

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, October 9, 2017 at 7:00 PM

Lehigh Area High School

Executive Session @ 6:40 PM

Minutes

Pledge of Allegiance

*** Moment of silence for the Las Vegas victims and their families.*

Call to Order - A workshop meeting of the Lehigh Area School Board was held at the Lehigh Area High School, Auditorium, on the above date and called to order at 7:05 p.m.

Roll Call

	Present	Absent
Mr. Richard R. Beltz, Member	X	☐
Mrs. Stacey L. Duerst, Member	X	☐
Mr. Duane R. Eidem, Member	X	☐
Mr. Stephen L. Holland, Member	X	☐
Mr. David L. Krause, Vice-President	X	☐
Mr. Larry Stern, Member	X	☐
Mr. Wayne Wentz, Member	☐	X
Mr. Andrew Yenser, Treasurer	X	☐
Mrs. Gloria Bowman, President	X	☐
Mr. Brian Feick, Business Manager	☐	X
Mr. Jonathan Cleaver, Superintendent	X	☐
Attorney William Schwab, Solicitor	X	☐
Mrs. Melissa Wagner, Recording Secretary	X	☐

*** Notice of Executive Session to discuss potential litigation on real estate.*

Public Comment on Agenda

1. **Gail Maholick** - Addendum Item

- Would like to know what the assessed values of each elementary building are?

Atty. Schwab - I do not have the exact numbers, so it is coming from memory. My recollection is that the buildings are assessed at \$375-390,000. East Penn is a little higher than Mahoning because East Penn has more acreage.

Mrs. Bowman - The other buildings have not been financial assessed.

Atty. Schwab – That's not correct. The county assesses all real estate. They assess the buildings as what they were worth in 2000. They take ½ of the fair market value then they times it by the common level ratio which is a convoluted system that the state has come up with to assess property value. My recollection is Shull-David is the highest and Franklin is the next highest.

Member of the audience voiced \$485,000. Mrs. Bowman told him he was out of order.

Atty. Schwab – Go online to GIS Mapping, on the map find the property and do a right click and follow the arrow it will tell you what the assessment is.

Mrs. Bowman – (Atty. Schwab) – Thank you for the clarification on Shull-David and Franklin.

Atty. Schwab – Everything has an assessment.

- Thank you for your time.

Presentations

Construction Updates – Jonathan Cleaver

- Had a presentation early this evening on the high school renovations and the PlanCon. Some people weren't here, so I'll touch on the basics. From our middle school presentation, there were some questions about how PlanCon works.
 - To date, we have paid \$4,520,571.67 on the borrowed amounts for the three projects. We are receiving \$1,158,834.98 in reimbursement. We send the information to the state and they reimburse us on a percentage of the amount. The PowerPoint is available on our website.
 - Also on the presentation, we did a comparison of the surrounding districts tax increases from 2011-2017. Lehigh is the lowest percentage for these years.
- High School/Middle School
 - Barry Isett, who is contracted by the Borough, did the final inspection and all went well. We are expecting to receive our final occupancy permit for both buildings.
 - We are finishing some minor punch-list items which are mostly being done after school hours to minimize any disruption.
 - Drywall patching
 - Drop ceiling tiles
 - Revised signage and signage locations
 - Adjusting of some board locations
- Elementary Center
 - The dry weather has helped us to catch up.
 - Windows installed, drywall being completed in grades 3-5 wing, insulation in walls.
 - Weather-permitting, planning to pour the gym floor this week.
 - In the next two weeks, looking to finish sidewalks, remainder of curbing, and pouring base coat in front of building once brick is complete.

- We held an Elementary Center Transition Meeting today. The group was able to tour the building last month. They were excited about everything they saw and are excited to get in there.

Communications - None

Approval of Minutes – None

Financial Matter

SAP Training Approved MOTION by Mr. Krause, SECONDED by Mr. Yenser to approve **Michele Dobrowski** to attend the SAP Training at Wyoming Seminary in Forty Fort, PA, October 23-25, 2017, at a cost not to exceed **\$500.00**. Funding through the 2017-18 Ready to Learn Grant.

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____
Motion carried.

Personnel

2017-2018 Substitutes MOTION by Mr. Stern, SECONDED by Mr. Eidem to approve the attached list of candidates for the **2017-2018 Substitute List** pending clearances.

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____
Motion carried.

Resignation Approved MOTION by Mr. Krause, SECONDED by Mr. Eidem to accept the resignation of the following employee:

1. **Terri Johnson** - Lunch-Time Aide - effective September 29, 2017

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____
Motion carried.

Mrs. Bowman - We wish Terri well.

FMLA
Approved MOTION by Mr. Yenser, SECONDED by Mrs. Duerst to acknowledge FMLA leave for the following employee, not to exceed 12 weeks:
1. **Employee #376** – effective October 4, 2017

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____
Motion carried.

Miscellaneous

Sch. Journeys
Approved MOTION by Mr. Stern, SECONDED by Mr. Eidem to approve the following School Enrichment Journey requests:

1. **LAHS Scholastic Scrimmage (S. Leitzel)** – October 18, 2017 – 7:30 a.m.-12:30 p.m. – to travel to PBS 39 WLVT, Bethlehem (No Cost)
2. **Mahoning Elementary K-4 (S. Rodgers)** – October 23, 24, 25, 2017 (Rain dates: 10/26 & 10/27) – 9:00 a.m.-10:30 a.m. and 1:00 p.m.-2:30 p.m. – to travel to Crystal Spring Pumpkin Patch (PTO sponsored)
3. **LAHS Accounting II & III Classes (K. Mychalyszyn-Simko)** – November 2, 2017 – 8:00 a.m.-3:00 p.m. – to travel to Moravian College for Accounting Career Day (No Cost)
4. **LAHS FCCLA (J. McHugh & K. Bond)** – November 6, 2017 – 7:45 a.m.-2:30 p.m. – to travel to Reading for FCCLA Eastern Regional Meeting (No Cost)
5. **LAHS History & Science Students (D. Bowman)** – November 15, 2017 – 5:30 a.m.-10:00 p.m. to travel to Smithsonian Museums, Washington D.C. (Students Cost)

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____
Motion carried.

Programs

Use of Prop.
Approved MOTION by Mr. Stern, SECONDED by Mr. Holland to approve Use of School Property for:

1. **LAMS Odyssey of the Mind (Beth Hudlow)** – Thursdays, 11/30/17-2/22/18 – 2:30 p.m.-4:30 p.m. – Practice – Middle School Auditorium
2. **LAMS Odyssey of the Mind (Beth Hudlow)** -2/26,27,28/17, 3/1,2,5,6,7,8/18 – 2:30 p.m.-4:45 p.m. – Practice - Middle School Gym
3. **LAHS Odyssey of the Mind (Beth Hudlow)** – 10/12,17,23/17, 11/6,9,13,20,22,29/17, 12/4,11,18/17, 1/8,10,17,19,22,24,29,31/18,

2/5,7,12,14,21,23/18 and 2/26-3/8/18 2:30 p.m.-4:30 p.m. – Practice – High School Cafeteria

4. **LAHS All Night Party Committee 2018 (Kathy Matika)** – 10/11/17, 11/8/17, 12/13/17, 1/10/18, 2/14/18, 3/14/18, 4/11/18, 5/9/18 – 6:30 p.m.-8:30 p.m. – Planning Meetings – High School Classroom

5. **East Penn PTO (Amanda Wentz)** – October 28, 2017 – 12:00 p.m.-9:00 p.m. – Fall Fling – East Penn Multi-Purpose, Library & Hallways

6. **LAHS Band (Bryan Buffington)** – October 20-21, 2017 – 11:00 p.m.-7:00 a.m. – All Night Party – High School Gym, Auditorium, Classroom & Foyer

7. **Carbon County PIAA Basketball Officials (Dan Rossino)** – October 23, 2017 – 6:30 p.m.-8:15 p.m. – High School Classroom

8. **LAHS County Chorus (Jessica Schafer)** – 10/12,17,24/17, 11/1,3,8,10,14,16/17 – Various Times – Rehearsals – High School Classroom

9. **LAHS Choral Boosters (Jessica Schafer)** – November 7, 2017 & December 6, 2017 – 7:30 p.m.-8:30 p.m. – Meetings – High School Classroom

10. **Lehighton Touchdown Club (Dianna Yeakel)** – November 7, 2017 – 5:00 p.m.-8:00 p.m. – Middle School Football Banquet – High School Cafeteria

11. **LASD SADD (Lisa Failla & Cristina Bueti)** – October 18, 2017 – 7:00 a.m.-2:00 p.m. – Distracted Driving Simulator – High School Auditorium

12. **EF Tours History Trip (Michael Feifel)** – October 24, 2017 – 6:30 p.m.-7:30 p.m. – Meeting – High School Classroom

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____
Motion carried.

SAP Training Approved MOTION by Mr. Krause, SECONDED by Mr. Holland to approve **David Hauser, Kerri Miller, and Candace Zona-Slaw** to attend the SAP Training at Wyoming Seminary in Forty Fort, PA, October 23-25, 2017. Funding through the Carbon-Monroe-Pike Drug and Alcohol Commission.

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____
Motion carried.

Old Business for Discussion

Mr. Krause – On the building construction and the final review, does Barry Isett do the final exterior?

Mr. Cleaver – Yes, they inspect all the code compliances. Quandel completes a final punch-list. We have a 10% hold on contingency for final payment until all is signed off on.

Mr. Krause – Construction manager and Barry Isett?

Mr. Cleaver – Yes, depending on what is required. A lot of it comes with the ADA requirements.

Mr. Krause – Did they take in to consideration snowfall and things like that?

Mr. Cleaver – When they do the HVAC there is a wind-load requirement and a snow-load requirement. Barry Isett made recommendations for the water-proofing on the exterior.

Mr. Stern – At the beginning of both these projects, the board asked for a list of the existing problems at the buildings from the previous builds. When will we receive this?

Mr. Cleaver – Hopefully by the end of the month. There were a lot of unforeseens, especially with the high school.

Mr. Krause – Is it safe to say that the repairs exceeded the feasibility estimate?

Mr. Cleaver – Yes. The feasibility didn't include the façade. I believe we spent more in renovations for the high school then it cost to build it. The cooling tower was replaced 10 years ago that was not included in this project.

New Business for Discussion

FBLA Sch. Journey App. MOTION by Mr. Eidem, SECONDED by Mr. Krause to approve the following School Enrichment Journey requests:

1. **LAHS FBLA (T. Miller)** – October 12, 2017 – 7:15 a.m.-3:00 p.m. – to travel to East Stroudsburg South for Regional Leadership Conference (Activities Fund)

Mr. Cleaver – We always encourage them to get this information to us as soon as possible. This is a new individual requesting a trip so he now knows about the timing.

VOTE: YES - 8 NO - ABSENT - 1 ABSTENTIONS -
Motion carried.

Public Auction of East Penn & Mahoning Approved MOTION by Mr. Krause, SECONDED by Mrs. Duerst that on Nov 1st at 10 AM at the administration building an absolute auction will be by conducted by the solicitor for the sale of East Penn Elementary School and Mahoning Township Elementary School. Terms and conditions shall be as set forth in the terms and conditions prepared by the solicitor. Notice of said sale shall be published once a week during the three weeks prior to the sale. The below pre-bids shall act as the floor bids at the public sale and no additional bids will be accepted less than \$352,500.

Further the Board accepts the pre-bids of \$350,000 by Duane and Lavona Schleicher for East Penn Elementary School (on the terms as set forth in their pre-bid) and

establishes that as the minimum bid for the sale of said elementary school. If no other higher and equivalent bids are received, the building will be sold to them at the auction for \$350,000 subject to entering into an agreement of sale subject to the terms contained in their pre-bid. Possession and closing to be held after the end of the 2017-2018 school year.

Further the Board accepts the pre-bids of \$350,000 by Behavioral Health Associates for Mahoning Elementary School (on the terms as set forth in their pre-bid) and establishes that as the minimum bid for the sale of said elementary school. If no other higher or equivalent bids are received, the building will be sold to them at the auction for \$350,000 subject to entering into an agreement of sale subject to the terms contained in their pre-bid. Possession and closing to be held after the end of the 2017-2018 school year.

Atty. Schwab – Let me explain it so everyone understands it. The board has been talking about this since late winter/early spring to see if we could find individuals who were interested in purchasing these two elementary schools. We've had a number of people look at the building and have passed on the buildings for various reasons. Most because of no public water or sewage at either building. These are the two bids that I received. If approved by the board, it will be sold to these two individuals unless the public or anyone else comes in with a bid that is higher on November 1st. Under the school code, we must post handbills and make it as well known as possible. If you approve this bid, you are approving, at a minimum, to sell these schools at \$350,000 each.

Mrs. Bowman – As well as going to auction?

Atty. Schwab – Yes, as well as going to auction. Under school code, you must have a public auction. Normally, with public auction, you would do it with a reserve meaning you would have to have a meeting after the auction if it wasn't at a satisfactory price. Now at \$350,000, the board has to decide if you feel it is a satisfactory price as a floor and willing to give up the buildings at that. You've already complied to the school code for the closing of these buildings which was done about a year ago under one of the PlanCons.

Mrs. Bowman – Any further discussion on that?

Mr. Beltz – As I said at finance, I don't think we should rush to sell the buildings. I think we should advertise them at least until the end of the school year. Allow the whole eastern side of Pennsylvania to have a chance to see that they are for sale. No reason to rush into selling these buildings. The auction can take place at any time. We are maintaining the buildings through the end of the school year anyway. I feel we should wait. Using a realtor may cost us more money, but we may get a buyer at a higher rate than \$350,000.

Mrs. Bowman – I have this motion on the floor to address first. Any other further discussion? I will ask for a roll call.

Mr. Stern – The business plan that has been put in place for several years has called for this action. The renovations to the high school and middle school and the new elementary center is half finished. This is just the next step in the business plan that we established years ago.

Mr. Krause – There was a recommendation from years ago to have a plan in place for the buildings. If we don't move forward, there is a risk factor with the devaluation of the properties. They will need to be maintained and there will be additional costs there, potential vandalism, unexpected things not anticipated.

Mr. Beltz – They will need to be maintained either way. They will be maintained until June. The bids that were placed may not be the best.

Mr. Cleaver – One of the bidders is a program that works with students, if we waited until June 30th, there would be a process that would need to take place for them to occupy that school and it might be difficult.

Atty. Schwab – They would not be able to plan ahead or get the certifications they need from PDE. The other buyer would be held up for the land use planning for East Penn. As a board, you need to think about what is going to bring the highest price, not necessarily what is best for your buyer. But, you may lose your buyer as a result of that.

Mr. Yenser – As I mentioned at the finance meeting, the schools that we had visited that went through the consolidation process that we are going through, one of their biggest pieces of advice was to not hold on to the buildings. If an opportunity arose at a fair value, take it because they have lived through depreciation of buildings, damage and graffiti.

Mr. Cleaver – Years ago when we started discussing this, we were asked what are we doing with the four buildings. Well, here's an answer for two of them. We are still in negotiations with LCCC and the IU.

Roll Call Vote:

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstention</u>
Mr. Duane R. Eidem, Member	X	☐	☐	☐
Mr. Stephen Holland, Member	X	☐	☐	☐
Mr. David Krause, Vice-President	X	☐	☐	☐
Mr. Larry Stern, Member	X	☐	☐	☐
Mr. Wayne Wentz, Member	☐	☐	X	☐
Mr. Andrew Yenser, Treasurer	X	☐	☐	☐
Mr. Richard R. Beltz, Member	☐	X	☐	☐
Mrs. Stacey L. Duerst, Member	X	☐	☐	☐
Mrs. Gloria Bowman, President	X	☐	☐	☐

VOTE: YES - 7 NO - 1 ABSENT - 1 ABSTENTIONS -

Motion carried.

Courtesy of the floor / Public Comment

1. Autumn Frey – Pre-K Program

- *Daughter, Ava, just started the Pre-K program at Shull-David Elementary School. Thanked the board and administrators for starting the program. Daughter has been diagnosed with autism and my husband and I have had her in several ADA programs and she is receiving speech therapy twice a week with Good Shepherd and through the Pre-K program with Mrs. Maloney and Mrs. Williams. They have done an extremely great job with my daughter. She is now finishing sentences and helping me read a book.*
- *Thank you for making this program happen for my child in this school district and I will support you 100% with this new elementary center.*

Adjournment

Next scheduled meeting is the regular meeting on Monday, October 23, 2017, at 7:00 p.m.

MOTION by Mr. Stern, SECONDED by Mr. Eidem to adjourn the meeting at 7:30 p.m.

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____

Motion carried.

Respectfully submitted



Brian Feick
Board Secretary

(Minutes of October 9, 2017, include Pages 1 through 9.)