

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, June 9, 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	☐
Mrs. Lori Nothstein, Member	X	☐
Mr. Hal Resh, 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	☐
Ms. Bonnie Cortese, Asst./Recording Bd Secretary	X	☐

Public Comment on Agenda - (limited to three (3) minutes as per board policy) - None

Presentations - None

Communications - None

Approval of Minutes - None

Financial Matter -

L. Frey MOTION by Mr. Wentz, SECONDED by Mr. Ahner to approve Lory Frey to attend
Approved PowerSchool Academy, June 24-26, 2014, at Capital IU #15, Enola, PA, at a cost of
PowerSchool approximately \$564.32. Funding provided through the Curriculum department.
Academy
VOTE: YES - 8 NO - ABSENT - 1 ABSTENTIONS -
Motion carried.

Personnel -

Summer MOTION by Mr. Stern, SECONDED by Mr. Holland to approve the
Position recommendation to hire the following summer positions, effective June 17, 2014:
Approved 1. Devin Steigerwalt – Summer Utility Helper – at a rate of \$ 7.25 per hour.
VOTE: YES - 8 NO - ABSENT - 1 ABSTENTIONS -
Motion carried.

Miscellaneous -

Resolutions MOTION by Mr. Hill, SECONDED by Mr. Ahner to grant permission to send the
Approved attached resolutions to local legislators regarding House Bill 2138 and Senate Bill
1316.
VOTE: YES - 8 NO - ABSENT - 1 ABSTENTIONS -
Motion carried.

Programs - None

Old Business for Discussion -

A. Trane Discussion for Middle School Facility

- **Jonathan Cleaver -**
 - *Past 18 months focusing on elementary as directed from the board.*
 - *Moving forward with this process would be a change in focus.*
 - *Concerned about amount of projects we may have at the same time.*
 - *Concern about amount of money we would be spending with this project and still not addressing many other issues in that building.*
 - *I recommend we continue to keep this type of project as an option. Timing is a concern. Revisit at another time.*
- **Gloria Bowman -**
 - *Scope of project approximate cost \$6.5M without all needs addressed.*
- **Jonathan Cleaver -**
 - *If we move forward, can still get some reimbursement depending on what we spend.*

Interrupted by David Bradley

- **Gloria Bowman -**
 - *There will be no questions entertained by the audience at this time. Board members only.*
- **Bill Hill -**
 - *Architectural firms contract out. This firm takes care of everything.*
 - *Guaranteed savings.*
 - *Esco makes sense.*
 - *You are fixated on an elementary center.*
 - *Move in the direction that saves money.*
 - *If you are willing to take a \$40M bite, why not this?*
 - *You have given all reasons why not. I'm giving reasons why to.*
 - *This is a one-stop shop.*
- **Gloria Bowman -**
 - *No one said we would never do this. We just said the timing isn't appropriate. We never said it should not be entertained.*
- **Larry Stern -**
 - *What is the maximum eligibility for the MS?*
- **Jonathan Cleaver -**
 - *We would need to spend \$6.5M on grades 6-8 to be eligible for maximum eligibility reimbursement of \$5.37M.*
- **Larry Stern -**
 - *One challenge with Trane would be the change of physical characteristics of the building.*

- **Jonathan Cleaver** -
 - *Trane is experienced with silent time (testing).*
 - *Larry has a point -- change of foot print not the way to go.*
 - *Could phase it in two different parts.*
- **Hal Resh** -
 - *Would we need to change the foot print?*
- **Larry Stern** -
 - *I have a concern about the cafeteria. Move to back corner.*
 - *We will be losing grade 5 so we could lose the modular.*
- **Bill Hill** -
 - *Not changing the structure of the school. Just bringing up-to-date - operational energy savings.*
- **Rocky Ahner** -
 - *Middle School doesn't need to be changed - eliminating grade 5.*
 - *We've been waiting on doing things & this is an opportunity.*
 - *Does anyone know if we got the variance?*
 - *Now we're going to work on an elementary building and forget about the middle school?*
- **Gloria Bowman** -
 - *Look at how much money we are going to need to borrow. Look at the bigger picture.*
 - *Take the next month or two and get these figures.*
- **Rocky Ahner** -
 - *I agree.*
- **Jonathan Cleaver** -
 - *This is not exact dollar amount. This is a high/low range.*
 - *This is exactly how the stadium was presented.*
- **Rocky Ahner** -
 - *We never get figures for these things.*
- **Jonathan Cleaver** -
 - *That is the high/low range.*
 - *Ala carte ... we can pick & choose which affects the cost.*
 - *These are not the true figures - just an estimate.*
- **Hal Resh** -
 - *1964 Dedication of the old High School*
 - *Capacity then 1,010. It held four classes then.*
 - *We haven't even discussed fees.*
 - *We've already spent \$300,000 on the MS gym.*
- **Larry Stern** -
 - *Grades 8 & 9 we will lose some students to the Vo-Tech.*
- **Gloria Bowman** -
 - *I think we should revisit this.*
- **Larry Stern** -
 - *I do not disagree, but we should try to get some answers on the other projects first.*
 - *This money is zero reimbursement unless we add to it.*
 - *Concerned about electrical.*
- **Rocky Ahner** -
 - *Next step - Trane draws up costs.*
 - *No obligation except the cost of the work-up (\$36,000).*

- **Bill Hill** -
 - Stadium is out of the taxpayers pocket.
 - Don't count on reimbursements.
 - Haven't heard what EI will present at PDE.
 - Spent money on existing elementary buildings already which will be wasted if we do not renovate.
- **Jonathan Cleaver** -
 - Not saying I'm opposed to the project.
 - Focus on the elementary now - do not shift to the Middle School
- **Bill Hill** -
 - Why bound up more money?
- **Brian Feick** -
 - \$50M bounding - elementary center or renovations.

Interruption - David Bradley

- Do everything: Elementary / MS / HS / Stadium
- In 8-9 months bond rates should go up – triple interest.
- This is the time. If the rates go up later, you may end up not finishing your projects.
- **Bill Hill** -
 - I get it. Renovation matrix.
- **Gloria Bowman** -
 - There are more structural issues in at least three buildings.
- **Lori Nothstein** -
 - If we go ahead, our people can do a lot of this work.
 - This would be a big savings.
- **Jonathan Cleaver** -
 - We can pick projects they will be able to work on.
 - We would need a breakdown.
- **Atty. Schwab** -
 - Some of the items could be considered general maintenance.
 - Concerned about the letter of agreement as it is worded... 30 days contract.
 - Concerned that our board could not meet that deadline.
- **Trane** -
 - We can entertain another time frame.
- **Atty. Schwab** -
 - Would recommend 90 days.
- **Rocky Ahner** -
 - We need to know what each project costs.
 - The longer we wait the more it will cost.
- **Bill Hill** -
 - Let's review what JJ said.
- **Jonathan Cleaver** -
 - The timing is not right.
 - Too many projects at the same time.
 - Upgrading of technology when the ceiling is up.
 - A lot of asbestos in Middle School not addressed.

- **Bill Hill** -
 - *I thought the asbestos in the Middle School was in good condition?*
 - *Why do we have to remove all of it if don't disturb it?*
- **Jonathan Cleaver** -
 - *Some of the pipes that need to be removed will have asbestos.*
 - *Mr. Cleaver asked Trane if removing asbestos on pipes is included.*
- **Trane** -
 - *No it is not.*
- **Gloria Bowman** -
 - *What is our direction with this motion ... go ahead? Table?*

MOTION by Mr. Ahner, SECONDED by Mr. Hill to proceed with a Letter of Agreement with Trane to prepare the detailed study at the cost of \$36,000 with the solicitor.

Interruption - David Bradley.

Roll Call Vote:

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

VOTE: YES - 4 NO - 4 ABSENT - 1 ABSTENTIONS -

Motion failed.

New Business for Discussion -

- A. PFM Update (Alternative Clean Energy Program Grant)
 - **Mr. Cleaver** - PowerPoint - review
 - *PowerPoint shows savings with consolidation*
 - **Hal Resh** -
 - *I never saw how our students will be serviced.*
 - *How will they be accommodated? Isolated?*
 - *Show me how it will occur.*
 - **Gloria Bowman** -
 - *Grades K-3 no more than 21 in a class.*
 - **Hal Resh** -
 - *No staff cuts?*

- **Brian Feick** -
 - *No Professional staff cuts*
- **Gloria Bowman** -
 - *Received the ACE grant*
- **Bill Hill** -
 - *How much in fees to get this grant?*
- **Jonathan Cleaver** -
 - *\$8,500 for the paperwork.*
 - *We will be getting \$2M unless we spend less. Can only reimburse what you spend.*
 - *Energy efficiency.*

Courtesy of the floor / Public Comment - None

Notice of Executive Session to following tonight's meeting.

Larry Stern - I would just like to repeat that regarding the Middle School Project timing is imperative. I would like to entertain it later.

Lori Nothstein - Regarding the Elementary Center, you have mentioned that no professional staff will be cut but what about support staff.

Jonathan Cleaver - We plan on preparing MOU's with both professional and support staff to ensure that there will be no cuts. We do plan on re-aligning the Act 93 staff with possible three less.

Adjournment -

**Next regular scheduled meeting is the regular meeting on Monday,
June 23, 2014.**

MOTION by Mr. Stern, SECONDED by Mr. Ahner to adjourn the meeting at 8:18 p.m.

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

Respectfully submitted



Brian Feick
Board Secretary

(Minutes of June 9, 2014 include Pages 1 through 8)