

DOWNINGTOWN AREA BOARD OF EDUCATION
Administrative Office James E. Watson Staff Development Room
Wednesday, December 1, 2021
6:30 p.m.

COMMITTEE OF THE WHOLE
NOTES

A. CALL TO ORDER

President Bertone called the meeting to order at 6:35 p.m. in the James E. Watson Staff Development Room.

President Bertone
Director Blust
Vice President Britton
Director Ghrayeb
Director Gibson
Director Houghton
Director Kring
Dr. MacNeal
Director Wisdom

B. PLEDGE OF ALLEGIANCE

C. SUPERINTENDENT UPDATE – Dr. Lonardi

Dr. Lonardi along with President Bertone thanked departing Directors Kring and Gibson for their service to the district and community.

Dr, Lonardi provided a PowerPoint Covid update. Items covered included the current Chester County (CDC) metrics, the updated 5-11 year old vaccine schedule, band testing schedule, and mask mandate status.

D. APPROVAL OF MINUTES – November 3, 2021

On a motion by Director Kring, seconded by Vice President Britton, the Board, on a voice vote, unanimously approved the minutes of the November 3, 2021 Committee of the Whole.

E. COMMITTEE REPORTS

Personnel Committee Report – *Chairperson: Director Ghrayeb; Vice-Chair: Director Gibson; Administrative Liaison: Dr. Duda*

Consent Agenda Items

1. Request approval of the Personnel Items

Moved forward to the Consent Agenda for full board approval.

2. Request 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

Moved forward to the Consent Agenda for full board approval.

Curriculum Committee Report – *Chairperson: Director Blust; Vice-Chair: Dr. MacNeal; Administrative Liaison: Dr. Chance*

Consent Agenda Items

1. Request 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

Moved forward to the Consent Agenda for full board approval.

2. Request approval of the 2021-22 Programs of Study for Downingtown High School East and Downingtown High School West

Moved forward to the Consent Agenda for full board approval.

3. Request approval of the 2021 – 2022 STEM Program of Study

Moved forward to the Consent Agenda for full board approval.

4. Request approval of the 2021-2024 Comprehensive Plan

Moved forward to the Consent Agenda for full board approval.

5. Request 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

Moved forward to the Consent Agenda for full board approval.

6. Request approval of the removal of the following items from school buildings for reallocation, donation, disposal, or sale:

Item	Building	Approximate Age	Reason for Removal
Library Books	BH	10 years	Old copyright dates, low circulation, content or damage
Box of Dictionary Books	BH	14 years	Do not use
Library Books	BH	10 years	Outdated, Damaged
AP Spanish Textbooks	DMS	26 years	No longer used
File Cabinets	DMS	6 years	
Old Textbooks	DMS	16 years	Old Curriculum
Old Lift	DMS	10 years	Not Operational
Level II Spanish Textbook CD's	DMS	15 years	Student Devices no longer support CD's

Moved forward to the Consent Agenda for full board approval.

Action Agenda Items

1. **Request approval to purchase Wit & Wisdom materials, online access and professional development for K-2 ELA resource**
Total Cost: \$340,767
 Funding Source: Curriculum Capital
 Budget Year: 2021 – 2022

This will be an action item for full board approval on December 8, 2021.

Technology Committee Report – *Chairperson: Director Kring; Vice-Chair: Director Wisdom; Administrative Liaison: Dr. Mattei*

Action Agenda Items

1. **Request approval to purchase 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

This will be an action item for full board approval on December 8, 2021.

2. **Request approval to purchase 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

This will be an action item for full board approval on December 8, 2021.

Finance Committee Report – *Chairperson: Dr. MacNeal; Vice-Chair: Director Houghton; Administrative Liaison: Mr. Matyas*

Consent Agenda Items

1. **Request 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

Moved forward to the Consent Agenda for full board approval.

2. **Request 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**
 - a. 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

b. 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

c. 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

d. 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
Increase in Annual Tax Revenue	\$7,665	\$7,805	\$4,853

e. 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

f. 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
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- g. 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

Moved forward to the Consent Agenda for full board approval.

- 3. **Request 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**

- a. 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

Moved forward to the Consent Agenda for full board approval.

Action Agenda Items

- 1. Request approval of the District’s June 30, 2021 audited financial statements, including fund transfers and final budget**

This will be an action item for full board approval on December 8, 2021.

President Bertone and Dr. MacNeal requested hard copy of the audit reports.

Facilities Committee Report – *Chairperson: Vice President Britton; Vice-Chair: Director Kring; Administrative Liaison: Mr. Lauver*

Action Agenda Items

- 1. Request approval to provide 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**

This will be an action item for full board approval on December 8, 2021.

- 2. Request approval to provide 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**

This will be an action item for full board approval on December 8, 2021.

- 3. Request approval to provide 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

This will be an action item for full board approval on December 8, 2021.

Discussion Item

1. Additions to and enclosing courtyards at Downingtown High School East and Downingtown High School West to increase student capacity, in accordance with the KCBA proposal

KCBA representative Jay Clough presented a Summary of Costs for DHSW Atrium and Option C and DHSE Atrium and Option B and Gant Chart.

Board agreed to move forward with authorization for conversations with townships regarding the proposed projects.

This will be an action item for full board approval on December 8, 2021.

Board requested further discussion regarding the Student Population Growth and Construction Needs 5-year plan report. Dr. Lonardi will prepare a PowerPoint summary of the 43-page report for December 8, 2021.

F. ADDITIONAL ACTION OR DISCUSSION ITEMS

1. Request approval of the 2022-2023 District Calendar
Dr. Reed provided an overview of three 2022-2023 District Calendar Options. Recommendation for approval will take place in January. Additional discussion will be included at the December 8 Board meeting. Options to be posted on the district website. Board requested community be informed of options to solicit feedback.

G. PUBLIC COMMENT PERIOD – 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 (per BP# 903). 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.

Caitlin Bottomley (Downingtown Borough) – Asked the board to reject the 5/6 center. Don't remove 5th graders from elementary. Elementary is the best educational environment for these children.

Gary Gittis (Uwchlan) – On behalf of the DAEA, thanked Director Kring and Director Gibson for the service to the district.

Erin Baugher (Uwchlan) – Not in favor of removing 5th graders from elementary schools. Asked board to consider where our kids learn best.

Stephanie Rossinster (Uwchlan) – Asked the board to revisit later start times for the secondary schools. Reference PAYS study data regarding sleep needs.

H. INFORMATION

The School Board Meeting is scheduled for:

Wednesday, December 8, 2021 at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

The next Committee of the Whole Meeting is scheduled for:

Wednesday, January 5, 2022 at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

I. ADJOURNMENT

On a motion by Director Kring, the Board, agreed to adjourn at 8:04 p.m.

Respectfully submitted.

Virginia B. Warihay
School Board Secretary