

**MINUTES OF THE DECEMBER 15, 2022
MEETING OF THE
WASHOE COUNTY SCHOOL DISTRICT
ZONING ADVISORY COMMITTEE**

1.01 Call to Order

The meeting of the Zoning Advisory Committee (ZAC) of the Board of Trustees was called to order at 5:33 p.m. at the Washoe County School District Central Administration Building, 425 East Ninth Street in Reno Nevada.

1.02 Roll Call

Shannon Coley, Polly Boardman, Kristen De Haan, Tyler Rogers, Christine Hull, Adriana Publico, Lauren Rushing, all present. Amy Howe, Darren Fleck, Brooke Snyder, Kristie Essa and Natalie Ghysels were absent.

1.03 Public Comment

No Public comment

2. Items for Presentation, Discussion, and/ or Possible Action

2.01 Approval of the minutes of November 17, 2022, meeting of the Zoning Advisory Committee FOR POSSIBLE ACTION)

Lauren Rushing motion to approve, Polly Boardman seconds, All in favor. Motion passes.

2.02 Information, Discussion and Possible Action to recommend to the Board of Trustees proposed enrollment zone adjustments for the 2023-2024 School Year potentially impacting the following schools: Desert Heights Elementary School, Lemmon Valley Elementary School, Alice Smith Elementary School, and Stead Elementary School (FOR POSSIBLE ACTION)

Adam Searcy, Chief of Operations: The focus is on the four elementary schools all matriculating up to O'Brien Middle School. There is an eight-acre parcel that the School District owns currently that is a master plan for an elementary school in the future.

- May 26, 2020 – The Board of Trustees approved the zoning boundaries for the new Michael Inskeep ES in Cold Springs, effective for the 2021/22 school year; the new school will relieve overcrowding at Gomes ES and will allow for the repatriation of 5th grade students from Cold Springs MS back to Gomes.
- November 24, 2020 – The BOT approved rezoning of Silver Lake ES, Stead ES, and Desert Heights ES to relieve overcrowding at Silver Lake ES and to allow

for the repatriation of 5th grade students from Cold Springs MS back to Silver Lake ES, effective for the 2021/22 school year.

- May 11, 2021 – The BOT approved rezoning of the Panther Valley area from Alice Smith ES to Allen ES and Bennett ES; from O’Brien MS to Desert Skies MS; and from North Valleys HS to Hug HS, effective for the 2022/23 school year
- August 2021 – The new Michael Inskeep ES opened
- August 2022- The new O’Brien MS building (replacing the old building) opened.

There has been rezoning in this area but none of the areas under consideration for rezoning here this evening was a part of these rezoning actions recently.

Mr. Searcy goes over the same information from last month’s presentation regarding the current enrollments/capacity utilization for Desert Height Elementary School 55%, Lemmon Valley Elementary School 97%, Alice Smith Elementary School 68% and Stead Elementary School 90% showing an imbalance between the four schools and how to be able to better distribute. Also discussing about the special programs in particular variances in to and from the enrollment zones at each of the four schools. The current enrollments and maximum capacities based on total classroom counts along with current enrollments and the percent utilization, and the 10-year projections. This shows the imbalance and the general growth trend across these four schools due to the growth in Lemmon and Golden Valley areas.

Vice Chair Tyler Rogers, address the feedback which was received through email from the Desert Heights Elementary School Principal. It included a share count of the capacity which was closer to 80-85%. Why would it have a difference of opinions? What is the actual capacity number of Desert Heights?

Adam Searcy- Desert Heights is one of the largest schools of its type and the total number of classrooms is typically multiplied by an average classroom capacity, approximately 25 students per classroom on average to arrive at the maximum capacity number.

Chair Christine Hull: The principal said that he is currently at 470 students enrolled, and as of October 1st there are 448 on count day, he was at 441. Also mentions they have some Early Childhood, strategies, and an Early Childhood Development, Primary and Intermediate CLS program, primary and intermediate resource students. Everything should be integrated in the numbers except for Early Childhood, right?

Adam Searcy: Yes, those students are reflected as enrolled students in the total number.

Chair Christine Hull also received the same report from the principal from Lemmon Valley last week, they were at 757 students which is higher than the numbers in Infinite Campus. Showing a trend in the North Valley’s about new enrollments since count day. Randy Baxley, school planner ran a report from Infinite Campus as of 5:16pm this evening: Desert Heights has an enrollment of 457, Lemmon Valley 726 with additional 17 students in the Early Childhood Program giving a total of 743.

Adam Searcy, presented the options that were discussed last month as options that include the following:

Option 1- Area B zoned for Lemmon Valley ES, points to Desert Heights ES as to

suggest rezoning area B from Lemmon Valley ES to Desert Heights ES.

Option 2- Area B from Lemmon Valley ES to Desert Heights ES **and** Area D from Lemmon Valley ES to Alice Smith ES. (built on option 1)

Option 3- Area A from Stead ES to Desert Heights ES, Area from Lemmon Valley ES to Desert Heights ES, and Area D/west from Lemmon Valley ES to Stead ES (10 students) and D/East from Lemmon Valley ES to Alice Smith ES (25 students). (Affects the greatest total number of students)

Option 4- Area from Lemmon Valley ES to Desert Heights ES, which area C has a hundred and ten elementary school students currently in a relatively new development which is Military Drive those students go to Lemmon Valley in this option the proposal is to rezone area C and only area C to balance out the numbers.

4b- Area C from Lemmon Valley ES to Desert Heights ES; and Area D/west from LVES to Stead and D/East from Lemmon Valley Elementary School to Alice Smith Elementary School.

Chair Christine Hull and Vice Chair Tyler Rogers gave report from the two schools they each went to visit.

Vice Chair Tyler Rogers engaged with the parents, staff, and students from Desert Heights Elementary:

- the parent and school community take great pride in the special programs, a lot are on variances.
- Only preference parents vocalized was they didn't want the ability to get variances be impacted to participate in the special programs.
- Would a new number of students limit that ability?
- Four or five open classrooms not being utilized.
- Special programs need more utilization than traditional utilization.
- Principal concern with option four, if 100 students coming in would overwhelm them.

Chair Christine Hull visited Lemmon Valley PTO Meeting

- library is being used as a classroom, back half walled off to be a space for students.
- More than half of the students are in a temporary building seem permanent been there so long.
- Every space available is being used.
- Resource classes in typical storage areas.
- Doing nothing is not feasible for them, can't continue with current spaces, students aren't being served
- to go to their specials are being doubled up one teacher splits their class with another teacher's half of the class.
- Overcrowding is confirmed.

- Other common spaces impacted by the overcrowding:
 - the cafeteria, they must serve lunch at multiple times
 - Pre-K must eat in class
- Having a learning environment that is not overcrowding is best for the students.
- Option four for the community can solve some traffic issues in the North Valleys, having to turn into Military and then back to Lemmon Drive where the traffic is already heavy. Transportation time will be reduced for those students.

Questions about the four classrooms in Desert Heights from **Lauren Rushing**:

- Teachers out?
- Special events going on?
- Twenty-five students per class?
- Should fit an extra 100 students?

Vice Chair Tyler Rogers was shown the classrooms, one which was used for special programs (pulling out students) Space available was acknowledged.

Adam Searcy stated that 100 max is not optimal to have, would like to stay a little under because they will end up with odd number of students.

Holly Boardman points out that 110 students according to the principal at Desert Heights maybe too much and will need to alleviate limit value. Next, size down Area B is half the size, Area C appears closer to Lemmon Valley.

Chair Christine Hull

- five classrooms potentially six is more than enough for 110 students
- resource pull out for any language instruction, or any resource is important and needed.

Vice Chair Tyler Rogers: Three main things

- Lemmon Valley clearly is overcrowded
- Desert Heights concerned about staff recommendation
- Area of South 395 needs action far from Lemmon Valley

Option 2 jumps out more and it is more desirable, difference of option 2 and option 4 is 110 students going into Desert Heights are pulled out of Lemmon Valley vs. 85. It gives Lemmon Valley a fair amount of relief from projection in years out, balanced. New school is planned for this area in five to ten years.

Chair Christine Hull offered a hybrid option of option two and 4B which would be splitting up area D. Out of the 35 students only ten would be removed and into Stead.

Adriana Publico asked if anyone reached out to Alice Smith or Stead regarding the outreach, Vice Chair answered that they were also included.

Jennifer Vantress, Area Superintendent of North Valley Schools- Alice Smith capacities was on a multi-track system in 2019 with a number in the 900s being rezoned for this school year brought the 6th graders up to the new O'Brien MS rezoning a portion of Panther Valley into Esther Bennett, bringing 150 to 200 students down. Alice Smith is sitting at 400 or 500, having room for more students because it is designed to have more students. Stead has a different footprint, the 90% capacity has a huge impact due to the footprint, lunches are full, library is smaller.

Vice Chair Tyler Rogers recommends the following zoning for the School Year 2023/2024:

- Area B to Desert Heights
- Area D- East to Alice Smith
- Area D-West to Stead

Kristen De Haan Seconds.

Polly Boardman expresses concern on Stead being crowded, why not option 2 being that Alice Smith can take more students. It may be 10 students now but in the next ten years how many students will it be due to housing growth. **Chair Christine Hull** understood her concern.

The motion and second gets a vote of four to three in favor of passing the recommendation from **Vice Chair Tyler Rogers**.

2.03 **Presentation and Discussion on the District- Wide School Facility Modernization Plan conducted by CannonDesign (FOR INFORMATION AND DISCUSSION ONLY)**

Cannon Design is a large architectural consulting firm that we engaged with for a district-wide facility modernization study, which is the next chapter in the Capital Improvements program addressing the pent-up overcrowding and see a future where continued capital resources in form of WC1 revenues are likely to persist but new school construction will diminish> Reserving resources to build a new school if and when needed, but in the meantime redirect those capital resources into our existing schools not dissimilar what was done at Swope Middle School and O'Brien Middle School. They are about 30% way through the effort, over the next three months the pace will be picked up and we will see a lot of work from the studies and data gathering they have done.

Since November:

Community Survey #1

- Survey completes with over 1400 responses
- Demographic disaggregation in progress

Facility Assessment

- Field Observations complete
- Equity rubric and benchmarking complete
- Final QA/QC and cost estimating in progress

Capacity Utilization Study

- Capacity metric development
- Co-located program impact underway

Program & Facility Options Development

- District Planning Group Options Workshop #1 complete with Stakeholder Advisory Group participation
- Options Workshop #2 Scheduled Jan 9

The development of six categories that includes thirty specific key performance indicators total and specific sub measures within each one. The categories are as follows:

- Educational Programs

- Relationship and Collaboration
- Wellness
- Safety and Security
- Technology and Furniture
- Operational Utility

There are a handful of schools that are over fifty years old. This is an in-depth and thorough process, and a district-wide endeavor deserves to be conducted with fidelity, the need which is widespread and resources availability. Addressing the progress to the community the zoning committee. **Vice Chair Tyler Rogers** states that in his observation this is the largest effort that the district has done recently to engage the community to get feedback in these decisions, is that indeed true and why the district decided this sort of warranted this level of investment this is the case in COO Adam Searcy's perspective. Adam Searcy states that the District engages with the public on variety of topics, whether they should or shouldn't adjust the bell schedules, which got a few people's attention recently. This is a one hundred to one hundred million dollar per year annual investment for the foreseeable future that is a district-wide endeavor that will result in transformational impacts on school campuses, difficult decisions will have to be made therefore making sure that we have a foundation of engagement, impartiality, and professionalism to stand on when disagreements are in place. Decisions are better when more voices are included in the conversation. **Chair Christine Hull** adds that growing up here the District has always done a good job of engaging the community. As a student when Mendive was opening, they got to have the say in the name, mascot, colors as a seventh grader it was exciting to submit a vote for that, there was also parent engagement, there is a lot of localized communication.

Early Action Project Considerations:

Vaughn, 1956

- Benefits students with highest needs,
- improves facilities in poorest condition,
- improves most inadequate facilities,
- improves utilization and operational efficiency,
- doesn't limit other options,
- shovel ready achievable by 2025.

Dilworth, 1961

- Benefits students with highest needs,
- improves most inadequate facilities,
- improves utilization and operational efficiency,
- doesn't limit other options

Traner, 1961

- Benefits students with highest needs,
- improves facilities in poorest condition,
- improves most inadequate facilities,
- improves utilization and operational efficiency,

Sparks MS, 1965

- Benefits students with highest needs,
- improves facilities in poorest condition,
- improves most inadequate facilities,
- improves utilization and operational efficiency,

Clayton, 1965

- improves facilities in poorest condition,
- improves most inadequate facilities,
- improves utilization and operational efficiency

Pine, 1976

- improves most inadequate facilities
- doesn't limit other options,
- shovel ready achievable by 2025

Incline, 1981

- improves most inadequate facilities
- shovel ready achievable by 2025

Vice Chari Tyler Rogers ask why only middle schools were zeroed in on this.

Adam Searcy responded: Middle school were zeroed in partially with the categories and the divide that they illustrated, with haves and have nots across the middle schools, it is not to dismiss the needs or opportunities at any other levels, it was more to try and tease out early action opportunities if any.

Vaughn Middle school was the school that had all the boxes checked off through all the deficiencies. The recommendations from the consultant to the Capital Project Funding Committee and the school board are the following:

- Proceed immediately with procurement of A&E design and CM services to rebuild Vaughn on the same site.
- School remains in operation during construction separated with safety barriers
- Demolition of existing building and new playfields after the move-in.

Presenting this to the Zoning Advisory Committee is for the awareness of the District, and also because the Vaughn project as well as with other recommendations that will come out of this study will trigger rezoning evaluation consideration. The Vaughn project may be completed until the 2025-2026 school year, talking about possible rezoning may happen as soon as next semester fall of 23-24 school year. **Chair Christine Hull** mentions that participating in a few of the meetings, there were Hug High School students, and you can see how proud and happy they feel that the District invested in them with the new opportunities, and a different design. This modernization study is giving our highest needs communities in Washoe County an opportunity to have new and modern facilities

3. Closing Items**3.01 Public Comment**

Pablo Nava Duran
Lara St. Jacques

3.02 Announcement of Next Meeting January 19, 2023, at Administration Building, Board Room

3.03 Adjourn Meeting Time: 7:13 PM