

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, March 10, 2014

7:00 PM

Administration Board Room

Minutes

Pledge of Allegiance

Call to Order - A workshop meeting of the Lehigh Area School Board was held in the Administration Building, Conference Room A, on the above date and called to order at 7 p.m.

Roll Call -

	Present	Absent
Mr. Rocky Ahner, Member	X	☐
Mr. William J. Hill, Jr., Member	X	☐
Mr. Stephen L. Holland, Member	X	☐
Mr. Hal Resh, Vice-President	X	☐
Mr. Larry Stern, Member	X	☐
Mr. Wayne Wentz, Member	X	☐
Mr. Andrew Yenser, Treasurer	X	☐
Mr. Thomas Zimmerman, Member	☐	X
Mrs. Gloria Bowman, President	X	☐
Ms. Tina Holmes, Asst. Business Manager	X	☐
Mr. Jonathan Cleaver, Superintendent	X	☐
Attorney William Schwab, Solicitor	X	☐
Ms. Bonnie Cortese, Asst./Recording Bd. Secretary	X	☐

Gloria Bowman (President) - Statement:

"I am voicing my opinion as an educator, taxpayer and elected official. This board has given courtesy to the floor much respect and I would ask that respect is given to each one of us also. It is an insult to my integrity as a committed educator, taxpayer, and elected official, that I would be considered part of a Slum Lord Board. We do not take nor make our decisions lightly; we are all trying to make good decisions for our students and taxpayers. I personally have been committed to this district for forty years and would never have run for the school board if I didn't feel that I had something to offer to the school board process and this community. I will continue to listen, weigh all options for the district and do my best to make sound decisions based upon all information at hand. So, people can listen to misinformation or satirical monologues, closing their ears to many of the facts and options being explored, or they can truly understand that all of us are trying to make the best possible decisions for this school district while weighing many options and future possibilities for this community."

Presentations -

1. Energy Savings Presentation – Trane

- Act 39 – Title 62 – Uses the Procurement process for improvements without PDE approval.
- Uses savings, financing, and capital to finance projects.
- No change orders – Single prime contract
- Performance period up to 20 years.
- 15% to non-procurement
- Financial Guarantee: Energy use reduction; repairs and services; capital improvements.
- Loss of savings guaranteed by Trane.
- Reconcile savings if not achieved (annually)
- No carryover of excess savings to following year.
- No payback
- Next step – preliminary study / Proposal (35 days)
 - Contract development (60-90 days)
 - Work starts 2 weeks after contract acceptance
- Guarantee:
 - Comfort Standards (Building & district determined codes) – temperature; light levels; fresh air.
 - No change orders
 - Works or does not work (Trane prime contractor)
 - District determines ongoing support for term of agreement.
- Not to be used to change footprint of building.

Bill Hill – Is April 14th enough time to come back with a study?

Gloria Bowman – Would need a board vote – cost analysis.

Bill Hill – A letter to proceed is not a contract.

Atty Schwab – Contract needs board approval. The meeting was advertised as a workshop committee meeting. Can vote as a committee, but must come back to the regular meeting.

Bill Hill – We passed a motion in October so we could vote on these types of things.

Hal Resh – The next board meeting will give us time to look over the contract and make a rational decision and have the Solicitor review.

MOTION by Mr. Hill, SECONDED by Mr. Ahner to put a Letter to Proceed for the Trane Energy Savings Project on the March 24, 2014 agenda.

Roll Call Vote:

	Yes	No	Absent	Abstention
Mr. Hal Resh, Vice-President	X	☐	☐	☐
Mr. Larry Stern, Member	X	☐	☐	☐
Mr. Wayne Wentz, Member	X	☐	☐	☐
Mr. Andrew Yenser, Member	X	☐	☐	☐
Mr. Thomas Zimmerman, Member	☐	☐	X	☐
Mr. Rocky Ahner, Member	X	☐	☐	☐
Mr. William J. Hill, Jr., Member	X	☐	☐	☐
Mr. Stephen Holland, Member	X	☐	☐	☐
Mrs. Gloria Bowman, President	X	☐	☐	☐

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

Motion carried.

2. Building Project Presentation – Rocky Ahner – (Handout)

- Slide 2 – on record PDE – Status Quo – Total Renovation
- PlanCon Reimbursement not being released
- Moratorium is on PlanCon A – not reimbursement – Political games
- The motion was to renovate East Penn and Mahoning. Now it has changed to an elementary center.

Gloria Bowman – Any part of any programs includes part of fund balances. The 2011 study does not include infrastructure/security.

Larry Stern – We decided we didn't want security to be optional.

Rocky Ahner – We never use the maintenance budget.

Jonathan Cleaver – Doesn't include moving offices.

Timothy Tkach – Don't plan on reimbursement of \$23,797,720.00. We only get 60%.

Bill Hill – All board members want to do the right thing, but at what cost. We will end up at 58-59 mills ... mark my words.

Hal Resh – We are sitting on this too long. Within in a week after becoming a board member, Mr. Kraky was making a pitch for an elementary center. Call back minutes from the last two years. There have been a lot of plans. We took a 360 degree turn. I'm confused.

3. Building Project Updates and Clarifications – Jonathan Cleaver (Handouts and Power Point)

- *Refer to handout*
- *No questions from the Board*

Gloria Bowman – *Thanks to Mr. Cleaver and the Business Department for time spent on finding answers to these questions.*

Board Discussion –

Wayne Wentz –

- *I don't want to raise taxes, but we need to do something. Jump into the fire.*
- *At the 10/15/13 Building & Grounds meeting we decided to pick East Penn and Mahoning to begin work.*
- *On 11/18/13 there was a motion to renovate both East Penn and Mahoning and we tabled it because we didn't want to dig up the septic.*
- *Do what's right for the kids.*
- *The Exeter Elementary we visited would be perfect for us. Using that format we could bring something from each building to bring to the center.*
- *The Memorial at Franklin means a lot to me. I lost a dear friend and I would want that Memorial to go with us.*
- *My vote is for the elementary center.*

Bill Hill – *What do you mean problems with the septic? JJ said it was pumped and working well.*

Joe Hauser – *The boilers are old.*

Jonathan Cleaver – *I said they are maintained ... not running well.*

Bill Hill – *Doesn't the board decide on realignment of staff?*

Gloria Bowman – *No, we do not decide realignment.*

Hal Resh –

- *The growth is in the outer areas of the district. Franklin has 25 acres, East Penn has 12.6, Mahoning has 6.6*
- *Allentown School District has renovated year after year.*
- *This is an election year. What will happen with changes?*
- *Tread lightly.*

Public Comment (limited to three (3) minutes as per board policy) -

Gloria Bowman (President) -

- According to Board Policy: Please state your name and address. There will be a 3 minute limit to speak and we will not permit passing your time to another person. Also, there will be no signs permitted.

1. Kim Nied - Consideration of after-care program for the new elementary school.

- Should there be an elementary center, would you have an after-school program?

Jonathan Cleaver - Possibly, looking at after school activities through our Wellness Program. Transportation would be a concern.

Andrew Yenser - Would it open up to the full district, not just specific building?

Jonathan Cleaver - Opens up the idea of child care.

2. Jerry Bonamarte - Taxes

- Before interest, why can't you just walk into a bank and get a figure?

Jonathan Cleaver - This is why we use a professional management team. They look at current rates.

3. David Bradley - Clear the Debt / Terminate EI / Stop circumventing Act 25 with Loopholes

- There is money left - within a million. How much is owed on the loan?

Jonathan Cleaver - I don't recommend answering.

David Bradley - Why don't you use it to pay off debt?

Rocky Ahner -

- If the Property Taxes Act goes through, schools in debt will get flat funded.
- We may need to give money back. We gave money back years ago and it can get you in trouble.
- If we would pay off the loan, we would lose out.

Hal Resh -

- Sit tight.
- We budgeted for years and have surplus. \$1M a year in surplus - we didn't really need.
- Why do districts need to finalize their budgets prior to the State?

David Bradley -

- Act 25 - only raised taxes in 2011
- Why not offer it on a referendum?
- This board has not made a decision.

Atty. Schwab -

- When the plan is finalized and we go over the index, we will then go for a referendum.
- The board won't have a choice.
- Pre-payment penalties may be worse.

David Bradley -

- I want to utilize "Right-to-Know" to access the document for the loan. What is that document called?

Atty. Schwab - You will need to get your own lawyer.

4. Nicole Cotterman - Against Elementary Center

- I am on the East Penn PTO
- I moved here because of the small, separate elementary buildings.
- K-6 introduces pre-adolescent crime / drugs.
- The smaller environment helps children grow.
- Kindergarteners need to go into school feeling safe and welcomed.

5. Wallace Putkowski - Projects

- I recommend you listen to Trane.
- They are responsible.
- Smaller schools vs. factory-based, conveyer belt school
- Not making widgets - making children.

Adjournment -

Next regular scheduled meeting is Monday, March 24, 2014 at the Administration Building.

MOTION by Mr. Stern, SECONDED by Mr. Ahner to adjourn the meeting at 9:30 p.m.

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

Motion carried.

Respectfully submitted



Bonnie M. Cortese
Assistant Board Secretary

(Minutes of March 10, 2014 include Pages 1 through 6)