



ROCHESTER COMMUNITY SCHOOLS
501 West University Drive, Rochester, Michigan

BOARD OF EDUCATION REGULAR MEETING
April 12, 2021 ~ Administration Building

MINUTES

Call to Order

A Regular Meeting, open to the public, of the Board of Education for Rochester Community Schools, Rochester, Michigan was held virtually and in person on Monday, April 12, 2021. President Kristin Bull called the meeting to order at 7:00 p.m. Luke Rawcliffe, Meadow Brook Elementary 5th grader, led Board members in the Pledge of Allegiance.

Roll Call

Members Present: Kristin Bull, Michelle Bueltel, Mike Zabat, Barb Anness, and Scott Muska

Members Absent: Kevin Beers and Andrea Walker-Leidy, with notice

Others Present: Debi Fragomeni, Dana Taylor, Elizabeth Davis, Carrie Lawler, Cory Heitsch, Lori Grein, Concetta Lewis, Cindy Lindner, Matt McDaniel, and approximately 130 visitors.

Spotlight on Success

MHSAA State Champions Jack VanHowe (RHS, boys backstroke) and the AHS competitive cheer team.

Communications

A. Secretary of the Board of Education

Michelle Bueltel shared that 14 email communications have been received through the RCS website: District parent Sherry Drainer, contacted the Board regarding return to remote learning; District parents Andrew Weaver (2) and Stephanie Van Daele contacted the Board regarding members of the Board of Education; District parent Meredith McCutcheon contacted the Board requesting a more comprehensive plan for educating students who are quarantined; District parents Jamie Hilliard, Amy Chermiside and Jessica Opfer contacted the Board regarding the weekly Covid-19 report and how other districts are reporting the data; District parent Michael Frans contacted the Board regarding live-streaming instruction for quarantined students; District parents Shannon Fashho and Kristin Reilly contacted the Board regarding mandatory COVID testing for all athletes.; District parent Colleen Farley contacted the Board to thank them for their work; International Academy Student SoEun Park contacted the Board regarding providing a free online ballet class to young RCS students; and District parent Suzanne Croissant contacted the Board regarding the rules for quarantining students.

Additional emails that were received, though not through the RCS website: three (3) emails from Andrew Weaver regarding 1) the communication that was sent by the district opposing racism and violence, 2) 6th grade participation in track and 3) a question regarding a payment made in 2019; and five (5) from David Recknagel regarding COVID testing for athletes. .

B. Student Representatives to the Board

Student representatives from Adams High School, Rochester High School, and Stoney Creek High School shared information since the March 8th meeting.

C. Citizens Requesting Placement on the Agenda

Andrew Weaver addressed the Board regarding communication by the Board and the District.

D. Members of the Board of Education

Michelle Bueltel received email communications from: Cameron Evans regarding quarantine review and suggestions on how to word emails; Jamie Hilliard regarding COVID testing questions; Kenneth Gu requested information for a high school project; Kathy Nitz regarding the secondary daily schedule and learning plans for quarantined students.

Kristin Bull received email communications from: Amy Chermiside regarding her appreciation for the plans for graduation; several AHS students regarding learning plans post-spring break; and multiple from David Recknagel regarding athletic testing.

E. PTA Council Update

On behalf of Lisa Roscoe, Kristin Bull shared PTA Council updates, which include: finalization of the 4th grade health videos, a virtual Reflections gallery stroll and ceremony, Blessings in a Backpack toiletry drive, an outdoor Green Schools challenge, and an upcoming virtual event called Personal Stories of Public Service.

Consent Agenda

A. Current Bills Payable for March 1, 2021 through March 31, 2021 in the amount of \$35,287,870.93

B. Title I: Policy 2102 Approval

A motion was made to approve the Consent Agenda items as presented.

Moved by: Mike Zabat

Supported by: Barb Anness

Vote: 5-0

Reports

A. Superintendent's Committee Reports

Debi Fragomeni reported on the April 7, 2021, Superintendent's Steering Committee meeting. Agenda item included an operational update.

Dana Taylor reported on the April 8, 2021, Superintendent Business, Operations and Support Advisory Committee meeting. Agenda item included the facility status of the Administration Building.

Elizabeth Davis reported on the April 8, 2021, Superintendent Policy and Curriculum Committee meeting. Agenda item included an operational update.

B. Legislative Update

State Representative Mark Tisdell provided a legislative update and thanked Dr. Shaner, AHS, RHS and SCHS for hosting him at each of their respective buildings during his tour earlier in the day.

Barb Anness urged Rep. Tisdell to continue his bipartisan efforts to pass a state budget in a timely manner.

New Business

A. Extended COVID-19 Learning Plan Recertification

Debi Fragomeni communicated that RCS intends to continue with in-person learning and sporting activities, with strict mitigation procedures in place, unless otherwise directed by the Oakland County Health Division. She went on to share the District's participation rates, which are as follows:

March 3 – 9, 2021: 96.8%

March 10 – 16: 96.4%

March 17 – 23: 94.9% (this includes a half day on March 19 for secondary students as well as no school on March 22)

March 24 – 30: 87.8 (this includes spring break on March 29-30)

Overall participation rate for March is 93.9%

Kristin Bull reiterated that this document is required by state law and has not changed since the previous recertification approval on March 8.

Board discussion included whether or not quarantined students are included in the participation rates.

Public comments received from:

Andrew Weaver regarding a learning plan for quarantined students.

Motion to approve the Extended COVID-19 Learning Plan Recertification, as presented.

Moved by: Barb Anness

Supported by: Scott Muska

Vote: 5-0

B. Human Resource Report

Elizabeth Davis presented the following recommendations:

REA RESIGNATIONS/ REA RETIREMENTS

Mark Hillbom, Science Teacher at Hart Middle School, submitted his letter of retirement effective at the end of the school year. Mr. Hillbom has been with the district since August 1986.

Lisa Mayne, Science Teacher at Adams High School, submitted her letter of retirement effective at the end of the school year. Ms. Mayne has been with the district since August 2008.

Nicole Stein, 5th grade Teacher at Hamlin Elementary, submitted her letter of resignation effective April 6, 2021. Ms. Stein has been with the district since September 2016.

ADMINISTRATION RETIREMENTS

Carrie Lawler, Assistant Superintendent of Secondary Education, submitted her letter of retirement effective at the end of the school year. Ms. Lawler has been with the district since October 2013.

ADMINISTRATIVE APPOINTMENTS

Appointment of Accountant

We are recommending the appointment of Chas Bruske as an Accountant in the Business Office. Chas previously worked as a senior accountant with the accounting firm of Andrews Hooper Pavlik, PLC. Prior to his work in the accounting firm, he worked as an intern in the Office of Budget and Management with the City of Saginaw. Mr. Bruske is a licensed CPA, and holds a Bachelors of Business Administration from Saginaw Valley State University with a major in Accounting.

Administrative Appointments beginning July 1, 2021

Appointment of Rochester High School Assistant Principal

We are recommending the appointment of Dan Amore to the position of Assistant Principal at Rochester High School. Mr. Amore joined Rochester Community Schools in 2012 at Van Hoosen Middle School where he taught social studies and multimedia. During that time, he also served as a teacher leader, athletic liaison, archery coach, and participated in the Oakland Schools' Aspiring Principals Academy. Mr. Amore has a Bachelor of Arts degree in history from Oakland University, and a Master of Arts degree from the University of Michigan-Flint in public administration. During the second semester of 2020, Mr. Amore completed an internship with the RHS administrative team and has since served as the interim assistant principal.

Appointment of Delta Kelly Elementary School Principal

We are recommending the appointment of Kristin Patrona to the position of Principal at Delta Kelly Elementary. Ms. Patrona has served as the interim principal at Delta Kelly Elementary since August 2020. Ms. Patrona brings a wealth of experience with more than 18 years as an educator and administrator. Before serving as interim principal at Delta Kelly, Ms. Patrona was an assistant principal at Hart Middle School, an associate principal at L'Anse Creuse Middle School Central, the intern principal at L'Anse Creuse Carkenord Elementary School, and an elementary teacher. Ms. Patrona has a Bachelor of Arts degree in English and elementary education from Albion College and a Master of Arts degree in educational leadership from Marygrove College.

Appointment of Hamlin Elementary School Principal

We are recommending the appointment of Amanda Lyons to the position of Principal at Hamlin Elementary.

Ms. Lyons has served as the interim principal at Hamlin Elementary since August 2020. Mrs. Lyons has more than 16 years of educational experience in Rochester Community Schools, most recently serving as the interim principal at Hamlin Elementary. Previously, Mrs. Lyons worked as a learning consultant and reading recovery teacher. Mrs. Lyons earned her Education Specialist in educational leadership degree, masters in reading and writing, and a Bachelor of Science in elementary education, with minors in language arts and mathematics, all from Oakland University.

Director of Diversity, Equity and Inclusion

We are recommending the appointment of Tiffany Goliday to the Director of Diversity, Equity and Inclusion. Mrs. Goliday has served as the Interim Director Equity, Inclusion and Belonging since August 2020. Mrs. Goliday has 15 years' experience, teaching kindergarten, second, and third grade, and serving as the learning consultant and reading recovery interventionist at Hamlin Elementary School. Most recently, Mrs. Goliday served as the district's interim director of equity, inclusion and belonging. Mrs. Goliday has a Bachelor of Science degree in elementary education from Central Michigan University with concentrations in language arts, mathematics and physical education. Mrs. Goliday earned a Master of Arts degree from Oakland University. Mrs. Goliday has extensive training in diversity, equity and inclusion, and culturally responsive teaching.

Director of Human Resources and Employee Relations

Mr. Murphy has more than 19 years of experience in education with the last seven of those years at Rochester Community Schools as principal at North Hill Elementary. Most recently, Mr. Murphy served within the Human Resources Department assisting with administrative staffing assignments, in addition to continuing his work as principal at North Hill. Mr. Murphy will continue to serve in this capacity through the end of the 2020-21 school year. Previous positions include elementary principal, middle school assistant principal, and special education resource teacher at Warren Consolidated Schools and fourth-grade teacher at Okemos Public Schools. Mr. Murphy earned a Bachelor of Arts degree in elementary education from Michigan State University and a Master of Arts degree in special education from Oakland University.

Public comment received from Rick Baldick regarding additional executive staffing.

Motion to approve the Human Resource Report, as presented.

Moved by: Michelle Bueltel

Supported by: Mike Zabat

Vote: 5-0

C. Change Orders

Dana Taylor presented the Recommendation to approve Bond Change Orders for Completed Projects and Projects in Progress in the amount of a decrease of \$5,564, which represents the final adjustments for the University Hills, Reuther Middle School, Van Hoosen Middle School, Stoney Creek High School and Caring Steps flooring project.

Dana noted that all of the bond construction projects are now substantially complete except for the Administration Building.

Board discussion included clarification about closed jobs items of completion.

Motion to approve the Change Orders, as presented.

Moved by: Michelle Bueltel

Supported by: Barb Anness

Vote: 5-0

D. Sinking Fund Projects

Dana Taylor presented the three projects for approval from the sinking fund:

Recommendation for Award of Contracts for Rochester High School Storm Drainage

The amount for this project is \$92,200 with an additional amount of \$56,824 for allowances and construction management fees for a total of \$149,024.

Recommendation for Award of Contracts for Baldwin and University Hills Playgrounds and Transportation Center Drainage

The amount for this project is \$188,993 with an additional amount of \$81,351 for allowances and construction management fees for a total of \$270,344.

Recommendation for Award of Contracts for MEP Projects – Installations

The amount for this project is \$2,717,921 with an additional amount of \$856,200 for allowances and construction management fees for a total of \$3,574,121 for April 12, 2021. The Current Project Costs, including the previously awarded equipment cost of \$2,228,727 totals \$5,802,848.

Board discussion included the pool dehumidification units, clarification as to why no bids were received for two projects, overview of the mechanical/electrical/plumbing projects, clarification on whether or not the work for drainage is outdoors/indoors and if the bid covers all aspects of work, reiteration that the \$185M bond didn't cover all of the work that was needed throughout the district and appreciation for the passage of the sinking fund.

Public comments received from Andrew Weaver regarding funds for Caring Steps.

Motion to approve the Sinking Fund Projects, as presented.

Moved by: Barb Anness

Supported by: Michelle Bueltel

Vote: 5-0

The Board took recess at 8:33 p.m. and resumed the meeting at 8:37 p.m.

E. Administration Building

Dana Taylor, in conjunction with Gary Collins, Principal of Collins & Blaha, P.C., presented the 2021 Facility Analysis and Recommendation to Approve the Purchase of Property. As mentioned during Change Orders, all of the bond budgeted construction projects have now been completed except the Administration Building, which was last renovated in 1988. The Administration Building issues have been discussed in many Board committee meetings as well as in detail during the March 22, 2021 work session.

The budget earmarked from the 2015 bond for the Administration Building was \$3.6 million (approximately \$2.3 million for construction, with the remainder for technology). In December 2018, the District awarded a proposal to King-Scott for a facility assessment. In January 2019, the assessment began (on-site inspections and evaluations). In March 2019, program and staff needs were assessed. In September 2019, the building assessment report was finalized, including facility inspection findings and an options summary and conclusions. As the assessment showed, the \$3.6 million is nowhere near enough to cover the needs.

Four significant issues were found:

- 1) Roof replacement – including reworking parapet to roofing material intersections, removing and replacing top stone/precast caps, sealing the roof and parapets from the elements, and removing and replacing steel lintels over windows.
- 2) Replace 1989 lobby addition – damage to the structure over time above the lobby and corridor windows is so severe that remediation is impossible and the entire structure must be demolished and rebuilt.
- 3) Public restrooms – all public restrooms do not meet current barrier-free codes, nor are there enough restrooms to meet the required restroom fixture count for the size of the building.
- 4) Stairways and elevators – none of the stairways within the building meet current codes, guardrails and handrails would have to be rebuilt in two of the stairways, two stairways would have to be enclosed with fire-rated doors installed, fire-rated doors would have to be replaced in two stairways, and the combustible material would have to be removed in one stairway. New fire-rated doors and frames would have to be installed at the freight elevator on all floors.

Additional items found: windows (majority have failing sealant and have been damaged over time from leaking parapets and lack of weep holes; doors (some do not meet barrier-free clear space); ramp (does not meet barrier-free code, stairs are deteriorating); exterior stair to board room (does not meet code standards and would require new drainage and replacement of concrete around stairway).

Gary Collins shared that once renovation begins, the building must be brought up to current code in all areas.

In September and October 2019, the district began to identify alternative spaces for ECSE, SAC, police liaison offices, technology hub, REA representative office and department staff/facilities staff/executive administration. The goal was to minimize leased space requirement for district administration/department offices in preparation for the possibility of HVAC/building failure and obtain a secure permanent location for the district data center and dead end.

Many options were considered, with five options illustrated in the assessment:

Option 1a: new roof, mechanical, electrical, windows, atrium rebuild, American Disabilities Act upgrades, building vacated during construction (\$23,337,453).

Option 1b: includes everything in Option 1a, but building is occupied during construction (\$21,234,970).

Option 2: includes everything in Option 1a, plus oldest section of building is demolished and replaced with a new board room addition and the functional space is reorganized (\$29,186,175).

Option 3: current building is demolished and a new, smaller, building is constructed on current site (this option assumes central receiving, district storage, and board room are not located on site) (\$31,390,777).

Option 4: assumes new site is purchased and new building constructed and central receiving, district storage, and board room are not located on site (\$26,373,907).

An option not identified in the assessment report is the purchase of an existing office facility. This facility must possess the following: located within district boundaries; meet zoning requirements; adequate size; environmentally safe; in good repair; affordable; able to accommodate Board of Education/ administrative/ district and community functional needs; and contain space for current building historical elements (i.e. Harrison Room mural). In order to find such a location, the district engaged in a property search that would not artificially increase the price of property in a limited market. In November 2020, a building of interest was identified. In January 2021, tentative terms were agreed upon with seller. In March 2021, due diligence was performed (inspection, survey, environmental report, and facility report presented at Board work session). In April 2021, a decision to move forward was made with the board and attorney.

The building of interest is located at 52585 Dequindre Road (17.65 acres, built in 1995, 93,660 sq ft., of which 64,620 sq. ft. is office space and 29,040 sq. ft. is warehouse space).

The purchase agreement terms are as follows:

Purchase Price: \$7,000,000

Financing:

General Fund/Sinking Fund \$4,000,000

Borrow from PNC \$3,000,000

Payback period = 5 years from Sinking Fund

Interest rate = 1.24%

Lease terms: One year with option for one additional year; \$25,900/month for warehouse space only (\$310,800 annualized) in first year.

It is important to note that this process was executed with no artificial increase in the price of the property.

The new facility repairs assessment findings included: parking lot and drives; control joints in masonry walls at overhead doors; flooring (carpet/vinyl composition tile); atrium and parking lot light fixtures from HID to LED; and emergency and exit lighting. This work is expected to take 9-12 months to complete, including bid process.

The district will convene a citizens committee to study options for the current administration building.

Dana Taylor went on to read the Resolution Authorizing and Awarding Installment Purchase Agreement.

WHEREAS, Section 11a of the Revised School Code, MCL 380.11a authorizes the District to purchase real and personal property and facilities and Section 1 of the Purchase of Lands and Property for Public Purposes Act, Act 99, Public Acts of Michigan, 1933 as amended ("Act 99"), authorizes the District to borrow money for the purchase of real or personal property for public purposes, to be paid for in installments over a period not to exceed the lesser of the useful life of the project or fifteen (15) years; and

WHEREAS, the District wishes to accept an assignment from Purchaser Acquisition, LLC, a Michigan limited liability company, of a contract to purchase real property located at 52585 Dequindre Road, Rochester, Michigan (the "Property") for the purchase price of \$7,000,000; and

WHEREAS, the District solicited proposals from local banks for financing a portion of the purchase price of the Property in the amount of \$3,000,000; and

WHEREAS, the District intends to pay for the remainder of the purchase price of the Property through a combination of general fund and sinking fund monies, from the sinking fund tax levy approved by voters at the November 5, 2019 election (the "Sinking Fund"); and

WHEREAS, the District has received a proposal from PNC Bank, National Association (the "Bank") in the amount up to \$3,000,000, for a five (5) year term, with an aggregate amount of \$3,000,000.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The proposal of the Bank as above stated is hereby accepted. The Bank shall be the assignee of the Installment Purchase Agreement ("IPA") executed with the seller of the Property.

2. The District hereby accepts the assignment from Purchaser Acquisition, LLC, for the purchase of the Property for the amount of \$7,000,000 which shall be partially paid via the IPA in an amount not to exceed \$3,000,000 with the remainder to be paid from the District's Sinking Fund. The portion of the purchase price of the Property to be paid via the IPA shall be paid by the District to the Bank in annual installments of principal and interest for a term not exceeding the useful life of the Property, with interest thereon at the rate 1.24% per annum, subject to increased rates should the District default on the payment of principal or interest on the IPA.

3. The Superintendent, or his authorized designee, shall execute the IPA, the IRS Form 8038-G, and all other documents necessary to complete the transaction herein contemplated.

4. To provide moneys to pay the principal of and interest on the Bond, there is hereby made an irrevocable appropriation of the amount necessary to pay the principal of and interest on the IPA from the moneys to be derived from the School District's levy of the Sinking Fund millage. The District reserves the right to issue additional obligations of equal standing and priority of lien as to revenues from the Sinking Fund with the IPA within the limitations prescribed by law. As additional security for the prompt payment of the principal and interest on the IPA, there is hereby irrevocably pledged the limited tax full faith and credit of the District, and in the event of insufficiency of funds primarily pledged to the payment of the principal and interest on the IPA, the School District covenants and agrees to provide for such insufficiency from such resources as are lawfully available to it, including the levy of ad valorem taxes, subject to applicable constitutional and statutory tax rate limitations.

5. The useful life of the Property is hereby determined to be not less than five (5) years.

6. Pursuant to the requirements of Act 99, the outstanding balance of all purchases by the District under Act 99, exclusive of interest, shall not exceed 1¼% of the taxable value of the real and personal property in the School District as of the date of closing.

7. The Board hereby authorizes the Superintendent or his designee to transfer \$2,000,000 from the District's general fund to the District's Sinking Fund for the purpose of paying for a portion of the cost of the purchase price of the Property.

8. The Board hereby authorizes the Superintendent or his designee to pay for the remainder of the purchase price of the Property from the District's Sinking Fund, which amount is expected to be approximately \$4,000,000.00, representing \$2,000,000 from the Sinking Fund and \$2,000,000 transferred from the general fund to the Sinking Fund.

9. The Board hereby authorizes the Superintendent or his designee to pay for all costs

associated with completing and closing the contemplated transaction, including bank fees and attorney fees, from the District's Sinking Fund.

10. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Board discussion included clarification that the Technology Hub will be housed in the new building; approximate value of current Administration Building; how would subsequent lease payments by current occupant offset the bank note; breakdown of funds being used for purchase; appreciation for finding a fiscally responsible solution; citizens committee; and the process of the purchase.

Public comments from Rick Baldick regarding Caring Steps and the purchase of the new building.

Motion to approve the Administration Building, as presented.

Moved by: Mike Zabat

Supported by: Scott Muska

Vote: 5-0

F. Budget Amendments

Dana Taylor reviewed the budget amendments to the general fund and sinking fund for the 2020-2021 school year.

The General Fund budget revenue has no change. The General Fund budget expenditures increased \$2,000,000 due to a transfer to the sinking fund. As a result, fund balance is projected to decrease by \$1,848,768 to \$36,680,026.

The Sinking Fund budget revenue increased by \$2,000,000 due to a transfer from the general fund. The Sinking Fund budget expenditures increased by \$2,000,000 due to an increase in capital outlay. As a result, sinking fund revenue and expenditures offset. Fund balance is projected to remain at \$380,222.

Motion to approve the Budget Amendments, as presented.

Moved by: Michelle Bueltel

Supported by: Barb Anness

Vote: 5-0

Additional Business

A. Citizens Present at the Meeting

Jeannie Morris addressed the Board regarding instruction for quarantined students.

Laura Mann addressed the Board regarding in-person vs. remote learning based on current cases.

B. Members of the Administration

Debi Fragomeni clarified how students are counted in participation rates and shared key dates for the 2021-2022 school year.

C. Members of the Board of Education

Kristin Bull provided clarification about the Open Meetings Act and remote participation.

Announcements

April 13 - SAT for 11th graders

April 14 - PSAT

April 26 - Board of Education Work Session, 7pm

May 3 - Board of Education Regular Meeting, 7pm

May 4 - SCHS Honors Convocation, 6:30pm

May 5 - AHS Honors Convocation, 6:30pm

May 6 - RHS Honors Convocation, 6:30pm; Reflections Contest Virtual Award Ceremony

May 7 - 1/2 day of school (K-12 and Post High)

Adjournment

A motion was made to adjourn the meeting at 9:42 p.m.

Moved by: Barb Anness

Seconded by: Mike Zabat

Vote: 5-0

Respectfully submitted:

Christina Whitmore
Recording Secretary

Approved by:


Secretary, Board of Education