

Date of Report

LEE COUNTY SCHOOL DISTRICT

DISTRICT FACILITIES PLAN HEARING REPORT*

A public hearing was held at the Lee County Board of Education, 242 Lee Avenue in Beattyville, Kentucky on May 15, 2013, at 6:00 p.m. local time. The purpose of the public hearing was to propose a new District Facility Plan developed by the Lee County Schools' Local Planning Committee. The Local Planning Committee (LPC) voted six (6) opposed and nine (9) in favor of the proposed new plan and the Board voted five (5) in favor to approve the new plan.

There were 12 individual(s) in attendance. Jeff Hawkins, Kentucky Valley Educational Cooperative Executive Director, served as the locally-appointed hearing officer. James Evans, Jr., Earl Ray Shuler, Glenna Cummins, John Profit, Kim Williams, Rhonda Estes, Kenneth Isaacs, Bob Smith, Linda Smith, Allen Begley, Frank Kincaid, Jr., and Sara Pierson were present.

COMMENTS

Jeff Hawkins called the public hearing to order. The hearing officer outlined the purpose of the hearing and the hearing procedures in accordance with 702 KAR 1:001. It was explained that those persons wishing to speak would be given the opportunity and that written statements would be accepted. All considerations will be made available to the Kentucky Board of Education via the hearing officer's report. The hearing officer read the proposed new District Facility Plan which includes; Lee County High School: Permanent 9-12 Center, Lee County Vocational Center: Permanent 9-12 Center, Lee County Middle School: Permanent 6-8 Center, Southside Elementary: Permanent PS-5 Center, and Beattyville Elementary: Transitional PS-5 Center.

CAPTIAL CONSTRUCTION PRIORITIES (Schedule within the 2013-2015 Biennium)

1c. Major renovation/additions of educational facilities: include the following: Lee County Vocational Center – Security vestibule, repaving of all parking lots; Lee County High School: Replace auditorium gutter and downspouts, hardware, windows, interior finishes, display boards, electrical, plumbing, fire protection systems security vestibule, ADA accessibility including staff toilet renovations, lights, ceilings, security system, intercom, HVAC, new exterior building signage, exterior doors, entrance vestibules, ADA water fountains, internal fiber wiring, repaving of all parking lots, replace auditorium seats and carpet; Lee County Middle School – Renovation to include doors, hardware, windows, interior finishes, display boards, electrical, plumbing, fire protections systems, security vestibule, ADA accessibility of staff toilet, lights, ceilings, security and intercom systems, new exterior building signage, HVAC, exterior doors, entrance vestibules, library expansion, auditorium renovation, sewage lines, ADA water fountains, internal fiber wiring, repaving of all parking lots, and new exterior canopy at rear entrance. Southside Elementary – Renovation to include HVAC replacement, security and intercom systems, add natural gas connections to mech units, provide renovations to accommodate the added student population to include sitework, paving, additional parking, finishes and lighting disturbed by HVAC renovation, play areas and equipment, stage area enclosure, construction of two preschool classrooms, 10 standard classrooms, 4 resource rooms, 1 kitchen addition, and 1 cafeteria addition.

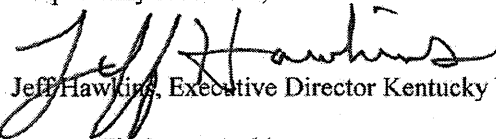
CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule) 4. Management support areas: Lee County Bus Garage – Renovation to include site work, exterior signage, gutters and downspouts, overhead doors, doors, hardware and windows, interior finishes and accessories, exhaust and ventilation system replacement, electrical upgrade, plumbing, ADA accessibility, bathrooms, eye wash station, security system install, ground level storage for tires, construct 1 lift bay, 1 storage bay, and construct a new central storage facility; **DISTRICT NEED 5. Discretionary Construction Projects** Southside Elementary School – replace resinous floor and construct 1 gymnasium addition; Lee County High School – tennis court, new restrooms, and add lights; Lee County Bus Garage – convert existing garage into district storage, construct new 4 bay garage; Southside Elementary – new soccer field and lighting; Central Office – HVAC back-up unit for server room, ATC to CO fiber wiring; Beattyville Elementary – renovation of kitchen to include removal and replacement of wood floor, new freezer, cooler, hoods, mech, electrical, lights and finishes, plumbing, and appliances.

The floor was opened to those who wished to make a statement. A letter was read from Sharron Adams thanking the LPC and Board for necessary but difficult decision to name Beattyville Elementary as transitional (see enclosed); a letter was read from Roxanne Evans welcoming Beattyville Elementary staff and students to unified elementary school (see enclosed); Linda Smith had signed up to speak, but when asked to come forward, she said no she had decided not to speak; Allen Begley spoke expressing a concern to make certain bonding potential was adequate to provide a spacious facility; Ray Shuler spoke noting that the all DFP procedures had been followed. It had been eight (8) years since a new plan had been developed, LPC members did a good job in identifying needs of the district, and he hopes the district finds someone to purchase Beattyville Elementary that would make it a plus for the city; Kenneth Isaacs spoke expressing concern about how things had been done. He felt the district purposely let Beattyville Elementary deteriorate, no one knew about the plan and there was not enough planning time; Bob Smith spoke next. He was upset about the process and expressed concerns about road safety, bonding potential, and the effects it would have on the city of Beattyville; Sara Pierson spoke expressing her concerns about space at Southside to house all students in the district. Attendees started commenting and asking questions in the audience. Hearing Officer, Jeff Hawkins, stated again the purpose of the hearing was to give an opportunity for public comment. He thanked everyone for their comments and adjourned the hearing.

RECOMMENDATIONS

It is recommended that the new District Facility Plan developed by the Lee County School District Local Planning Committee and adopted by the Lee County Board of Education be approved as the District Facility Plan for the Lee County School District. A copy of the new plan is attached.

Respectfully submitted,



Jeff Hawkins, Executive Director Kentucky Valley Educational Cooperative

cc: Tim Lucas, Architect
Public Hearing Agenda
Planning File

KBE APPROVAL DATE: JUNE 2013

LEE COUNTY SCHOOL DISTRICT FACILITIES PLAN

PLAN OF SCHOOL ORGANIZATION

1. Current Plan P-K-5, 6-8, 9-12

SCHOOL CENTERS	Status	Organization	Student Enrollment Capacity
1. Secondary			
a. Lee County High School	Permanent	9-12 Center	326/400
b. Lee County Vocational School	Permanent	9-12 Center	n/a
2. Middle			
a. Lee County Middle School	Permanent	6-8 Center	230/433
3. Elementary			
a. Beattyville Elementary School	Transitional	PS-5 Center	305/450
b. Southside Elementary School	Permanent	PS-5 Center	188/292
to become a District wide	Permanent	PS-5 Center	493/292

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2013-2015 Biennium)

- 1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

- | | | |
|---|------------|-------------|
| 1. Lee County Vocational School | 25,527 sf. | |
| Major Renovation to include; security vestibule, sitework including repaving of all parking lots. | | \$60,000 |
| 2. Lee County High School | 81,144 sf. | |
| Major Renovation to include; Replace Auditorium gutter and downspouts, doors & hardware, windows, interior finishes, display boards, electrical, plumbing, fire protection systems, security vestibule, ADA accessibility including staff toilet renovations, lights, ceilings, security system, intercom and HVAC. new exterior building signage, exterior doors, entrance vestibules, ADA water fountains, internal fiber wiring, repaving of all parking lots. Remove and replace Auditorium seats and carpet | | \$4,782,935 |
| 3. Lee County Middle School | 32,388 sf. | |
| Major Renovation to include; doors, door hardware, windows, interior finishes, display boards, electrical, plumbing, fire protection systems, security vestibule, ADA accessibility of staff toilet renovations, lights, ceilings, security and intercom systems and new exterior building signage, HVAC, exterior doors, entrance vestibules, Library expansion, Auditorium renovation, sewage lines, ADA water fountains, internal fiber wiring, repaving of all parking lots. New exterior canopy at rear entrance | | \$2,706,712 |

4. Southside Elementary School			38,824 sf.			
Renovation to include; HVAC replacement, security and intercom systems. Add natural gas connections to mech units. Provide renovations to accommodate the added student population to include; sitework, paving, additional parking, finishes and lighting disturbed by HVAC renovation, Preschool play areas and equipment. Enclose stage area to accommodate storage.						
Construct:	2	Preschool Classrooms	825 sf.	1,650 sf.	74%	\$1,088,248
	10	Standard Classrooms	800 sf.	8,000 sf.	74%	\$478,277
	4	Resource Rooms	400 sf.	1,600 sf.	74%	\$2,318,919
	1	Kitchen Addition	600 sf.	600 sf.	74%	\$463,784
	1	Cafeteria Addition	600 sf.	600 sf.	74%	\$173,919

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores

1. Lee County Bus Garage			3,153 sf.			
Major Renovation to include; site work and exterior signage, gutters and downspouts, overhead doors, doors, hardware and windows, interior finishes and accessories, exhaust and ventilation system replacement, electrical system upgrade, plumbing, ADA accessibility including toilet renovations, bathrooms, eye wash station, security system install, ground level storage for tires.						
Construct:	1	Lift Bay	1,200 sf.	1,200 sf.	74%	\$150,000
	1	Storage Bay	1,200 sf.	1,200 sf.	74%	\$290,919
2. Central Storage						
Construct:	Construct a new central storage facility.		2,400 sf.	74%		\$383,676

DISTRICT NEED

\$12,978,550

5. Discretionary Construction Projects; Functional Centers; Improvements by new construction or renovation.

Estimated Costs of these projects will not be included in the FACILITY NEEDS ASSESSMENT TOTAL.

1. Southside Elementary School			38,824 sf.			
Major Renovation to include; replace resinous floor with ceramic or quarry tile.						
Construct:	1	Gymnasium Addition	1600 sf.	1,600 sf.	74%	\$15,000
						\$463,784
2. High School Tennis Court			2,400 sf.			
Construct new restrooms and add lights						
						\$220,000
3. New Lee County Bus Garage			4,800 sf.			
Convert existing garage into District storage. Construct new 4 bay Garage						
						\$720,000
5. New soccer field at Southside						
Construct new soccer field with lighting						
						\$800,000
8. Central Office						
HVAC back-up unit for server room, ATC to CO need fiber wiring.						
						\$15,000
9. Beattyville Elementary School			47,027 sf.			
Renovation of kitchen to include removal and replacement of wood floor, new freezer, cooler, hoods, mech, electrical, lights and finishes, plumbing, appliances.						
						\$210,000

January 9, 2013

Lee County Enrollment History

EOY	District Enrollment	Annual % Change	Three Year Change	Five Year Change	Ten Year Change	Enrollment Change Per Year
1989-1990	1,582					
1990-1991	1,604	1.39%				22
1991-1992	1,614	0.62%				10
1992-1993	1,639	1.55%	3.60%			25
1993-1994	1,599	-2.44%	-0.31%			-40
1994-1995	1,559	-2.50%	-3.41%	-1.45%		-40
1995-1996	1,505	-3.46%	-8.18%	-6.17%		-54
1996-1997	1,506	0.07%	-5.82%	-6.69%		1
1997-1998	1,487	-1.26%	-4.62%	-9.27%		-19
1998-1999	1,448	-2.62%	-3.79%	-9.44%		-39
1999-2000	1,403	-3.11%	-6.84%	-10.01%	-11.31%	-45
2000-2001	1,375	-2.00%	-7.53%	-8.64%	-14.28%	-28
2001-2002	1,360	-1.09%	-6.08%	-9.69%	-15.74%	-15
2002-2003	1,300	-4.41%	-7.34%	-12.58%	-20.68%	-60
2003-2004	1,302	0.15%	-5.31%	-10.08%	-18.57%	2
2004-2005	1,245	-4.38%	-8.46%	-11.26%	-20.14%	-57
2005-2006	1,234	-0.88%	-5.08%	-10.25%	-18.01%	-11
2006-2007	1,180	-4.38%	-9.37%	-13.24%	-21.65%	-54
2007-2008	1,122	-4.92%	-9.88%	-13.69%	-24.55%	-58
2008-2009	1,166	3.92%	-5.51%	-10.45%	-19.48%	44
2009-2010	1,141	-2.14%	-3.31%	-8.35%	-18.67%	-25
2010-2011	1,167	2.28%	4.01%	-5.43%	-15.13%	26
2011-2012	1,163	-0.34%	-0.26%	-1.44%	-14.49%	-4
Enrollment change from EOY 1989-1990						-26.49%
Average Change per year						-1.15%

Lee County

2011- University of Louisville Population Projections from the 2010 Census

Age Group	2000	2,010	2,015	2,020	2,025	2,030	2,035	2,040	2,045	2,050
00-04	411	370	367	361	347	322	308	297	288	273
05-09	476	410	384	381	375	361	334	320	309	299
10-14	569	463	424	398	395	389	375	346	332	321
15-19	548	469	420	385	361	359	353	341	315	302
Total 05-19	1,593	1,342	1,228	1,164	1,131	1,109	1,062	1,007	956	922
% Change from 2010			-8%	-13%	-16%	-17%	-21%	-25%	-29%	-31%
% Change per each period			-8%	-5%	-3%	-2%	-4%	-5%	-5%	-4%
20-24	503	492	490	450	421	399	398	392	382	360
25-29	516	557	563	562	528	502	481	481	476	466
30-34	647	549	547	554	552	514	486	463	463	457
35-39	651	516	531	529	536	534	493	464	439	440
40-44	588	650	555	571	569	577	575	530	498	470
45-49	568	684	652	552	569	567	576	573	526	492
50-54	523	609	658	626	524	541	539	548	545	498
55-59	404	567	579	628	597	496	512	510	519	516
60-64	377	508	541	552	599	570	473	489	487	495
65-69	359	338	419	448	458	500	475	389	403	401
70-74	268	249	270	335	359	366	401	381	312	324
75-79	233	218	185	201	250	268	273	300	285	234
80-84	127	139	160	135	147	183	197	200	221	210
85+	148	99	127	152	152	159	181	200	212	230
Projected Totals per Year	7,916	7,887	7,872	7,820	7,739	7,607	7,430	7,224	7,012	6,788