

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Tuesday, October 1, 2024
15 W. Gude Drive,
Rockville, Maryland
301-495-4605

The Montgomery County Planning Board and Montgomery County Board of Education met in regular session in the Montgomery County Board of Education Building, 15 W. Gude Drive, Rockville, Maryland, on Tuesday, October 1, 2024, beginning at 6:04 p.m. and adjourning at 8:08 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley and James Hedrick.

Commissioner Linden was necessarily absent.

Members of the Montgomery County Board of Education and Staff from Montgomery County Public Schools, Montgomery Planning, and Montgomery Parks were also in attendance.

There being no further business, the joint meeting ended at 8:08 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 3, 2024, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich
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Technical Writer/Legal Assistant

Joint Meeting Between the Montgomery County Planning Board and Montgomery County Board of Education

The meeting started at 6:04 p.m. The following were in attendance:

Montgomery County Planning Board, Montgomery Planning, and Montgomery Parks Staff

Artie Harris – Planning Board Chair
Mitra Pedoeem – Planning Board Vice Chair
Shawn Bartley - Commissioner
James Hedrick - Commissioner
Ilana Branda – Chief of Staff, Commissioners Office
Jason Sartori – Director of Montgomery Planning
Robert Kronenberg – Deputy Director of Planning
Atul Sharma - Acting Assistant to the Deputy for Development and Design Review
Carrie Sanders – Chief of Midcounty Planning
Lisa Govoni - Acting Housing, Infrastructure, and Zoning Supervisor
Hye-Soo Baek - Adequate Public Facilities Planner
Patrick Butler – Chief of Upcounty Planning
Darren Flusche – Montgomery Parks Deputy Director of Administration

MCPS BOE and MCPS Staff

Dr. Thomas W. Taylor – Superintendent, MCPS
Essie McGuire –Chief of Staff, MCPS
Karla Silvestre – Board of Education President
Shebra L. Evans - Board of Education Vice President
Lynne Harris, Board Member
Brenda Wolff - Board Member
Rebecca Smondrowski - Board Member
Grace Rivera-Oven – Board Member
Julie Yang - Board Member
Praneel Suvarna – Student Board Member
Lori-Christina Webb - Chief of Staff, BOE
Thomas Lockman - Deputy Chief of Staff, BOE
Channen Paddyfote – Senior Board Analyst, BOE
Dana Edwards - Chief of District Operations, MCPS
Adnan Mamoon - Deputy Chief of Facilities Management, MCPS
Shiho C. Shibasaki - Assistant Director of Facilities Management, MCPS
Donald J. Connelly - Capital Budget and Projects Manager, MCPS
Ivon Alfonso-Windsor - Acting Chief Financial Officer, MCPS

I. Introductions

Attendees of the joint meeting provided brief introductions.

Karla Silvestre, Board of Education President, offered brief opening remarks regarding the building of relationships, gaining further knowledge of where work intersects between agencies, and agenda items for the evening.

Artie Harris, Montgomery County Planning Board Chair, thanked the Board of Education for hosting the joint meeting, and offered comments regarding collaboration between the agencies to improve communities, accelerate housing production, and maintain Montgomery County's Parks system. Chair Harris also highlighted the signing of the Memorandum of Understanding (MOU) as well as the Summer Rise and Liberty's Promise Programs, and artwork by MCPS students featured within the Wheaton Headquarters building.

II. MOU

Jason Sartori, Director of Montgomery Planning, offered comments regarding the signed MOU as well as the four components of the MOU including MCPS's involvement with M-NCPPC's Master Plan and Sector Plan Process, M-NCPPC's Park Planning Process, MCPS Capital Project Process, and the Mandatory Referral Process. Mr. Sartori also discussed the School Design Workgroup noting the attachment incorporated into the MOU regarding the collaborative planning process and identifying specific details and ways to make the Mandatory Referral Process smoother.

Adnan Mamoon, MCPS Deputy Chief of Facilities Management, offered comments regarding the MOU collaboration and gave an overview of the MCPS Capital Project process. DJ Connelly, MCPS Capital Projects and Budget Manager, also discussed the recent successes of the Mandatory Referral Process due to the MOU, referencing the Burtonsville Elementary School project, and stated the early engagement with Montgomery Planning contributed to the success of the project.

Patrick Butler, Chief of Upcounty Planning, also offered comments regarding the early collaboration and engagement with MCPS for the Burtonsville Elementary School Mandatory Referral process and overall success of the project.

Ms. Silvestre asked questions regarding MOU accountability and Mr. Sartori and Chair Harris offered comments and responses.

Lynne Harris, Board of Education Board Member, offered comments regarding collaboration between Montgomery Planning and MCPS.

III. Growth & Infrastructure Policy

Hye-Soo Baek, Adequate Public Facilities Planner, offered a multi-media presentation and discussed the 2024 Growth and Infrastructure Policy Update recommendations for: the Annual School Test, School Adequacy Analysis, Utilization Premium Payment (UPP) modifications, and modifications to the School Impact Tax rates.

Board of Education Members Lynne Harris, Julie Yang, Grace Rivera-Oven, and Praneel Suvarna asked questions regarding potential review of multiple developments simultaneously to determine school adequacy analysis, development project UPP rates, usage of UPP funds at adjacent school sites, and School Impact Tax carryover calculations.

Essie McGuire, MCPS Chief of Staff, offered comments regarding the proposed adjustment to the School Impact Tax rate, the Build to Learn Act, ongoing post pandemic construction and inflation, and additional forms of state aid. Ms. McGuire offered further comments regarding concerns with the Growth and Infrastructure Policy recommendations for School Impact Tax rates and MCPS's revenue structure recommendations that will be presented to the County Council.

Dr. Taylor, MCPS Superintendent, also offered brief comments regarding the Build to Learn Act, other forms of state aid, and challenges with supplanting state funds.

Ms. Baek and Mr. Sartori offered comments and responses.

IV. Utilization Report

DJ Connelly, MCPS Capital Budget and Projects Manager, discussed the County's school utilization and presented heat maps portraying the percentages of school utilization for elementary, middle, and high schools throughout the County as well as the age of school buildings. Multi-media heat maps were also presented representing school utilization by number of seats for each school. Ms. McGuire noted programmatic impacts/capacity within the schools were not portrayed on the heat maps provided. Mr. Connelly offered further comments regarding MCPS CIP plans and focusing on aging infrastructure.

Ms. Baek continued by discussing and offering a multi-media presentation regarding growth and student generation trends for Montgomery County. Ms. Baek gave an overview of the enrollment growth from development, turnover student generation patterns, 2023 housing analysis, individual school utilization level trends, the residential development pipeline, and adequate homes versus school facilities.

Board of Education Members Karla Silvestre, Praneel Suvarna, Grace Rivera-Oven, and Julie Yang asked questions regarding total number of students represented for mobile homes and extended-stay hotels, turnover rates and underutilization, how Student Generation Rates are calculated, if special/ad hoc programming is included with capacity utilization, if demographic numbers are generated in Student Generation Rates, and if the most current Student Generation Rates are used to determine School Impact Taxes.

Ms. Baek and Mr. Sartori offered comments and responses.

Ms. McGuire also offered comments regarding utilization of informal/ad hoc space not included within the generation of straight capacity numbers that can make schools feel overutilized.

Ms. Silvestre and Chair Harris offered closing remarks regarding collaboration and coordination as well as data sharing between the agencies. The meeting ended at 8:08 p.m.