



## Meeting Minutes

**Project:** Wooster City Schools  
**Subject:** Business Advisory Committee  
**Date:** 2022-03-08  
Minutes issued – 2022-03-10

### In Attendance

Gabe Tudor ..... Superintendent, Wooster City School District  
Brian Madigan ..... Assistant Superintendent, Wooster City School District  
Amy Welty ..... Treasurer, Wooster City School District  
Jody Starcher ..... Board of Education, Wooster City School District  
Molly Richard ..... Director of Elementary Education, Wooster City School District  
Alex Mallue ..... Athletic Director, Wooster City School District  
Rebecca Furlong ..... Director of Technology, Wooster City School District  
Scott S. Miller ..... District Leadership Team HS, Wooster City School District  
Charles Cerniglia ..... High School Science Teacher, Wooster City School District  
Amber Yacapraro ..... Grade 3 Teacher, Wooster City School District  
Katey Capotosta ..... Grade 5 Teacher, Wooster City School District  
Robin Gonzalez ..... Grade 5 Reading, Wooster City School District  
Abigail Orchard ..... Kindergarten Teacher, Wooster City School District  
Bill Gantz ..... 2021/2022 Chair BAC  
Tim Bogner ..... BAC  
John Campbell ..... BAC  
Doug Drushal ..... BAC  
Tate Emerson ..... BAC  
Kathy Glasgow ..... BAC  
Ashley Hershberger ..... BAC/City of Wooster  
Nate Scott ..... BAC  
Lawrence Walker ..... BAC/Community Member/NAACP  
Rodwell King ..... GPD Group  
Mark Salopek ..... GPD Group  
Abby Rainieri ..... GPD Group

### Distribution

Attendees  
Joe Rubino ..... Associate High School Principal, Wooster City School District  
Doug Bennett ..... Instrumental Music Teacher, Wooster City School District  
Deanna Boyd ..... Grade 4 Teacher, Wooster City School District  
Jodi Haiduc ..... Kindergarten Teacher, Wooster City School District  
Scott Allen ..... BAC  
Ken Bucheger ..... BAC  
John Clay ..... BAC  
Michael Mann ..... BAC  
Lee McBride ..... BAC/College of Wooster  
Megan Werely ..... BAC/College of Wooster  
Bill Whyte ..... BAC  
Rik Goodright ..... BAC  
Becky McAdams ..... GPD Group

- B. Gantz opened the meeting and requested that R. King give an overview of the implications of the Master Plan that had been discussed at the last meeting. This essentially provided for 2 elementary schools, a middle school, and renovations to the high school.
- R. King noted that given the openness of the grade banding decision and the stated desire of building the Middle School and Cornerstone simultaneously (reduced transitions and economies of scale) he had laid out two options for consideration, utilizing the sites of Cornerstone, Parkview, High School campus:
  - PK-1, grades 2-5, grades 6-8,
  - PK-2, grades 3-5, grades 6-8.

It was to be noted that the “worst case scenarios” were depicted. These included the constraints: two-story buildings (with a footprint of 80% of the total required square footage based on student count, and parking count based on building size), retention of the existing buildings at Cornerstone and Parkview as swing space while the new building are under constructed, retention of the Play-Lab at Cornerstone.

It was also noted that one option did show relocation of the Play-Lab at Cornerstone. The architectural significance of the existing entry point of Cornerstone at the Bowman/Quinby corner was addressed by the provision of a replica of the existing arch feature as an entry point to the site, beyond which there could be community green space and the entry to the new building.

- Comments on the two options for Cornerstone (PK-1 or PK-2) included:
  - Traffic concerns on Grant & Park –Quinby is wider and more desirable to take care of the increased traffic.
  - With a new Play-Lab on the Bowman frontage, there was concern about fencing and the appearance of chain-link fence. It was suggested by N. Scott that an alternate of a black ornamental fence was a more attractive option.
  - Concern was also expressed about the visibility of the Play-Lab on Bowman as it is currently more “hidden”.
  - Are the economies of scale and the cost implications of the simultaneous construction of two schools that significant? Could they be quantified? R. King noted that at the very least annual inflation of approximately 3% would be the cost implication. G. Tudor indicated that the cost implications were not a deal-breaker and the District would plan for this if the decision was to build the two buildings at separate times. S. Miller was concerned that inflation might cause the second building to go through cost-cutting if not financially planned for.
  - Noted that either PK-1 or PK-2 would be acceptable but are there educational advantages of one over the other? G. Tudor indicated that He preferred a PK-2/3-5 model as it balanced out the grade levels better.
  - Since PK-2 might be better, R. King indicated that perhaps improved usage of the site for traffic, drop-off, Play-Lab etc. would be an adoption of a 3-story building at Cornerstone since the current building is that tall.

- Noting that PK-2 at Cornerstone is better, C. Cerniglia asked whether the better decision and best use of the site for the next 100 years would be to build where the existing building is located?
  - D. Drushal asked why the new building was proposed behind the existing building. The answer was the concept of swing space/number of transitions and the economic implications of simultaneous construction of two buildings. Concern was also expressed about the loss of the playfields.
  - With respect to the number of transitions, the teachers present felt that students are resilient and transitions are probably more of a concern to the teachers.
  - One concern was expressed about grade banding and that was an increase of transportation costs since the current Cornerstone building draws a lot of students who walk from the surrounding area.
- R. King presented the two options for Parkview (2-5 or 3-5) and comments on the two options included:
    - The grade 2-5 building seems to be really big and the 3-5 is better.
    - Traffic is a real concern in this neighborhood with a smaller building and a larger building would exacerbate the situation.
    - The decision whether Parkview be utilized in the master plan in preference to the High School campus (adjacent to Kean) could be deferred as the 3-5 building would be the last to be constructed (possibly in 10+ year's time). C. Cerniglia stated that the southern portion of the District was a key voting bloc and their impact on future issues should be considered.
- R. King presented three options for the grade 6-8 middle school:
    - School parcel on the south side of Oldman Road and west of Kean;
      - Noted that this location stretched from part of the Kean parcel to Oakhill Road to the west.
      - This provided a street presence for the building facing Oldman Road but there was concern that students traveling between the Middle School and the High School would have to cross Oldman Road.
      - An egress could be provided to Oakhill for buses/service vehicles.
      - Practice athletic facilities could be provided south of the existing ravine.
      - The ravine afforded possible educational opportunities.
    - Acquisition of the Noble Foundation parcel north of the High School parcel;
      - The layout only took account of the Noble Foundation parcel and the District-owned parcel on Commerce Drive.
      - A parking area was depicted south of the proposed building and this could provide parking for the existing athletic facilities at the High School and/or any development of a new soccer field on the existing High School campus (north of the High School building);
      - Should the Craycraft parcel be acquired it could also link across to Commerce Drive. Future development of the Craycraft parcel was not depicted but was a possibility for future-proofing District development. Opportunities for this parcel included a second stadium, baseball/softball fields or even an additional building. R. King noted that a second building



- G. Tudor stated that the Master Plan presentation would be posted on the District’s website, an article had appeared in the Press, it was part of the “Tudor Talks” and was therefore out in the public arena. Members of the BAC were encouraged to discuss topics with the public should the opportunity arise.
  - G. Tudor would like the next meeting to discuss the feasibility of the Cornerstone rebuild in more detail as well as property acquisition. Property acquisition would also be addressed in Executive Session at the next Board of Education meeting.
- **Next Meeting:** Tuesday March 29, 2022 at **8.00am** at the High School Meeting Room

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End of Minutes

The preceding is GPD’s interpretation of the meeting. Any changes, additions, or clarifications should be forwarded to our office as soon as possible. Unless these changes are furnished within ten (10) working days, it will be understood that all parties are in agreement with the preceding statements.

# Master Planning – Site Assessments

## Size Constraints:

❖ New Elementary (PK-1):	744 students,	85,082 sq.ft, 120 parkings
❖ New Elementary (PK-2):	1,032 students,	112,345 sq.ft, 164 parkings
❖ New Elementary (2-5):	1,172 students,	126,268 sq.ft, 188 parkings
❖ New Elementary (3-5):	884 students,	98,242 sq.ft, 140 parkings
❖ New Middle School (6-8):	948 students,	133,169 sq.ft, 180 parkings
❖ New Junior High (7,8):	650 students,	92,400 sq.ft, 124 parkings

# Master Planning – Site Assessments

## Example 1 under consideration:

- ❖ New Elementary (PK-1), 744 students at Cornerstone
- ❖ New Elementary (2-5), 1,172 students at Parkview
- ❖ New Middle School (6-8), 948 students at Oldman Road, or Milltown Road, or Oakhill Road

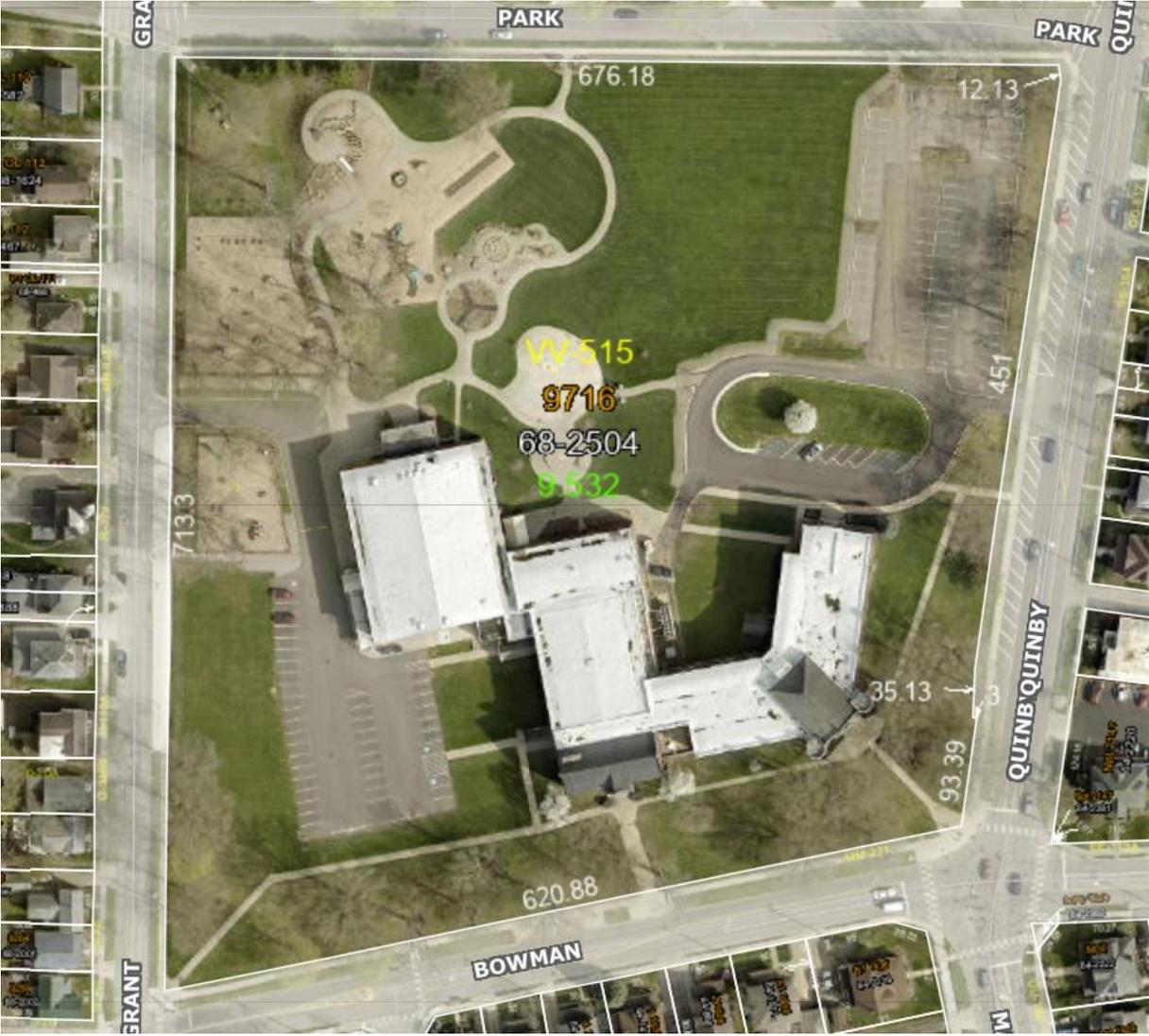
## Example 2 under consideration:

- ❖ New Elementary (PK-2), 1,032 students at Cornerstone
- ❖ New Elementary (3-5), 884 students at Parkview
- ❖ New Middle School (6-8), 948 students at Oldman Road, or Milltown Road, or Oakhill Road

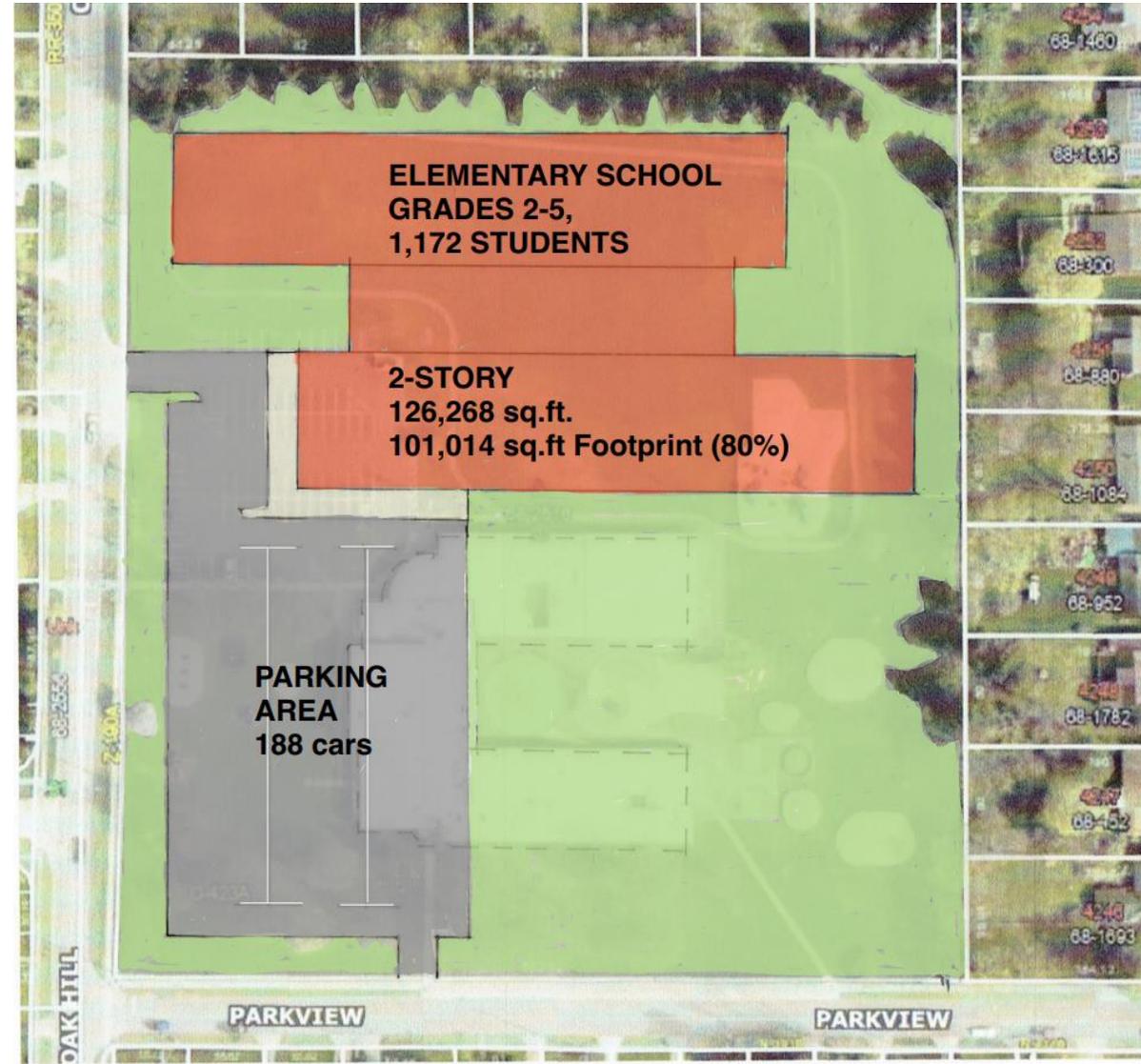
# Master Planning – Cornerstone PK-1



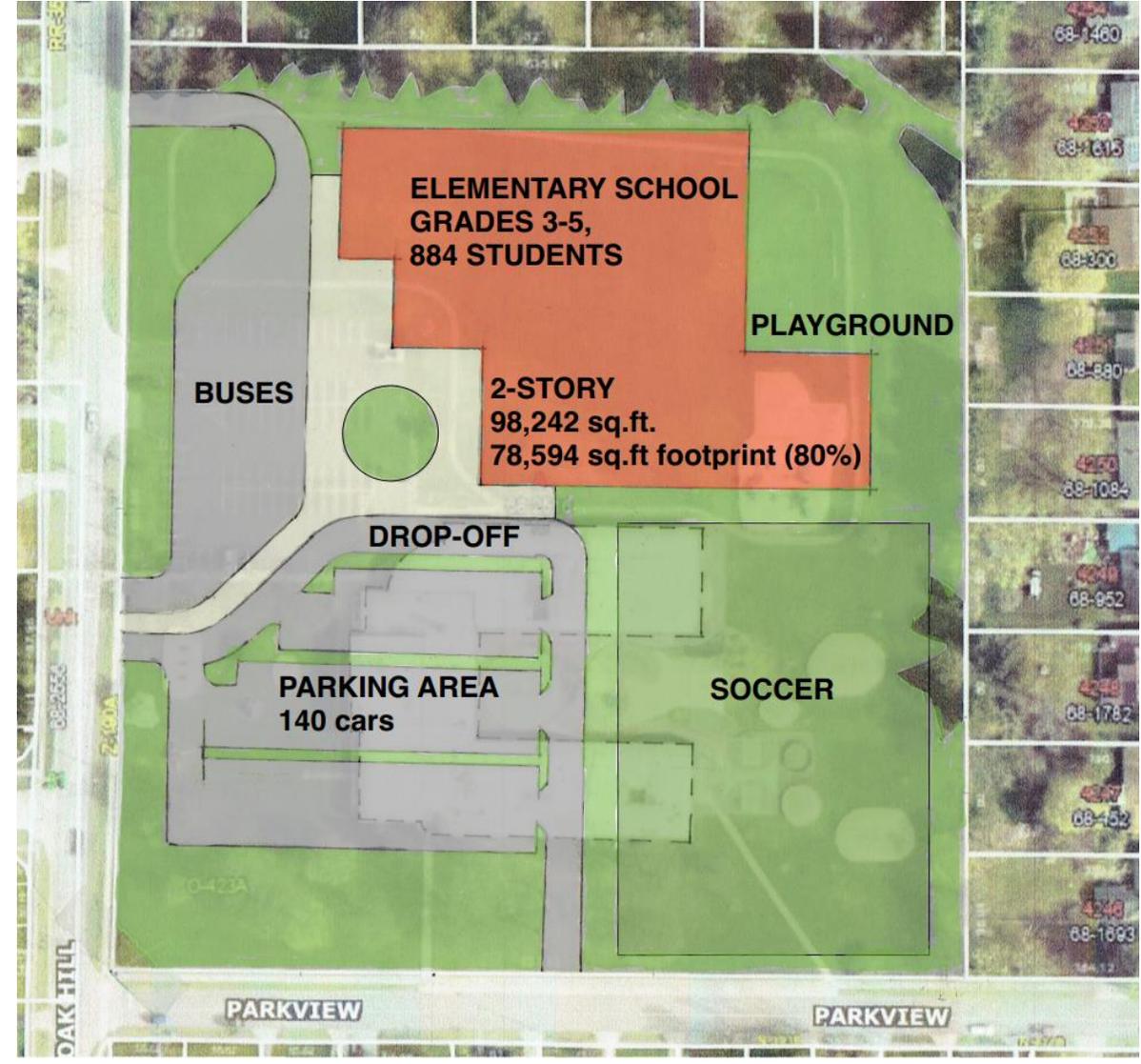
# Master Planning – Cornerstone PK-2



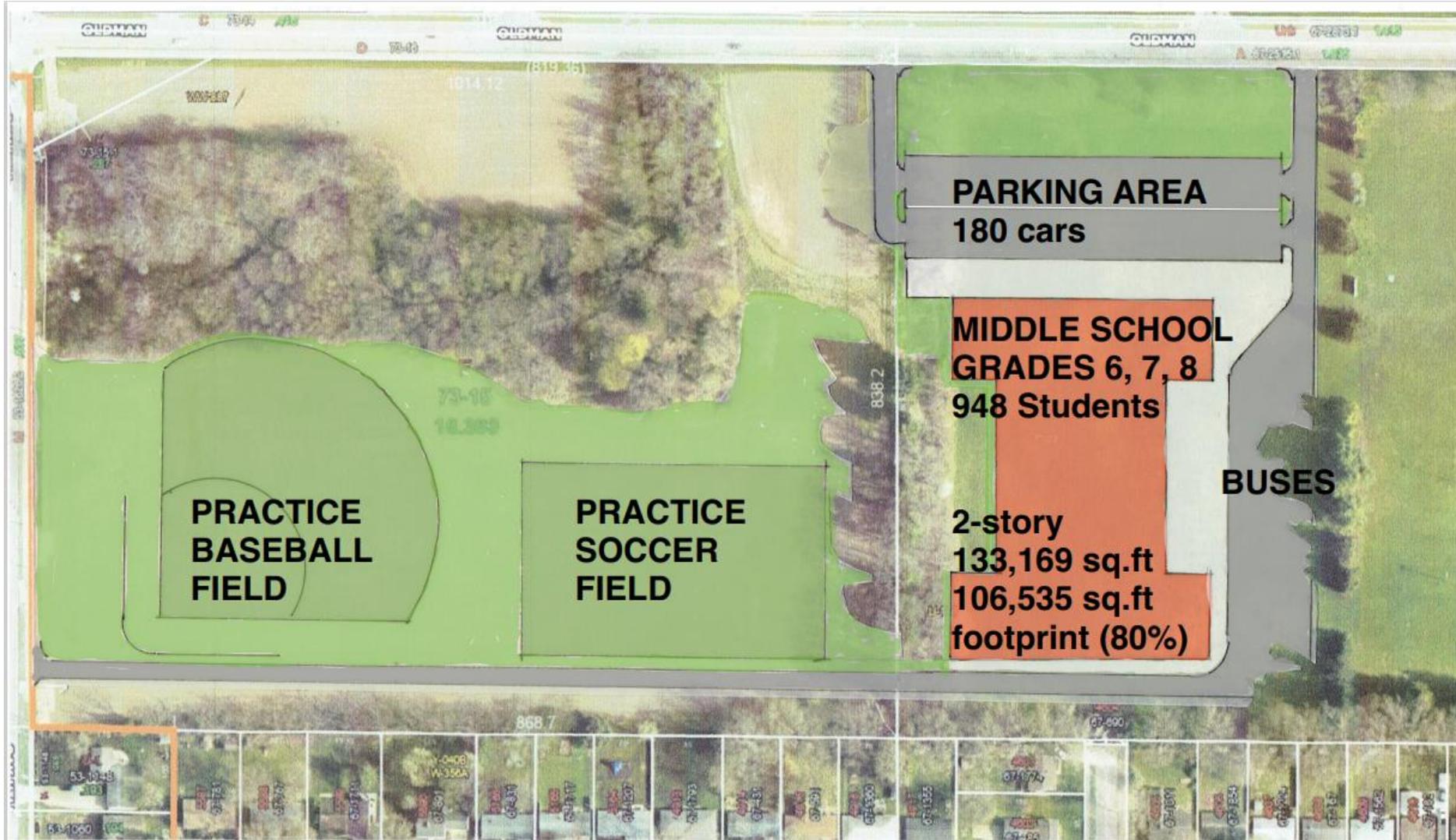
# Master Planning – Parkview 2-5



# Master Planning – Parkview 3-5



# Master Planning – Middle School (6, 7, 8)



## Oldman Road

- Space for practice fields
- Ravine for educational purposes
- Secondary egress via Oakhill

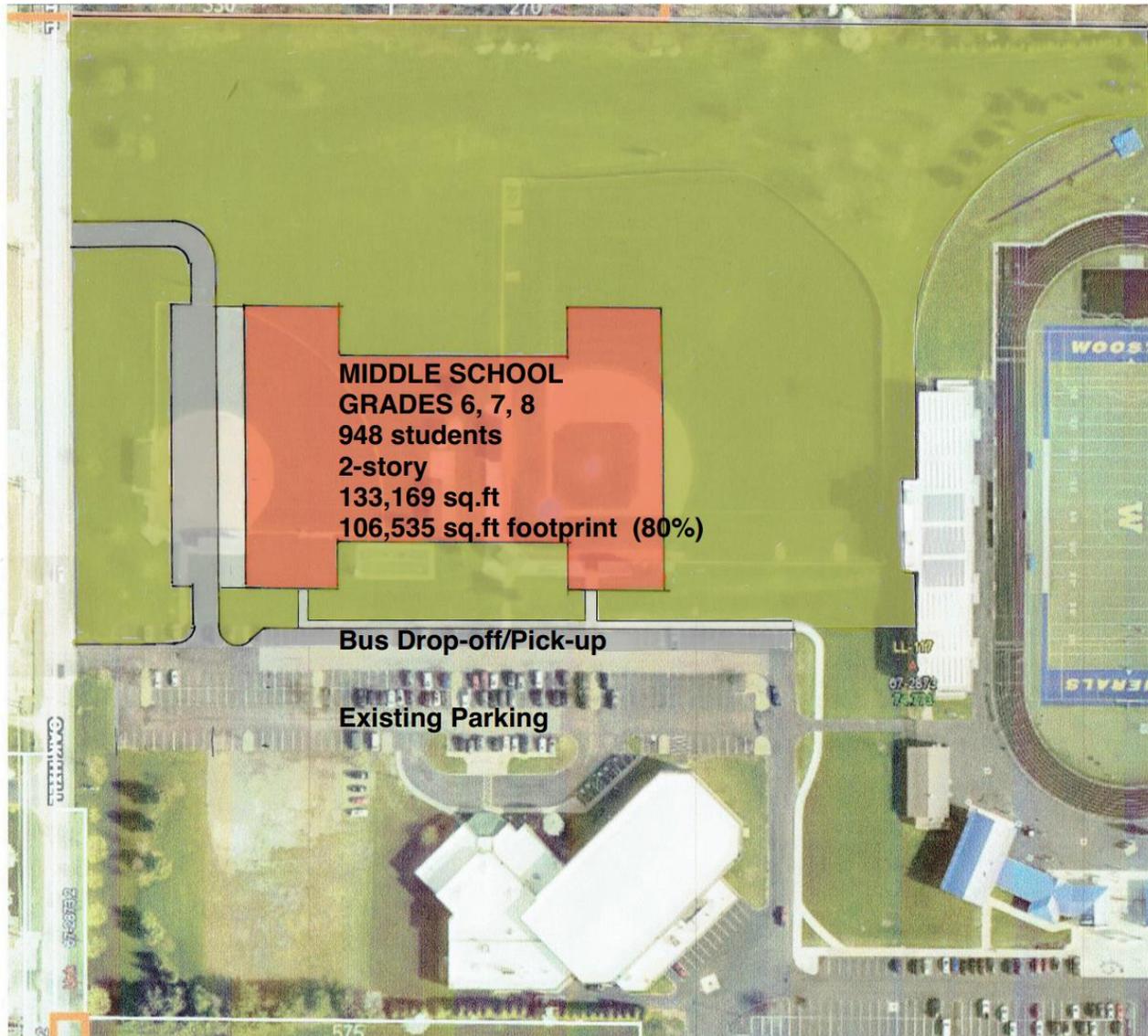
# Master Planning – Middle School (6, 7, 8)



## Milltown Road

- Space for future development on Craycraft parcel
- Contiguous to High School (improved safety)
- Additional parking for HS athletic facilities
- Secondary egress via Commerce Drive

# Master Planning – Middle School (6, 7, 8)



## Oakhill Road

- Segregation of vehicular traffic (access to Oakhill)
- Use of existing Ice Arena parking area
- Same parcel as High School (improved safety)
- Development of sports facilities on Milltown (fewer traffic concerns)