

OFFICE OF CHIEF ACCOUNTABILITY OFFICER
Summary of State Board of Education Agenda Items
Consent Agenda
July 16, 2020

OFFICE OF SAFE AND ORDERLY SCHOOLS

E. Approval of a new school site for the Madison County School District

Background and Purpose: Pursuant to Miss. Code Ann. § 37-7-315, the Madison County School District requests approval of a site for the construction of a new Middle school (sixth grade with an enrollment of approximately 400 students) located on approximately 69.63 acres on Sixteenth Section property off of the Calhoun Station Parkway and Sowell Road, Gluckstadt, Madison County, Mississippi.

Recommendation: Approval

Back-up material attached

§ 37-7-315. Designation of school buildings and attendance centers.

In creating school districts under the provisions of Article 1 of this chapter, it shall not be necessary that the school board, in the order creating such districts, specify or designate the location of the school houses or attendance centers therein, and existing school buildings shall be retained as places of attendance until changed in the manner hereinafter set forth. Where any existing facilities or buildings shall not be used as attendance centers, the school board may utilize such facilities and buildings in connection with any related school activity which said school board may deem advisable.

The school board of any school district shall have the power and authority to designate the locations for school buildings and attendance centers in the school district subject to its jurisdiction and to change, alter or abolish the location of such school buildings and attendance centers from time to time as may be required by the educational needs of such school district. Where students from three (3) or more school districts are in attendance at one (1) attendance center by order of the respective school boards of the school districts, the use of the attendance center shall not be changed, altered or abolished except upon order of a majority of each of the school boards of the school districts from which pupils have been in attendance at the attendance center for the scholastic year; any acts, decisions, orders or resolutions by the school board of any such school district in conflict with this provision shall be null and void. If any change or alteration of the location of a school building or attendance center shall involve the construction of new school facilities, or the making of additions to, or the major repair, alteration or renovation of existing facilities, then such change or alteration shall not be effective until same shall have been submitted to and approved by the State Board of Education. There may be located and established in any school district as many school buildings and attendance centers as the educational needs of such district shall require. The school board of the school district shall have the power and authority to specify the attendance areas which shall be served by each school building or attendance center, and to change or alter same from time to time as necessity requires.

Sources: Codes, 1942, § 6328-05; Laws, 1953, Ex Sess, ch. 12, § 5; Laws, 1960, ch. 303; Laws, 1986, ch. 492, § 15, eff from and after July 1, 1987.



**MADISON COUNTY
SCHOOLS**

MARK OF EXCELLENCE

SUPERINTENDENT
Charlotte Seals

ASSISTANT SUPERINTENDENTS
Richard Burge
Edith Mitchell
Kalvin Robinson
Ted Poore

June 10, 2020

Mr. Brian McGairty - Director
Office of Safe and Orderly Schools
P.O. Box 771
Jackson, MS 39205-0771

Re: Site Approval of New School Construction

Dear Mr. McGairty,

The Madison County School District respectfully requests permission to have the following site approved for the construction of a new school:

Germantown Attendance Zone 6th Grade School

Justification

- Expand current Germantown Middle School due to an increase in student enrollment in the Germantown Attendance zone

Location

- District's 16th Section located in the Gluckstadt area on the west side of the Sowell Road/I-55 Interchange
- Approximately 69 acres

Grades

- 6th grade only

Enrollment

- Project opening the new school in the Fall of 2022 with approx. 400 students

Method of Financing

- District Funds

I hope this information is sufficient for State Board of Education approval. If you have any questions, please contact me at your convenience.

Sincerely,

Richard Burge
Assistant Superintendent
Madison County School District

EVALUATION OF PROPOSED NEW SCHOOL SITE

Regardless of the source of funds, new school facilities shall not be constructed on any new site until the site has been submitted to and approved by the Mississippi Board of Education. School sites will be approved according to the criteria established by the Mississippi Board of Education.

One of the most important steps in the new building program is the selection of an adequate site. The site should be convenient to streets and roads and should be planned so as to avoid traffic hazards. It is recommended that an elementary school should have 5 acres of land with one additional acre for each 100 students enrolled. A high school site should have at least 15 acres of land with one additional acre for each 100 students enrolled. The following minimum requirements must be met, or exceptions noted and approved:

1. The site serves an area with enough children (present and future) to warrant its existence as a school center.
YES. According to demographic studies conducted by McKibben Demographers.
2. The site is located in a reasonable proximity to the present and future school population.
YES. See enclosed map – *Exhibit A*
3. The site environment is free of the odors, dust, dirt, noise and smoke that are usually associated with factories, stockyards, railroads, mills, agricultural chemical aerial spraying, etc. The site is free of hazardous waste.
YES. The site is a wooded area and is free of hazardous waste.
4. Public utilities such as electric power, water, sewerage, telephone, fire protection and gas service are available to the site.
YES. See attached letters from Entergy, CenterPoint Energy, CMU – *Exhibit B*
5. The size of the site is sufficient to provide adequately for the educational program of both the present and the anticipated future.
YES. The site exceeds state minimums – approx. 69 acres for a 6th grade school with a student capacity of 500.
6. The site grounds are at sufficient elevation to prevent flooding or standing water.
YES
7. The sub-soil conditions are such that foundations, footings, athletic fields and lagoons can be built.
YES. Multiple soil borings have been conducted by Ladner Testing, Inc. – *Exhibit C*

8. The site can be purchased at a fair market price. Copies of two certified appraisals of the land must be attached whenever the purchase price is greater than \$50,000.00. Please refer to MS Code 1972, Annotated, 37-7-301(aa).
The site was not purchased. The site is located on 16th section land situated in the NW ¼ of Section 16, T8N-R2E, Madison County, MS
9. A survey plat of the property is provided with this application.
YES. See attached survey from Maptech, Inc. – Exhibit D
10. The proposed new school site is plotted on the school district map and is provided with this application.
YES. See attached map – Exhibit A
11. The site is accessible by both vehicles and pedestrians.
YES. The site is accessible via Calhoun Station Parkway and Sowell Rd.

*An electronic version of this form is available at
http://www.healthyschoolsms.org/healthy_school_environment/buildinggrounds.htm.*

Exceptions to the above minimum requirements must be noted and explained in detail.

NONE

Additional information for proposed new school site:

1. Physical location of the proposed site. The site is located N of the present Germantown Middle School and E of Calhoun Station Parkway
2. Grades to be housed/served 6th
3. Student enrollment count The school will open with a student enrollment count of approx. 400 students
4. Is the proposed new site located on 16th section land owned by the school district?
 Yes No

If yes, how many acres are available? 69.63 Acres

If no, please describe the financing of the site purchase or explain how the land was acquired and the number of acres available for the proposed school site.
(attach documentation)

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5. Will the school district have fee simple title?

Yes No

6. Is there organized opposition to the proposed site based on, but not limited to, the location of the school, acquisition of the land, safety issues, and/or community concerns?

Yes No

If yes, please explain.

7. Please provide justification of the need for the proposed school site.

The need for the proposed school site is to construct a new school building that will serve only 6th grade students in the Germantown attendance zone of the Madison County School District. The new school will provide relief to Germantown Middle School which currently serves grades 6 – 8 and has a student enrollment of 1,076. Germantown Middle School was originally constructed for a maximum student capacity of 875. Due to student enrollment growth, additional classrooms were constructed which increased the maximum student capacity to 975. Due to a continued increase in student enrollment, Germantown Middle School is at 109% student capacity during the 2019-2020 school year. According to the most recent demographic study by McKibben Demographers, the middle school student population in the Germantown attendance zone is forecasted to increase yearly for the next 3 – 5 years. Relocating all 6th graders in the Germantown attendance zone to a stand-alone school building will reduce the student enrollment at Germantown Middle School to approximately 715 students and decrease the student capacity to approximately 80%.

CERTIFICATION

We, the President of the Board of Education/Trustees and the Superintendent of the

Madison County School District hereby certify to the Mississippi Board of

Education that this Evaluation of Proposed New School Site for the construction of

New 6th Grade School location at Calhoun Station Parkway and Sowell Rd.
(street or rural route, city)

meets the minimum requirements previously stated or exceptions have been properly noted. Further, this Evaluation of Proposed New School Site has been duly adopted and approved by the Board of Education/Trustees of the Madison County

School District as evidenced by action taken by the Board of Education/Trustees of the Madison County School District at an official board meeting held on the 8th Day of June, 2020.

President

Philip Huskey (Print)

[Signature] (Sign)

6/1/20 (Date)

Superintendent

Charlotte A Sealy (Print)

[Signature] (Sign)

6-8-20 (Date)

School Board Attorney

Holmes S. Adams (Print)

[Signature] (Sign)

June 10, 2020 (Date)

Tracy O. Farmer

Notary Public

Sworn to and subscribed before me on this

the 10 day of June 2020.



MADISON COUNTY SCHOOL DISTRICT ATTENDANCE ZONES AND SCHOOL LOCATIONS

February 1988
CALPDD
Central Alabama
Planning and Development District

