

MILLVILLE AREA SCHOOL DISTRICT

Buildings and Grounds Committee Meeting Minutes

September 22, 2026

Dr. Rasmus called the Millville Area School District Buildings and Grounds Committee Meeting to order at 6:02 pm.

Committee Members Present: Corey Whitmoyer; Alex Cavallini, Heather Mausteller

Board Members Present: Greg Hemsarth, Vice President, Non-Committee Member; Jessica Whitmoyer, Board President

Administration/Staff/Others Present: Dr. Joseph Rasmus, Superintendent; Whitney Holloway, Business Manager; Matthew McWilliams, Supervisor of Buildings and Grounds; Britt Rider, Community Member; and Chelsea Rosenberger, Board Recording Secretary

1. GESA PROJECT – SCHNEIDER ELECTRIC

- ❖ Dr. Rasmus provided the committee with a detailed update regarding the District's Guaranteed Energy Savings project with Schneider Electric and reviewed the history of the outstanding concerns associated with the HVAC improvements. He reviewed the overall scope of the project, which primarily involved HVAC upgrades at the Elementary School and Jr./Sr. High School, including the high school air-cooled chiller, the Multistack HVAC system associated with the geothermal system at the secondary campus, the rooftop HVAC unit serving the administrative suite, and various change-order items.

Previous Board Direction and Action Plan

- ❖ Dr. Rasmus reviewed the discussions that occurred prior to the May 18 Board meeting. At that time, two compressors were nonoperational and the District was experiencing recurring alarms with the Multistack system. The Board had requested that Schneider provide an objective third-party assessment of the Multistack system, specifically to determine whether operating the system without all compressors functioning had affected the integrity, performance, or anticipated longevity of the remaining equipment. The Board had also requested an extension of the comprehensive warranty, based upon the position that the warranty period should not begin until the project was fully completed and operational.
 - Schneider subsequently recommended an action plan that included replacing two nonoperational compressors; and resequencing the system/sensors to improve operation under various conditions.
 - Dr. Rasmus reported that the two compressors have since been replaced. However, the proposed resequencing has not occurred. Administration has continued requesting information regarding the status of the action plan.

Recurring Alarms and Electrical Voltage

- ❖ Dr. Rasmus explained that a significant concern following the May discussions involved recurring alarms on the Multistack system. The alarms required Mr. McWilliams to reset the system, at times multiple times within a day.
 - Schneider attributed the alarm condition to incoming electrical voltage exceeding the settings established for the Multistack equipment.
 - Mr. McWilliams explained that the system is set for approximately 488 volts, while Multistack had indicated readings as high as approximately 515 volts.

PPL subsequently evaluated the District's electrical service and provided information regarding voltage levels. Mr. McWilliams reported that PPL's data showed a higher reading on one day but did not demonstrate a consistent excessive-voltage condition.

- Dr. Rasmus shared that the District also retained an independent electrician to assess the electrical system. The independent review included an infrared scan and additional evaluation of the transformer and electrical service. He reported that the independent assessment corroborated that the District's voltage was operating within an appropriate range and did not substantiate Schneider's allegation that excessive incoming voltage was causing the problem.
- Dr. Rasmus noted that, since the replacement of the two compressors, the recurring alarm condition appears to have ceased. However, the replacement compressors have had limited operating time because of weather conditions. Administration therefore does not yet have sufficient operational history to determine whether the underlying issue has been fully resolved.
- ❖ Dr. Rasmus reported that the District is preparing additional correspondence to Schneider to document the district's steps of an independent investigation as well as asking for an action plan on the still outstanding items: completion of the system resequencing; the requested third-party assessment; consideration of an extension of the warranty; remaining punch-list items; and Schneider's plan for completing the outstanding work.
- ❖ Dr. Rasmus asked the committee for direction regarding whether administration should pursue additional action. He reported that Schneider has advised the District that it must select an authorized contractor for a maintenance/service agreement for the Multistack equipment in order to maintain warranty coverage.
 - Schneider recommended ETS as a potential provider. ETS was also involved with the recent startup of the replacement compressors.
 - Mrs. Mausteller stated that she would prefer to see multiple service-provider options rather than automatically selecting a contractor recommended by Schneider.
 - The committee agreed that administration should investigate available options before a maintenance agreement is selected.

Independent Review of the Entire Project

- ❖ Mr. Cavallini stated that he believes the District should retain its own independent third party to review the entire system and the work completed under the project.
 - Mrs. Mausteller agreed, expressing concern that the District could otherwise continue addressing individual problems as they arise without determining whether there are larger issues with the overall project. She asked whether Schneider had provided evidence supporting its allegation that incoming electrical voltage was causing the alarms.
 - Mr. McWilliams explained that Schneider's basis was primarily the high-voltage alarm generated by the system. The subsequent PPL review and independent electrical assessment did not demonstrate the persistent excessive-voltage condition that Schneider had alleged.

- Mr. Cavallini reiterated that an independent reviewer could provide the District with its own comprehensive assessment rather than continuing to evaluate concerns individually.
- ❖ Dr. Rasmus noted that the Board's previous direction had been to require Schneider to obtain and pay for the independent third-party assessment. He asked whether the committee wanted the administration to continue pursuing that request while also exploring an independent assessment retained directly by the District.
 - The committee supported continuing to pursue Schneider regarding its responsibilities while also investigating the District's own independent review.
 - Dr. Rasmus reported that a representative from McClure had previously reached out after becoming aware of the District's difficulties with the project and indicated that McClure would be willing to assist with an assessment if requested.
 - Mrs. Mausteller noted that the District has had positive experiences with McClure.
 - Dr. Rasmus stated that the administration could contact McClure to determine what an independent assessment would involve and obtain an estimated scope and cost. That information could then provide the District with a starting point for comparing other potential providers.
 - The committee supported this approach.
- ❖ Mrs. Holloway reported that no additional payments have been made since the District's previous ACH payment. The District has a balance of \$653,564.65.
 - Dr. Rasmus asked whether the committee's recommendation was to maintain the current payment status while the outstanding matters remain unresolved.
 - The committee agreed.

2. SIXTH-GRADE TILE MURAL – ART CLASS

- ❖ Dr. Rasmus presented a request from Mr. Gordner and Mr. Fry regarding a proposed sixth-grade tile mural. Sixth-grade students created individual decorative tiles as part of their art program. The concept is similar to student artwork displayed throughout the High School and is intended to provide sixth-grade students with an opportunity to create artwork that can be displayed within the Elementary. Dr. Rasmus explained that the current group created tiles, although future sixth-grade classes may complete different types of artwork.
 - Mrs. Mausteller recommended that the tiles be installed on a frame or other movable backing rather than permanently attached directly to the wall. This would allow the artwork to be relocated if necessary and would prevent complications if the District later needs to repaint or renovate the area.
- ❖ The committee agreed that a movable display would also provide greater flexibility as additional student artwork is created in future years. The committee supported moving forward with the sixth-grade tile mural provided that the tiles are mounted on a frame or other nonstationary surface that can be moved if necessary.
- ❖ Administration and maintenance will determine an appropriate method for mounting and displaying the tiles.

3. FORMER DISTRICT OFFICE – MAINTENANCE AND CHIMNEY DECAY

- ❖ Dr. Rasmus initiated discussion regarding the former District Office building and specifically the deteriorating condition of the chimney. He stated that the chimney should not remain in its current condition, particularly as the District approaches winter.
 - Mr. McWilliams reported that bricks are falling from the chimney.
 - Mr. Cavallini expressed concern regarding the potential liability if bricks or other masonry were to fall and damage a vehicle or injure an individual.
- ❖ Mrs. Mausteller asked whether materials remain in the attic of the former District Office and indicated that she believed the building had already been cleared.
 - Mrs. Holloway clarified that permanent historical personnel files and other records remain in the attic. These records were not among the materials previously stored offsite and must be maintained securely.
 - Dr. Rasmus noted that the storage area behind the conference room in the new District Office/library area could potentially be used. That space will first require reorganization and removal or relocation of other stored materials.
 - Mrs. Mausteller stated that the District should make removal of the remaining materials a priority before determining the future of the building.
- ❖ Dr. Rasmus asked the committee for guidance regarding what should be done with the building in the immediate future, including the chimney, winter maintenance, and climate control.
 - Mr. Whitmoyer questioned whether the District should first begin determining the long-term future of the building before investing significant additional money in it.
 - Mrs. Mausteller agreed that the District should remove its remaining property and records and obtain more information regarding the chimney before making a larger decision.
 - Mr. Cavallini reiterated that the chimney condition creates a potential liability that should be addressed regardless of the eventual long-term decision.
- ❖ Dr. Rasmus asked whether the committee preferred that District maintenance staff complete the chimney work or that an outside contractor be contacted.
 - Mr. McWilliams explained that the work is high enough that maintenance staff would need to rent a lift.
- ❖ The committee emphasized that no decision has been made regarding demolition, sale, relocation, or another long-term disposition of the former District Office.
 - Administration noted that there is community concern regarding the historical significance of the building and that rumors have circulated regarding demolition despite the Board having made no such decision.

Community Input

- ❖ Dr. Rasmus suggested that the District could develop a community survey to solicit ideas and feedback regarding the future of the former District Office.
 - The committee was receptive to the idea.
 - Mrs. Mausteller emphasized that any survey must be accessible to all members of the community, not solely parents or individuals with students enrolled in the District.

- The committee discussed making the survey available through the District website while also providing alternative access, such as paper copies, for residents without reliable internet access.
- ❖ After the discussion, the Committee decided to continue removing District records and materials from the former District Office; determine an appropriate secure location for the permanent files; obtain additional information regarding the chimney's condition and necessary repairs; address any immediate liability created by deteriorating masonry; consider the appropriate level of maintenance and winterization while the building remains unused; develop options for obtaining broad community feedback regarding the building's future; and ensure that any community survey is accessible to residents beyond the District's current parent population.

4. ATHLETIC TRAINER'S GATOR

- ❖ Mr. McWilliams provided an update regarding the District's 23-year-old Gator utility vehicle, which is currently out of service. The anticipated repair cost is approximately \$4,500, with approximately \$3,000 attributable to the transmission and the remaining amount associated with additional parts and labor. Mr. McWilliams noted that there is a possibility that components could be rebuilt at a lower cost, but the District should consider the potential full repair cost when determining whether to proceed. The District currently has two other operational Gators, and Mr. McWilliams reported that no concerns have been raised regarding sharing those vehicles.
 - Mrs. Mausteller asked whether the other two Gators were sufficiently old or in poor enough condition that purchasing another vehicle would be justified and one of the existing units could then be reassigned.
 - Mr. McWilliams stated that he would prefer that any future equipment investment address a broader maintenance need. He suggested that a vehicle capable of assisting the groundskeeper with snow removal and other year-round maintenance responsibilities would provide greater value than purchasing a new Gator specifically for athletics.
 - Dr. Rasmus asked whether the District could consider secondhand equipment rather than purchasing new machinery.
 - Mr. McWilliams stated that used equipment could be considered, although the District has not historically taken that approach for this type of purchase.
 - Dr. Rasmus also suggested contacting CMAVTS to determine whether students in an appropriate technical program could evaluate or potentially repair the existing Gator.
 - Mrs. Mausteller stated that she did not support purchasing a new Gator specifically for the athletic trainer.
- ❖ The committee decided not to move forward with the approximately \$4,500 commercial repair and to contact CMAVTS to determine whether the vehicle could be evaluated or repaired through an appropriate technical program.

5. BATTING CAGE PROJECT

- ❖ Dr. Rasmus provided an update regarding the proposed baseball and softball batting cage project. He shared that a community member who is a contractor has generously agreed to provide the labor associated with the concrete work. He reported that Mr. McWilliams contacted Neighborhood Fence regarding fencing comparable to the batting cages currently used by the local Little League program with a preliminary estimate of approximately \$4,500 per cage, not including nets. He noted that there was an option online at a substantially lower price.
- ❖ Dr. Rasmus asked whether the committee wanted Mr. McWilliams to proceed with obtaining actual quotes and additional information regarding the available options.
 - Mr. Hemsarh stated that he believed the project was a good idea but expressed concern with equity.
 - Mr. Whitmoyer noted that the softball program currently does not have a batting cage.
 - Mr. McWilliams explained that the existing baseball structure, including the wood and netting, is in poor condition and needs to be addressed.
 - Mr. Whitmoyer also raised the importance of considering Title IX and equitable opportunities for the baseball and softball programs. He stated that there is reasonable justification for the project but that the District should not sacrifice quality simply to select the least expensive option.
- ❖ Dr. Rasmus stated that the administration did not yet have enough information to determine whether the less expensive cage option would provide adequate quality and durability.
 - Mr. Cavallini asked whether the proposed equipment could reasonably be expected to provide approximately 10 years of useful life, emphasizing the importance of considering long-term value rather than purchase price alone.

Concrete Pads

- ❖ Mr. Whitmoyer indicated that he believed the District could move forward with the concrete pads while continuing to evaluate cage options.
- ❖ Dr. Rasmus summarized the direction as proceeding with the concrete portion only at this time.
- ❖ Britt Rider reported that the estimated cost for concrete for both cages would be approximately \$4,400, with the softball cage requiring less length than the baseball cage. Additional suggestions regarding the project layout and design were also provided.
- ❖ Mr. McWilliams noted that the forms are currently in place and that the District needs to address the area for safety reasons.
- ❖ The committee discussed ensuring that the concrete pads are designed in a manner that will accommodate the eventual cage system and will not unnecessarily restrict the District to one particular product.
- ❖ Mr. Whitmoyer asked what funding source would be used for the project.
 - Mrs. Holloway explained that the expense would need to be paid from an area other than the athletics budget, as sufficient funding for the project is not currently available within athletics.

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- ❖ The committee supported proceeding with the concrete work while the administration continued investigating cage systems, netting, durability, safety, and pricing.

ADJOURNMENT

The Committee adjourned the meeting at 7:02 pm.

Chelsea Rosenberger
Board Recording Secretary