



School Board of Clay County

District Multi-Purpose Center, Corner of Walnut Street & Gratio Place, Green Cove Springs, FL

June 15, 2021 - School Board Workshop

Date: Jun 15 2021 (9:00 a.m.)

Invocation (Tina Bullock)

Call to Order (Present: Janice Kerekes, District 1; Beth Clark, District 2; Tina Bullock, District 3; Mary Bolla, District 4; Ashley Gilhousen, District 5; and Superintendent David Broskie)

Workshop Items

[1. Review Draft Agenda for Regular School Board Meeting on June 24, 2021](#)

[June-24-2021-regular-school-board-meeting_agenda_packet.pdf](#)

Minutes:

Recognitions:

- Recognize 2020-2021 Retirees - no discussion;

Consent Agenda:

- C1 Minutes of Workshop and Special Meeting on May 25, 2021; Student Hearings and Regular Meeting on June 3, 2021 - no discussion;
- C2 Payment of Annual Membership Dues for 2021-2022 to Florida Association of District School Superintendents - no discussion;
- C3 Blackboard OneClay Website, OneClay App, and Callout Services - no discussion;
- C4 Personnel Consent Agenda - no discussion;
- C5 Daily Hours for Teachers and Students for School Year 2021-22 - no discussion;
- C6 2021-22 Interagency Agreement Between the School Board of Clay County, Florida and the Department of Military Affairs; State of Florida - Mrs. Kerekes inquired whether there would be any additional charge to the district other than FTE and was advised there will be no additional charge;
- C7 Contract between Pace Center for Girls, Inc. and School Board of Clay County - Mrs. Kerekes asked if the new facility would be able to accommodate more than 50 students; Mr. Broskie will check re new facility's capacity;
- C8 Agreement between the School Board of Clay County and AMI Kids - program will re-locate from Clay High School campus to alternate space by 12/31/21;
- C9 Approve Interlocal Agreement Between The School Board of Clay County, Florida and Rolling Hills Community Development District Regarding Usage of District's Amenity Complex Facilities - no discussion;
- C10 7 Mindsets Social Emotional Learning Curriculum - no discussion;
- C11 Navigate 360 curriculum Suite 360: Mental Health & Prevention - no discussion;
- C12 Approve the 2021-2022 District's Property/Casualty/Active Assailant Insurance renewal submitted by Arthur J. Gallagher & Co. (broker) - Dr. Susan Legutko, Asst. Superintendent Business Affairs, provided a brief presentation highlighting the quotation process, the approximate 10% increase in cost over last year, what is covered by the various premiums and why some have increased in expense, and analysis re the four available options; Mrs. Bolla requested and received confirmation that this coverage and protection for people and property is required by statute; Mrs. Kerekes requested additional clarification in the "recommendation" section of item re which option is being recommended;

- C13 Approve uniform pricing for "Before and/or After School Enrichment Programs" offered by "outside" organizations - no discussion;
- C14 Proposed Allocation Changes for 2021-2022 - no discussion;
- C15 Monthly Financial Reports for May, 2021 - no discussion;
- C16 Budget Amendment for Month Ending May 31, 2021 - no discussion;
- C17 Deletion of Certain Items Report-June, 2021 - routine surplus of items;
- C18 BID Renewal - no discussion;
- C19 BID to be Awarded - no discussion;
- C20 Maintenance Service Agreement for Six Schools (MRE, KHE, KHS, WES, WJH, CHE) - no discussion;
- C21 2021-2022 School Safety Interlocal Agreement among the School Board of Clay County, Florida, City of Green Cove Springs Florida and Green Cove Springs Police Department - there will be a slight increase to cost due to the increased salaries of the six employees being utilized;
- C22 2021-2022 School Safety Interlocal Agreement among the School Board of Clay County Florida and Town of Orange Park and the Town of Orange Park Police Department - no discussion;
- C23 Cenergistic Maintenance Agreement - energy management is a hidden cost requiring active focusing; Mrs. Kerekes is grateful for the reduction of air conditioning complaints;
- C24 New Elementary "R" Naming Committee Member Selection - brief discussion of how the committee members were chosen;
- C25 Change Order #3 (Direct Purchasing) for Tynes Elementary School New Classroom Addition - no discussion;
- C26 Pre-Qualification of Contractors - no discussion;
- C27 Five Year Educational Plant Survey (2021) - brief discussion of reduction of portables/relocatables, both present and projected;

Discussion Agenda:

- D1 Appoint One Board Member and One Citizen Member to Serve on the 2021 Value Adjustment Board (Mrs. Bolla) - Mrs. Kerekes advised Joe Wiggins would be pleased to serve a second year as the citizen member;
- D2 Appoint One Board Member to Serve as Florida School Boards Association Advocacy Committee Representative and One Board Member to Serve as Advocacy Committee Alternate (Mrs. Bolla) - no discussion;
- D3 Human Resources Special Action A - no discussion;
- D4 2020-21 S.R.E.F. Casualty, Safety, Sanitation, Relocatable, and Fire Safety Inspection - Superintendent Broskie advised corrections are always made in response to report findings and the report did not contain anything that cannot be fixed;

2. Cenergistic Presentation

[Cenergistic - Workshop.pdf](#)

Minutes:

Phil Hans, Director of Maintenance, used the attached slide presentation to provide an overview of how Cenergistic works within the district, highlighting budgeted energy costs as well as the monitoring and adjustment of measures to predict outcomes that will conserve energy and save costs. This process requires constant monitoring to yield consistent long-term results, and CCDS lacks the personnel on staff with the experience and time necessary to be dedicated to this single function. An analysis of three options was presented, with option #1 recommended, to renew the contract with Cenergistic. Dehumidifiers are being employed to address excessive humidity affecting books and materials.

3. Keystone Feasibility Study

[Clay County Feasibility Study Presentation 2021.06.15.pdf](#)

Minutes:

Erik Kasper, architect and founder of Kasper Architects & Associates, utilized the attached slide presentation of "School Construction Feasibility Study in Keystone Heights" to examine the purpose of this study, the existing facilities, site work considerations, and evaluations of two alternatives (construction of a new elementary school on a 9-acre site located on McDavid Park or rebuilding a new elementary school on the existing site) to address Keystone needs. Options included both one-story and two-story models. Discussion points included the following:

- stormwater - currently in good shape and adequate
- wastewater - new facilities would require installation of a lift station to connect to the existing system

- parking and drop-off/pick-up - possibly closing Pecan St and whether or not Orchid Ave could be considered for closure
- replacement of any infrastructure more than 50 years old
- necessity of a pedestrian bridge if opting to build on vacant site
- examination of current enrollment and expected growth to ensure attendance would align with School Board Policy minimum and maximum thresholds

Mrs. Kerekes asked about the possibility of an option for one larger building rather than four separate buildings, with a goal of less wasted space. Mr. Kasper advised this could be done but that thinner buildings are preferred in order for all classrooms to have windows. The cost of doing one vs four buildings would only yield a 5 to 10% reduction in cost. She also asked if construction could occur during the summer. Mr. Kasper advised that some critical work could begin but not all work could be finished.

Mrs. Bullock expressed concern with safety issues and distractions caused by construction during school hours. Mr. Kasper advised work would be planned with construction manager for safety, with fencing securing the construction areas.

Mrs. Bolla confirmed with Bryce Ellis, Asst. Superintendent of Operations, that there is a plan to build a cafeteria at Keystone Heights Elementary and confirmed the replacement of piping relative to the cafeteria construction. Mrs. Kerekes and Mrs. Bullock are concerned that a cafeteria is not a long-term solution and has already been done previously, with insufficient space still at issue.

Mrs. Bolla also proposed consideration of the restriction of enrollment of students from outside of Clay County, excluding restricting employees' children. Mrs. Bullock feels this does not address the aging facility at issue.

Mrs. Bolla also expressed concern with the effects of junior high and senior high students' access to programs if the schools are independent of one another. Mrs. Bullock pointed out the disadvantage of shared administrators in the combination model. Mrs. Bullock inquired about the possibility of building a bridge to connect the junior high with the senior high, creating one school on two separate campuses. Mrs. Gilhousen pointed out that there is currently no crowding issue at Keystone Heights Junior/Senior High.

Additional discussion included evaluating student enrollment based on K-5, 6-8, and 9-12 grade divisions. Mr. Broskie stated that a bigger consideration is the policy itself and that the junior high and senior high enrollment numbers would not meet board policy relative to numbers of students, and the numbers established in board policy are to create thresholds of fiscal responsibility relative to the entire district. Based on the presentation and data, Mr. Broskie believes the number of students for separate facilities for junior high and senior high does not appear to be there. Keystone needs updated facilities and that need must be considered in relation to all other district needs. Careful consideration must be given to how, when, and the extent of needed updating and construction. Mr. Broskie recommends reading the large quantity of material provided to review, digest, and discuss again.

Questions from the Audience (None)

Superintendent Comments

[4. Superintendent Comments](#)

Minutes:

Superintendent Broskie confirmed the address to which AMI Kids will be moving at the end of 2021.

Mr. Broskie and Dr. Susan Legutko, Assistant Superintendent of Business Affairs, advised that effective July 2021, direct pay for travel will be issued via direct deposit rather than as a paper check.

School Board Comments

[5. School Board Member Comments](#)

Minutes:

Mrs. Clark believes additional information is needed to inform a decision re Keystone facilities to include an understanding of capacity percentage relative to the actual number of students and to ensure junior high students continue to have access to current opportunities.

Adjournment (11:08 a.m.)

Superintendent of Schools

Board Chair