

BOARD OF ALDERMEN

ITEM NO. C(3)

AGENDA ITEM ABSTRACT

MEETING DATE: June 2, 2009

TITLE: Request To Approve 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. Legal Notice	FOR INFORMATION CONTACT: James Harris 918-7319

PURPOSE:

The Board of Aldermen at its meeting on May 19th accepted ownership of the Carr Court Head Start building from the Chapel Hill-Carrboro City Schools. The purpose of this item to approve a lease agreement to allow the Community School for People Six to lease this building to house approximately 57 students for no more than 10 years.

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 a new elementary school, number 11. The school will have 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.

When CSPU6 leaves, the building 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 public notice of the Board of Aldermen's intent to lease has been published per the general statute. The notice describes the property to be leased and states the annual lease payments, and announced the Boards intention to authorize the lease at its June 2, 2009 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 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 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 will take ownership of the building, the Town's property insurance policy will be added. And, of course if and when the staff does start programming at the site there will 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 begin 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 the children and that the Town Manager be authorized, at the appropriate time to sign the lease agreement drafted by the Town Attorney.