

**SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA  
SPECIAL WORKSHOP – June 23, 2016**

The School Board of Pinellas County, Florida, conducted a special workshop on Thursday, June 23, 2016, at 9:00 a.m., in the Cabinet Conference Room, Administration Building, 301 4<sup>th</sup> Street SW, Largo, Florida.

Present: Mrs. Peggy L. O’Shea, Chairperson; Mrs. Terry Krassner, Vice-Chairperson; Ms. Janet Clark, Mrs. Carol J. Cook, Mrs. Linda Lerner, Dr. Ken Peluso, Members; Dr. Michael Grego, Superintendent, Dr. William Corbett, Deputy Superintendent, and Mr. David Koperski, School Board Attorney.

Absent: Ms. Rene Flowers, school board member

**Review of Agenda:** There were no changes to the agenda.

The following topics were discussed:

- **Charter Update:** Dr. Grego opened the discussion regarding Windsor charter schools; Windsor Preparatory Academy and East Windsor Middle Academy. He introduced their board chair, Mr. Chris Wenzel. Dr. Grego stated that due to the ninety day notice to terminate being issued as a result of the May 17, 2016 school board meeting and Windsor filing an appeal, he was not able to have any discussion at that point. The hearing was scheduled for August 3, 2016. The request for appeal was rescinded by Windsor, which afforded the opportunity to have an open conversation; therefore a special school board workshop was called to address this time sensitive issue. Teachers return in five weeks; which gives us a limited time frame. He asked staff to share their findings.
  - Heather Wallace, assistant school board attorney, reviewed the events since the Ninety Day Notice to Terminate. The Windsor Board requested an appeal. During the time the hearing was pending, the issue could not be discussed. The new budgets submitted by Windsor were not satisfactory. Another letter was received from the Windsor Board withdrawing their request for a hearing. The case was reviewed by a Judge and has been closed. A letter was received from the Windsor Board asking the district to take over both Windsor Preparatory and Windsor Middle Academies.
  - Bill Lawrence, director, student assignment, shared the status of Windsor students. His department has reached out to families via letter and phone calls sharing a number of options. Windsor had an enrollment of 732; 562 in elementary and 170 in middle. Currently, 289 elementary and 89 middle school students have registered with Pinellas County Schools for 2016-2017 school year. This is equal to 51% of their student population. If Windsor were to remain open, parents have been advised that they may retain their seat at Windsor if they choose. His department is still in the process of working with Windsor families.
  - Clint Herbic, associate superintendent, operational services, shared that his staff visited the site of the current Windsor schools. Whether the district were to lease or purchase those buildings, the space would become part of our FISH (Florida Inventory of School Houses) inventory. The district would have to secure a Certificate of Occupancy and the Fire Marshall must review the site. There are currently three buildings at Windsor Academies. The older building (referred to as phase 1), the gymnasium and the newer building (referred to as phase 2). The phase 2 building would require reworking some doorways estimated at \$15,000 along with minor painting and the larger maintenance issue (cleaning etc.) District

staff is already scheduled and working on cleaning and preparing existing schools for our August opening. A level 2 cleaning on the building would require contracted services with an expected cost of \$118,000. The estimated cost to get the phase 2 building ready is \$141,000. The gymnasium would need classroom space reconfigured, a level 2 cleaning estimated at \$40,000 and some SREF (State Requirements for Educational Facilities) corrections noted by the Fire Marshall at an estimated cost of \$15,000. The phase 1 building has SREF violations; needs a level 2 cleaning estimated at \$ 65,000; HVAC concerns which could potentially cost \$420,000; carpet replacement at \$97,000 and light/ceiling issues at \$330,000. Repair costs could total \$990,000. Mr. Herbic summarized by saying there is a 20-25 day window and an overall worst case scenario estimate of 1.2 million to handle all these concerns.

- Dr. Corbett, deputy superintendent, spoke about the financial viability of housing 1200 students on a campus at this high cost. To lease the building, the owner has set the price at \$994,000 annually with another 2% increase per year. The district proposed \$170,000 which was not accepted; then offered \$250,000, which was also rejected. The owner offered to sell the property at 11.5 million dollars. Regardless of lease or ownership there are building repair costs associated with this property.
- Heather Wallace, assistant school board attorney, said the district sympathizes with families, but does not see it as a viable option under the present circumstances.

Board members had a few questions. Mrs. Cook asked if we have another facility that could house this program. Ms. Wallace said none that could hold this number of students. Dr. Grego added that there are properties in the district that they are looking at revitalizing, but that is five years down the road. We have already developed our five year capital outlay plan, prior to this situation. Dr. Peluso asked if the owner offered to accept the cost of any of the repair work. Dr. Corbett said he did not. Dr. Grego stated that the rent is unreasonable. Mrs. O'Shea shared the sentiment that Newpoint victimized these families; but with the remaining issues of the charter being out of compliance and it being cost prohibitive to take over the school, there is nothing more that can be done. Mrs. Lerner agreed that due to the financial issue it cannot be done. The district has done their due diligence to investigate all options. Dr. Peluso said he came to the workshop hoping to move forward with Windsor, but based on today's information he cannot support it. Dr. Grego thanked the board for attending the workshop on such short notice and thanked Mr. Chris Wenzel, board chair of Windsor Academies, for stepping up. Dr. Grego advised that Mr. Herbic is looking at school capacities with Mr. Lawrence and will consider adding portable classrooms at schools should that become necessary. Mr. Wenzel asked about Windsor's teachers being hired by the district. Dr. Grego said there are still vacancies, an application is online. There is no guarantee of placement, but the district will assist them.

➤ **Leadership Discussion:**

- Dr. Grego said that at the school board workshop in July he will be bringing forward information about University Prep Academy charter school.
- Mrs. O' Shea advised school board members of the Greater Florida Consortium of School Boards legislative planning meeting on August 19<sup>th</sup>. They are asking for one board member to attend. She asked Mrs. Cook is she is attending this session; she is not. Ms. Flowers will be asked if she is able to attend as legislative liaison.

No official actions were taken by the Board at this workshop. An audio recording of this workshop is filed in the Board Office archives. This workshop adjourned at 9:45 a.m.

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Chairperson  
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Secretary