

**DOWNINGTOWN AREA BOARD OF EDUCATION**  
**Administrative Office James E. Watson Staff Development Room**  
**Wednesday, December 8, 2021**  
**6:30 p.m.**

**BOARD MEETING NOTES**

**A. CALL TO ORDER**

President Wisdom called the meeting to order at 6:45 p.m. in the James E. Watson Staff Development Room.

**B. ROLL CALL**

Director Bertone  
Director Blust  
Vice President Ghrayeb  
Director Gurthy  
Director Houghton  
Dr. MacNeal  
Director Ross  
President Wisdom

**C. PUBLIC INPUT ON ACTION ITEMS** – The Downingtown Board of Directors encourages public comment from its citizens. Each community member may speak for a period of no longer than 2 minutes. Please understand that this is not a time for dialogue with the board; rather the board will listen to all comments and consider them in further deliberations. Our individual e-mail addresses are on the website if you'd like to contact your individual board representative. We ask that you please direct complaints of a personnel nature regarding an individual employee directly to the superintendent.

**D. SUPERINTENDENT'S REPORT**

1. Superintendent Update

Dr. Lonardi presented the board members with a holiday ornament.

Dr Lonardi provided a PowerPoint Covid update. Items included were updated Chester County metrics and a masking update. Masking will remain status quo given the current county metrics.

2. Applause!! Applause!!

a. Blue and Gold Band

Downingtown's Blue and Gold Marching Band is counting down the days until their trip to Pasadena. Made up of nearly 300 students from Downingtown East, West and STEM, these students have spent the past two school years preparing for and anxiously awaiting their trip to the prestigious 133rd Rose Parade® presented by Honda on New Year's Day of 2022. As one of just 16 bands from across the globe selected for this honor, DASD is so proud of our amazing students.

This year, the band students have donated more than 5,200 hours of community service to support our DASD residents. They are still hoping for donations to help off-set the \$900,000 price tag to get to the



Meeting scheduled to be held December 14. Foundation sponsored event held last evening focusing on wellness and suicide awareness.

7. Legislative Committee

No report.

8. Communities That Care

No report.

9. Wellness Committee

Vice President Ghrayeb

Meeting held November 18. Discussed the 2021-2022 roadmap, Youth Truth Survey results and presentation to the school board, and participation in the wellness program held last evening. Sub committees provided goal reports. Individual sub committees will be meeting this month. Next meeting in January.

**F. OLD BUSINESS**

**G. CONSENT AGENDA**

On a motion by Dr. MacNeal, seconded by Vice President Ghrayeb, the Board, on a voice vote, unanimously approved the consent agenda.

1. Approval of Minutes

- a. Board Meeting – November 10, 2021
- b. Special Board Meeting – November 8, 2021

2. Approval of Disbursements

3. Approval of Financial Reports

- a. Treasurers Reports
- b. Tax Reports
- c. Budget Reports
- d. Activity Reports
- e. Investment Accounts

4. Personnel

- a. Approval of the Personnel items
- b. Approval of renewal of services with PAREAP for professional staffing recruitment postings  
Total Cost: \$1,099  
Contract Dates/Length: 1/1/22 – 12/31/22  
Funding Source: Human Resources  
Budget Year: 2021 – 2022

5. Curriculum

- a. Approval for a renewal of a contract with Lori Vanderbilt LLC for Wilson Reading Systems services  
Total Cost: Individual: \$65; Group: \$50  
Contract Dates/Length: 12/9/21 – 6/30/23  
Funding Source: Special Education  
Budget Year: 2021 – 2022; 2022 – 2023

- b. Approval of the 2021-22 Programs of Study for Downingtown High School East and Downingtown High School West
- c. Approval of the 2021 – 2022 STEM Program of Study
- d. Approval of the 2021– 2024 Comprehensive Plan
- e. Approval of the following one-time field trips:

Curricular:

- a. STEM, (DHSE, DHSW) – Grades 9-12 – Chicago: Food and Community in the Windy City, Chicago, IL – June 14 to 19, 2023 – No days missed
- b. DHSE, DHSW, STEM – Grades 9-12, Spanish – Costa Rica, Panama, & Colombia – June 2023 – No days missed

Non-curricular:

- a. DHSW, STEM, (DHSE) – Grades 9-12, Ski/Snowboarding Club – Killington Ski Area, Killington, VT – March 4 to 6, 2022 – No days missed

6. Finance

- a. Approval for the disposal, sale or donation of items on the attached list
- b. Approval of an agreement with the YMCA of Greater Brandywine for pool usage for swim teams pending solicitor approval  
Total Cost: \$28.00/ hr per lane  
Contract Length: 7/1/21 – 6/30/23  
Funding Source: Athletics Budget  
Budget Years: 2021 – 2022; 2022 – 2023
- c. Approval of the following stipulation agreements. These were 2019 District initiated appeals. The settlements were the result of negotiations between the school district and the property owners

- 1. Parcel Number: 33-04-0064.0000  
Owner Name: Target Corp  
Property Address: 180 Eagleview (Milford Rd), Exton – Target  
Total Current Assessment: \$6,493,000

Settlement based on the fair market value of \$22,000,000 for 2020, \$22,500,000 for 2021 and \$22,950,000 for 2022 with the annual STEB ratio applied.

Total increased revenue: \$300,631 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$22,000,000	\$22,500,000	\$22,950,000
Assessment Per Agreement	\$10,846,000	\$10,575,000	\$10,327,500
Increase in Assessment	\$3,903,000	\$3,632,000	\$3,384,500
Increase in Annual Tax Revenue	\$106,091	\$100,701	\$93,839

2. Parcel Number: 40-02-0095.0200  
Owner Name: P-Patch  
Property Address: 1246 & 1248  
Cornerstone Blvd, Downingtown – Bank Pad (Citadel)  
Total Current Assessment: \$1,291,610

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.  
Total increased revenue: \$12,547.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$3,000,000	\$3,100,000	\$3,100,000
Assessment Per Agreement	\$1,479,000	\$1,457,000	\$1,395,000
Increase in Assessment	\$187,390	\$165,390	\$103,390
Increase in Annual Tax Revenue	\$5,094	\$4,586	\$2,867

3. Parcel Number: 33-04-0010.0400  
Owner Name: Hankin Group  
Property Address: 665 Stockton Dr, Exton  
– Office Building  
Total Current Assessment: \$2,360,000

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.

Total increased revenue: \$47,876.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$5,850,000	\$6,400,000	\$6,500,000
Assessment Per Agreement	\$2,884,050	\$3,008,000	\$2,925,000
Increase in Assessment	\$524,050	\$648,000	\$565,000
Increase in Annual Tax Revenue	\$14,245	\$17,966	\$15,665

4. Parcel Number: 33-04-0010.0000  
 Owner Name: Hankin Group  
 Property Address: 690 Stockton Dr, Exton  
 – Office Building  
 Total Current Assessment: \$2,749,960

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.

Total increased revenue: \$20,323.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$6,150,000	\$6,450,000	\$6,500,000
Assessment Per Agreement	\$3,031,950	\$3,031,500	\$2,925,000
Increase in Assessment	\$281,990	\$281,540	\$175,040

Tax Year	2020/2021	2021/2022	2022/2023
Increase in Annual Tax Revenue	\$7,665	\$7,805	\$4,853

5. Parcel Number: 32-03-0081.1200  
Owner Name: 260 Sierra Dr LP  
Property Address: 260 Sierra Dr, Exton – Office Building  
Total Current Assessment: \$4,829,680

Settlement based on the fair market value of \$11,625,000 for 2020 and \$12,100,000 for 2021 with the annual STEB ratio applied.  
Total increased revenue: \$48,273.00 for 2020/2021 through 2021/2022.

Tax Year	2020/2021	2021/2022
STEB Ratio	49.3%	47%
Fair Market Value	\$11,625,000,	\$12,100,000,
Assessment Per Agreement	\$5,731,125	\$5,687,000
Increase in Assessment	\$901,445	\$857,320
Increase in Annual Tax Revenue	\$24,503	\$23,770

6. Parcel Number: 11-09-0091.0000  
Owner Name: D-Town Associates  
Property Address: 441 Boot Rd,  
Downingtown – Industrial  
Total Current Assessment: \$1,877,800

Settlement based on the fair market value of \$6,085,193 for 2020, \$6,382,978 for 2021 and \$6,444,444 for 2022 with the annual STEB ratio applied.  
Total increased revenue: \$89,960.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$6,085,193	\$6,382,978	\$6,444,444
Assessment Per Agreement	\$3,000,000	\$3,000,000	\$2,900,00
Increase in Assessment	\$1,122,200	\$1,122,200	\$1,022,200
Increase in Annual Tax Revenue	\$30,504	\$31,114	\$28,342

7. Parcel Numbers: 11-09-0078.0000;  
11-09-0078.0100; 11-09-0079.0000  
Owner Name: D-Town Associates –  
Downingtown Tech Center  
Property Address: Whiteland Ave & Acorn  
Ave, Downingtown - Industrial  
Total Current Assessment: \$7,285,600

Settlement based on the fair market value of \$17,200,000 for 2020, 2021 and 2022 with the annual STEB ratio applied.  
Total increased revenue: \$67,190.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$17,200,000	\$17,200,000	\$17,200,000
Assessment Per Agreement	\$8,479,600	\$8,084,000	\$7,740,000
Increase in Assessment	\$1,194,000	\$798,400	\$454,400
Increase in Annual Tax Revenue	\$32,455	\$22,136	\$12,599

- d. Approval of the following stipulation agreement. This was a 2020 District initiated appeal. The settlement was the result of negotiations between the school district and the property owner

Parcel Number: 33-04G-0366.0200  
 Owner Name: LTK Associates LP  
 Property Address: 211 Eagleview Blvd, Exton –  
 Chick-Fil-A  
 Total Current Assessment: \$744,680

Settlement based on the fair market value of \$22,000,000 for 2020, \$22,500,000 for 2021 and \$22,950,000 for 2022 with the annual STEB ratio applied.  
 Total increased revenue: \$22,476.00 for 2020/2021 through 2022/2023.

Tax Year	2021/2022	2022/2023
STEB Ratio	47%	45%
Fair Market Value	\$2,500,000	\$2,500,000
Assessment Per Agreement	\$1,175,000	\$1.125.000
Increase in Assessment	\$430,320	\$380,320
Increase in Annual Tax Revenue	\$11,931	\$10,545

- e. Approval to reimburse employee #21415 for out of pocket insurance expenses  
 Total Cost: Not to Exceed \$2,100  
 Budget Year: 2021 – 2022

**H. ACTION AGENDA**

**Curriculum Report** – Director Blust

1. On a motion by Director Blust, seconded by Dr. MacNeal, the Board, on a roll call vote, approved the purchase of Wit & Wisdom materials, online access and professional development for K-2 ELA resource by a vote of 7-0-1, with Director Gurthy abstaining  
 Total Cost: \$340,767  
 Funding Source: Curriculum Capital  
 Budget Year: 2021 – 2022

**Finance Report** – Dr. MacNeal

1. On a motion by Dr. MacNeal, seconded by Director Bertone, the Board, on a roll call vote, approved the District's June 30, 2021 audited financial statements, including fund transfers and final budget by a vote of 7-0-1, with Director Gurthy abstaining
2. On a motion by Dr. MacNeal, seconded by Director Bertone, the Board, on a roll call vote, approved Downingtown Area School District entering into a Letter of Intent with Carvana, LLC for the sale of property currently owned by the District in Uwchlan Township consisting of approximately 240 acres known as the "Siemens Property" and being Tax Parcels 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1, said Letter of Intent to be included in the minutes of this meeting of the Board by a vote of 7-1, with Director Ghrayeb noting no.

### **Facilities Report**

1. On a motion by President Wisdom, seconded by Director Bertone, the Board, on a roll call vote, unanimously approved a PO to Johnson Controls Inc. under PA CoStars #008-145 to replace an existing Chiller and Cooling Tower at Brandywine Wallace Elementary School  
Total Cost: \$320,000  
Contract Dates/Length: 12/9/21 – 6/30/23  
Funding Source: Capital Funds  
Budget Year: 2022 – 2023
2. On a motion by President Wisdom, seconded by Director Bertone, the Board, on a roll call vote, unanimously approved a PO to Johnson Controls Inc. under PA CoStars #008-145 to replace one Cooling Tower at Downingtown Middle School and one Cooling Tower at Lionville Middle School  
Total Cost: \$400,000  
Contract Length: 12/9/21 – 6/30/23  
Funding Source: Capital Funds  
Budget Year: 2022 – 2023
3. On a motion by President Wisdom, seconded by Director Bertone, the Board, on a roll call vote, unanimously approved a PO to Michael Johnson Architect to create the bid specifications and design documents for the Roof Replacement at DASD Central Offices  
Total Cost: \$52,000  
Contract Length: 12/9/21 – 6/30/23  
Funding Source: Capital Funds  
Budget Year: 2022 – 2023
4. On a motion by President Wisdom, seconded by Director Bertone, the Board, on a roll call vote, unanimously approved KCBA Architects and District Administration to meet with Municipal Officials to discuss possible construction and additions to both DHSW and DHSE

### **Technology Report** – President Wisdom

1. On a motion by President Wisdom, seconded by Dr. MacNeal, the Board, on a roll call vote, unanimously approved the purchase of Cisco core network switches including all hardware, software, maintenance, service and support at the Trestle Place Network Operations Center (NOC), and for the sale or disposal of all end of life switches being replaced  
 Total Cost: NTE \$300,000  
 Funding Source: Capital Budget  
 Budget Year: 2021 – 2022
  
2. On a motion by President Wisdom, seconded by Dr. MacNeal, the Board, on a roll call vote, unanimously approved the purchase of expanded BoardDocs services to facilitate agenda, minutes, document and meeting management for a five-year term  
 Total Cost: \$98,927  
 Contract Dates/Length: 7/1/22 – 6/30/27  
 Funding Source: Operating Budget  
 Budget Year: 2022 – 2023

**I. ANY OTHER ITEMS THAT REQUIRE THE ATTENTION OF THE BOARD**

1. Increase of student capacity to allow for full day Kindergarten in the elementary schools as presented in the KCBA proposals. Review of Student Population and Construction Needs document presented by administration

Dr. Lonardi and administrators presented a PowerPoint review of elementary student growth and building capacity. Topics included elementary configurations considered in the past, K-12 Principal pro/con evaluation, K-5 no construction demographics, K-4 demographics, elementary building analysis, 5/6 center on Bradford Heights property, staffing projections, full day kindergarten and administrative recommendations.

It was agreed:

- Board Member tours of high schools and elementary school would be set up in the near future.
  - Projection of cost and cost for tax payers would be provided to the board.
  - KCBA and Administration should meet with effected elementary school townships
  - High School Project: Visit high schools, discussion and recommendation to move forward with high school projects to be included on January Committee of the Whole agenda
  - Elementary: Visit elementary schools, further elementary discussion to be on the January Committee of the Whole agenda
2. Discussion: 2022-2023 District Calendar options  
 Discussion of Eid holiday and inclusion of day off in future calendars. It was agreed Calendar Option #3 with Eid observance noted would be posted for community input and recommended for approval in January.

**J. VISITORS** – The Downingtown Board of Directors encourages public comment from its citizens. Each community member may speak for a period of no longer than 2 minutes. Please understand that this

is not a time for dialogue with the board; rather the board will listen to all comments and consider them in further deliberations. Our individual e-mail addresses are on the website if you'd like to contact your individual board representative. We ask that you please direct complaints of a personnel nature regarding an individual employee directly to the superintendent.

Sami Syed (Upper Uwchlan) – Expressed support for recognition of Eid holiday inclusion on district calendar. Hopes to partner with the district for better understanding.

Imran Rasaid (West Pikeland) – Expressed support for recognition of Eid holiday inclusion on district calendar. This is a three-day holiday. Expressed respect for open and diverse opinions.

Hareem Ismail (Uwchlan) – Expressed support for recognition of Eid holiday inclusion on district calendar and in schools.

Saleem Mohammad (Upper Uwchlan) – Expressed support for recognition of Eid holiday inclusion on district calendar. Eid is the celebration of family and friends. Children would like to have the holiday off from school to celebrate with their family and friends.

Aejaz Sayeed (Upper Uwchlan) – Expressed support for recognition of Eid holiday inclusion on district calendar.

Omar Algam (Downingtown Borough) – Expressed support for recognition of Eid holiday inclusion on district calendar.

Mohamed Abouraya (East Caln) – Expressed support for recognition of Eid holiday inclusion on district calendar. Asked for their children to feel included.

Kate Thomas (West Bradford) – Expressed support for the 5/6 Center at Bradford Heights.

Rachel Kramer (West Pikeland) – Expressed support for recognition of Eid holiday inclusion on district calendar. Eid is a three-day celebration. In 2023, Monday would be part of the three days. School start times also needs to be addressed.

Greg Robino (West Bradford) – Not against full day kindergarten. Does not support 5/6 center at Bradford Heights Elementary. Asked why McCausland property is not considered for 5/6 center.

Naila Haider (West Bradford) – Expressed support for recognition of Eid holiday inclusion on district calendar. Addition is significant and means they are seen and recognized.

Sabzar Mir (Uwchlan) – Expressed support for recognition of Eid holiday inclusion on district calendar. Thanked the board for consideration of the recognition.

Elizabeth Conway (West Pikeland) – Read an article regarding masks and data which supports no masking.

Danielle Wilks (West Bradford) – Expressed opposition to the 5/6 center at Bradford Heights or a 5/6 center anywhere. Long term planning and fiscal responsibility is needed.

Kathy Sotak (Uwchlan) – All health choices and decisions regarding vaccines should stay in the hands of families.

Andrew Holets (Wallace) – Thanked the board for support for pool usage. As Director of Lionville YMCA wants to work together with the district.

Tina Koenig (West Bradford) – Discussed masking and DMS teacher taping a student’s mask to face.

Kathleen Lindsay (Uwchlan) – Requested the board continue discussion of later school start times. This discussion was recommended prior to the pandemic. Request this be added to a board agenda.

Amy Kaminsky (Uwchlan) – Expressed support for later school start times. Requested this be added to the board agenda next month.

Zayna Haider (West Bradford) – Expressed support for recognition of Eid holiday inclusion on district calendar. Discussed bullying for being Muslim. Adding to calendar would help students feel recognized and included.

Faheemal Hasan (Downingtown Borough) – Expressed support for recognition of Eid holiday inclusion on district calendar.

## **K. INFORMATION**

### **1. School Board Meetings**

In accordance with Act 93 of 1998 (Sunshine Law), the Board of School Directors met on the following dates in executive session to discuss items in one or more of the following areas: personnel, litigation, legal matters confidential information, labor relations, school security, real estate or land acquisition.

December 1, 2021

December 8, 2021

The next Committee of the Whole meeting is scheduled for January 5, 2022 starting at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

The next regular School Board Meeting is scheduled for January 12, 2022 starting at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

### **2. Enrollment Report**

The attached enrollment report has been submitted from the district database as of December 1, 2021.

**L. ADJOURNMENT**

On a motion by Director Houghton, seconded by Dr. MacNeal, the Board, on a voice vote, agreed to adjourn at 9:55 p.m.

Respectfully submitted,

Virginia B. Warihay  
School Board Secretary