

**CITY OF NORWALK  
BOARD OF EDUCATION FACILITIES COMMITTEE  
REGULAR MEETING  
JANUARY 20, 2016**

**ATTENDANCE:** Mike Barbis, Chair; Art Kassimis, Yvel Crevecour, Bryan Meek

**OTHERS:** Frank Cosgrove, Norwalk BOE; John Ireland, Silver/Petrucelli, Michelle Miller, Silver/Petrucelli; Michael Zuba, Milone & MacBroom; Tim Baird

**CALL TO ORDER.**

Mr. Barbis called the meeting to order at 12:04 p.m. A quorum was present.

Mr. Cosgrove gave a brief overview of the meeting objectives.

**DEMOGRAPHICS, ENROLLMENTS AND PROJECTIONS**

Mr. Zuba then introduced the report and gave summary of how the data was compiled. He thanked Mr. Greene and the Planning Department for all the helpful materials and information they provided.

Mr. Zuba displayed a chart showing the expected population of 3.5% growth for the City over the next ten years. There have been some demographic shifts. There is a consistent pattern of aging in place during the decade of 2000-2010. The median age continues to rise: 36.6 years in 2000 to 41.3 years in 2013. Mr. Barbis asked about the shifts in the population, the increase in studios and one bedroom apartments for the millennials in the Transit Orientated District (TOD) areas and the effect of the 2008 recession.

Mr. Zuba then reviewed the Minority Populations figures, which have remained fairly consistent for the last two years. The study encompassed the birth rates, the language needs that may require ELL services and basic income information.

The next portion of the report dealt with the Housing Sales Trends. Mr. Zuba pointed out that the figures in the report excluded the quit claims transfers where a residence passed from one family member to another.

Mr. Baird then narrated the maps and grids that showed the residential land use, multifamily developments and the estimated student generation. Almost 1,500 multifamily dwelling units were completed since 2000 with an additional 1,400 units currently permitted or under construction. Based on the demographics, the lowest estimate of new students entering the District would be 171 student, the moderate

estimate would be 229 and the highest estimate was 281. Discussion followed about the probability of the increased as related to the housing stock and costs.

Mr. Zuba reviewed the various trends in the various grades. He noted that currently there was an unusually large class of 5th graders moving through the system. The data is compared with the census data, the housing data and the real estate market. Connecticut allows for choice or magnet schools that are located in other municipalities and Mr. Zuba displayed bar graph showing the enrollment trends for private schools.

The next topic covered in the report was the enrollment projections. Mr. Zuba said that while the statistics can be reliably for the next five years, working on a ten year projection has many variables. In order to create the projection, a graph showing the number of females of child bearing age and how they will mature was created. The projected economic conditions will have an impact on these numbers.

With all the projection assumptions, the projected total enrollment change is between -3.8% and +3.6% through 2026. Mr. Zuba then reviewed the projected growth for the elementary school. The projections were fed directly in the utilization projections for capacity.

Mr. Barbis asked how the District 99 students were being handled. Mr. Zuba said that the scenario was kept constant. Mr. Barbis stated that since Wolfpit's enrollment had been decreasing and that many of the 99 students were sent there. Mr. Zuba explained that the pattern seemed to be that the 99 students were assigned to the kindergarten classes that were under capacity and then remained at that location.

Capacity and Utilization were the next topics covered. The target capacity was 18 for Pre-K; 22 at grades K-2 and 24 for grades 3-5. Utilization is currently at 102% of capacity for status quo. The middle school capacity target was 28 per class section. Nathan Hale is currently operating at 105% capacity, Ponus Ridge at 103%, Roton at 86% capacity and West Rocks at 91%. When the portables are taken off line, Ponus Ridge operates at an increased capacity of 110%; Nathan Hale remains at 105% along with Roton at 86%, while West Rocks increases to 96%.

The discussion moved to the methodology for the projections creation.

Mr. Barbis asked about whether the change of private students moving back to public school during the recession had an impression. Mr. Zuba said that while there was a number of students that did come from private school to public school, the number was small.

The summary indicated the following considerations:

Elementary Utilization & seat deficit persist over the next decade with a seat

deficit ranging from ~600 to 900 seats.  
Middle school utilization is currently at approximately 100%. High level of  
utilizations will continue ending with a modest surplus of ~152 seats  
in 2025-26.  
Overall Seat Utilization of 108%-110%.  
Requires infusion of approximately 600-750 seats over the next decade.  
Utilizations analysis guides the recommendations and provides a performance  
measure tool for each of the scenarios.

A discussion followed about the increase of one and two bedroom housing units have  
effected the student enrollment. The final consensus was that the housing units did not  
have as large of an impact on the student enrollment as expected.

### **ADJOURNMENT**

Mr. Barbis adjourned the meeting at 1:20 p.m.

Respectfully submitted

S. L. Soltes  
Telesco Secretarial Services