year of Age, by Forecasted Area, 2010 Census.

Table 7: Comparison of District Resident Enrollment by Grade with 2010 Census Counts by Age, 2014-2018.

Dr. McKibben thinks that we will be in a recession this time next year. If the 30 year fixed mortgage rate goes over 6% his forecast will be off because that will cause a drag on our in-migration.

All information goes into a population forecast. You can follow age groups over time, or follow cohorts through time.

Columns at the bottom of page 20 show the components of change. Births stay flat. Deaths go up and the net migration (number of people moving in minus number of people moving out) goes up slightly by 2025-2030.

The enrollment forecast can be compared to a bucket of water with a hole in the bottom. If you pour water in faster than it flows out of the bottom, the water in the bucket rises. If hole gets bigger then the water level lowers. The District is averaging 240 graduating seniors. After 2023 that number rises to 270. The K-1 enrollment does not change at all. The District will add approximately 500 students over the next 10 years. That is a healthy in migration flow. The enrollment in 2023 is forecasted to be 3692, plus/minus 72 (2%).

Dr. McKibben will complete three evaluations for the first three years to see where the district and village are compared to the forecasts.

Mr. Raver asked why Dr. McKibben is certain about a recession. Dr. McKibben said due to factors including the trade war, impact of tax cuts going away, the fact that the increase in employment is low wage jobs, manufacturing is down, home sales and construction has slowed down.

Mr. Kassem asked if we want to sustain growth is it better to encourage new homes/apartments or commercial growth? Dr. McKibben said that if we want enrollment then we focus on housing. If you want long-term sustained population growth then we should focus on commercial. Mahomet-Seymour has an advantage being close to Champaign. Commercial growth is good for the tax base. It really depends on what the focus is.

Mr. Widener asked how we compare to what is trending and what we are doing right. Dr. McKibben said that 75% of all school districts will lose enrollment in the next 10 years. Mahomet-Seymour is bringing in young people, so we need both apartments and homes.

Mr. Giles asked how often Dr. McKibben has seen assumption F work? Dr. McKibben said that if they are planned, platted and approved then it is very realistic for them to be built in 10 years. Mr. Widener said that he does see that in Mahomet.

Dr. McKibben said that there is no doubt that building will slow down. Existing home sales will increase. That is the variable to keep an eye on. If existing home sales decrease, it will be something to look at. Patrick Brown shared that he has seen a decline in new home construction, and if there is no growth then it will be bad for homeowners.

Mrs. Park asked where Dr. McKibben sees Mahomet-Seymour based on other forecasts he has done. Dr. McKibben said that he sees Mahomet-Seymour as above average in growth, and most areas would like to have our problems.

Mr. Widener explained that this study was not just about student enrollment. The Village has controlled growth and Mahomet is not a sprawling community. Dr. McKibben commented that the Village has done a good job with that. Controlled major growth makes it easier to keep up with infrastructure.

Mrs. Park asked if Dr. McKibben had any concerns that at some point this will not work, as related to lower tax dollars. Dr. McKibben answered no because the in and out flow is consistent.

Mr. Widener thanked everyone and said that this meeting and the study are a great example of the collaboration of the Village and District. He looks forward to a successful future.

8. Closed Session

McComb stated it was necessary to go into Closed Session for the purpose of discussing: *1.) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity.*

Motion was made by Kassem, seconded by Larson, at 8:14 p.m. to go into closed session for the purpose stated by McComb. The motion was approved by “yes” vote, 6-0. Motion carried.

Motion was made by Larson, seconded by Raver, at 8:46 p.m. to return to open session. The motion was approved, 6-0. Motion carried.

9. Adjournment

With no further business to come before the Board, the meeting was adjourned by consensus at 8:46 p.m.

Max McComb, President

Lance Raver, Secretary

Submitted by Jennifer Farm, Board Recorder