

# BOARD OF ALDERMEN

ITEM NO. C(5)

## AGENDA ITEM ABSTRACT

MEETING DATE: May 19, 2009

**TITLE: Request To Accept Ownership of the Carr Court Head Start Building from the Chapel Hill-Carrboro City Schools With the Intention of Developing a Lease Agreement with the Community School for People under Six**

<b>DEPARTMENT: Economic and Community Development</b>	<b>PUBLIC HEARING: YES ___ NO <u>x</u></b>
<b>ATTACHMENTS:</b> A. <b>Resolution</b> B. <b>Purchase and Sale Agreement</b>	<b>FOR INFORMATION CONTACT: James Harris 918-7319</b>

### PURPOSE:

The town staff recommends that the Board of Aldermen accept ownership of the Carr Court Head Start building from the Chapel Hill-Carrboro City Schools. In addition, the town staff recommends that the Town began the process to enter into a lease agreement, per General Statute 160A-272, with the Community School for People Under Six to use this building.

### INFORMATION:

The Community School for People Under Six (CSPU6) is a unique day school program offering a multicultural-based program to children and families in the Chapel Hill, Carrboro area. The school was originally established in 1970 as a parent/staff cooperative. The mission is to provide high quality early care and education for all children, specifically low and moderate income families. CSPU6 is a private, non-profit, 5 star rated center licensed by North Carolina. CSPU6 provides care and education for children ages 2 months through 5 years without regard to race, color, sex, religion, national origin, or ancestry. They promote cultural, racial, gender and socio-economic diversity among families, staff and board of directors. At the Community School, all program activities are designed to build a sense of community and an appreciation for diversity.

The school is currently being displaced by new elementary school number 11. The school will need to be out of its current site which is located at the old Northside Elementary School site in Chapel Hill. The school, its 57 students, three administrative staff, 15 teachers, kitchen staff and janitor will have nowhere to go after August. With the current downturn in the economy, it is even more important than before that day care services be supported so that working parents can maintain continuity of child care so that they can work to maintain housing, health care and feed their families.

The Head Start building was placed on the Carr Court site in 1991 as a partnership between the Town of Carrboro and the School system. The school provided a much needed service to preschool children living in the neighborhood and surrounding communities. The Town of Carrboro was able to bring positive activity into a neighborhood that was plagued with drug activity. The Town was also able to bring more programs and activities into the community using a meeting room in the building and there was a space for a community police officer. The combination of activities was what was needed at that time to help

community. The Head Start children have been relocated to other school facilities at this time and the space is being used for training purposes. Because the facilities was originally intended for housing children's activities, it was suggested that perhaps other children's activities might be better suited at the site, hence the request to house Community Schools for People Under Six to be allowed to be housed there. There is also an opportunity, if planned well for the Town to do some programming out of the building for the community partnering with other agencies when the facility is not being used by CSPU6.

Of course it is not clear how long CSPU6 will need to be at the site, but when they do leave, the building will belong to the Town of Carrboro and will be available for community programming. Under General Statute 160A a lease term cannot extend for a term of more than ten years, including renewal options. The statute also requires that the BOA authorize the lease by resolution at a regular meeting "upon 10 days" public notice. Notice shall be given by publication describing the property to be leased or rented, stating the annual rental or lease payments, and announcing the Boards intention to authorize the lease or rental at its next regular meeting. So upon the Board accepting the property the staff will do the appropriate notification of the intent to lease to CSPU6 per the rules outlined in statute 160A-272 and then return this item to the Board for formal authorization by resolution at the next regular meeting.

The building is modular and has been inspected by the chief building inspector. It has been requested of the school system that all mechanicals be in working order prior to transfer of the building to the Town of Carrboro. It is also the responsibility of CSPU6 to bring the building into compliance with day care standards as a part of any agreement with the Town. Because the public would used the site (basket ball court and meeting room use) the Town would continue the same arrangement that we had with the school system with maintenance and cutting of the grass.

In summary the requests to the Board of Aldermen are: (1) that the Town accept the transfer of the Head Start Building that is currently located on the Carr Court Community Park from the Chapel Hill-Carrboro City School System; and (2) that the Town of Carrboro then give notice by publication describing the property to be leased or rented, stating the annual rental or lease payments, and announcing the Board's intention to authorize the lease or rental at its next regular meeting.

### **FISCAL AND STAFF IMPACT:**

There will be no current staff fiscal impact from the project. However the landscape maintenance associated with this property will be continued by the Public Works Department. Because the Town would take ownership of the building, the Town would add the building to the Town's property insurance policy at an estimated cost of \$450 per year. If and when the staff does start programming at the site, there would be costs associated with that activity.

### **RECOMMENDATION:**

Staff recommends that the Town accept the transfer of ownership of the Head Start building from the School System to the Town of Carrboro. It is further recommended that the Town began the process to enter into a lease agreement, per General Statute 160A-272, with the Community School for People Under Six to use the building so that there is continuity in the provision of day care for children in this community provided by this organization and that the Town Manager be authorized, at the appropriate time to sign the lease agreement drafted by the Town Attorney.