

BOARD OF ALDERMEN

ITEM NO. E(1)

AGENDA ITEM ABSTRACT

MEETING DATE: March 17, 2009

TITLE: Request to Accept Ownership of the Carr Court Head Start Building from the Chapel Hill-Carrboro City Schools and Approval of a Lease Agreement with the Community School for People Under Six

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

PURPOSE:

The town staff will present a proposal to the Board of Aldermen to accept ownership of the Carr Court Head Start building from the Chapel Hill-Carrboro City Schools and request the Board to consider allowing the Community School for People Under Six to use this building to house approximately 57 students.

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 1996 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 the 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. 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 use 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 allow the Community School for People Under Six to use the building as long as it is mutually beneficial to do so.

FISCAL AND STAFF IMPACT:

There will be no current staff impact except the continued cutting of the grass at the site. Should the Town assume ownership of this building, property insurance cost to the Town is expected to equal approximately \$450. In the future if there is additional programming at the site for the community, there will be an impact.

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 enter into an agreement 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 to negotiate a contract reflecting the needs of the town and the day care. It is further requested that the manager be authorized to sign the agreement drafted by the Town Attorney.