

9/29/2008 Special Meeting of the Board of Education of the Berlin Central School District, held at the Berlin Elementary School

**Present:** Frank Zwack, Julie Darling, Donald French, Elizabeth Miller, Thomas Morelli, Jeffrey Paine, Beverly Stewart

**Absent:** No one

**Also Present:** Charlotte Gregory, Michelle Colvin, Cyril Grant, Dennis Healy, Scott Hunter, Eileen Leffler, Sandra Owens

**Guests included:** Madonna Roy, Mrs. Fredericks, Bob Jaeger, Andy DeFeo, Bob Schofield, Phil Dixon, Dan Woodside, Doug Dickinson, Cliff Stevens

President Zwack convened the meeting at 6:33 PM with all seven board members present.

Mr. Robert Schofield and Phil Dixon from Whiteman, Osterman & Hanna, presented information on the State Environmental Quality Review Act (SEQRA) process as it pertains to the proposed building project. Dan Woodside and Doug Dickinson, from CS Arch, also answered questions specific to the forms.

Discussion occurred and questions were asked regarding:

- The Board's role in the process
- Validation of data from the architects
- Types of Action; Type I, Type II, unlisted
- Upgrades and replacement of the roof at the Jr/Sr High School – Type II
- ADA upgrades at the Jr/Sr High School – Type II
- Additions and Improvements at the BES and Bus Garage – Type II or unlisted
- Inspections by the Department of Environmental Conservation
- General consensus on each of the questions pertaining to the Short Form

Upon a motion made by Tom Morelli, seconded by Liz Miller, the Board of Education unanimously approved the following:

**WHEREAS**, the Board of Education of the Berlin Central School District (the "Board") contemplates undertaking certain improvements at the District's Junior/Senior High School, consisting of internal upgrades and replacement of the school roof (collectively, the "Improvements"); and

**WHEREAS**, the Board has reviewed the Improvements and the applicable provisions of the State Environmental Quality Review Act ("SEQRA").

**NOW, THEREFORE**, it is hereby

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**RESOLVED**, that the Board designates itself as lead agency under SEQRA for the proposed actions of the environmental review of the proposed Improvements and determines that the proposed Improvements constitute Type II actions under SEQRA, and that, as such, no further environmental review is required.

Upon a motion made by Julie Darling, seconded by Jeffrey Paine, the Board of Education unanimously approved the following:

**WHEREAS**, the Board of Education of the Berlin Central School District (the "Board") contemplates undertaking certain activities to improve handicapped access at the District's Junior/Senior High School, including curb cuts and rest room and door hardware improvements (collectively, the "Improvements"); and

**WHEREAS**, the Board has reviewed the Improvements and the applicable provisions of the State Environmental Quality Review Act ("SEQRA").

**NOW, THEREFORE**, it is hereby

**RESOLVED**, that the Board designates itself as lead agency under SEQRA for the proposed actions of the environmental review of the proposed Improvements and determines that the proposed Improvements constitute Type II actions under SEQRA, and that, as such, no further environmental review is required.

Upon a motion made by Liz Miller and seconded by Tom Morelli, the Board of Education unanimously approved the following:

**WHEREAS**, the Board of Education of the Berlin Central School District (the "Board") contemplates undertaking certain additions and improvements at the Berlin Elementary School and the District's Bus Garage (collectively, the "Improvements"); and

**WHEREAS**, the Board has reviewed an environmental assessment form and related material pursuant to the State Environmental Quality Review Act ("SEQRA") with respect to the Improvements.

**NOW, THEREFORE**, it is hereby

**RESOLVED**, that the Board designates itself as lead agency under SEQRA for the proposed actions of the environmental review of the proposed Improvements and determines that the proposed Improvements constitute either Type II or unlisted actions under SEQRA, determines that, to the extent that such actions constitute unlisted actions, such actions will not have an adverse impact on the environment, and adopts the negative declaration annexed hereto.

**President Zwack asked Mr. Schofield to review with the Board the requirements for open meetings:**

- **Posting of meetings with starting times – enough advance notice so people are aware of the meeting**
- **Emergency meetings – can hold emergency meetings – must give notice**
- **Must meet in public**
- **Time limits on each member speaking – may not be the best rule – everyone should respect each other’s time**
- **Value in establishing an adjournment time**

**Dr. Richard Timbs from Bernie Donegan’s office presented information on the financing of a building project; stressing that the information was based on assumptions.**

**Enhanced Building Aid Ratio – 76%**

- **Calculated based on statistics that are 3 years old as provided by the NYS Office of Real property Services**

**Estimated Bond Percentage**

- **Estimate based on Building Aid Units**
- **Presumes that expenses within the maximum cost allowance will be considered eligible costs by SED**
- **Percentage for BES is an estimate from Carl Thurnau and Curt Miller per the meeting that the Interim Superintendent had with them on September 25, 2008**

74.5%	<b>Total Project</b>
95.0%	<b>Berlin Jr/Sr High School</b>
66.0%	<b>Berlin Elementary School</b>
95.0%	<b>Bus Garage</b>

**Borrowing Rates**

- **Bond Anticipation Notes – 4.50%**
- **Serial Bonds – 5.00%**

**Period of Probable Usefulness in Bond Resolution – 30 Years**

**Capital Reserve - \$1,500,000**

**Assumed Amortization of State Building Aid**

- **Assumed Interest Rate – 4.50%**
- **PPU for State Aid Purposes – 15 years for Reconstruction**
- **Commence 18 Months after SED Approval – Full Year 2011-12**
- **State aid reimbursement is based on total dollars spent (construction and incidental costs) for each SED project number**
- **SED project numbers that include both additions and alternations/reconstruction will have a term of repayment that will be based on the allocation of dollars spent between additions and alterations/reconstruction**

**Revenue and Expense Breakdown**

	<u>Revenues</u>		<u>Expenses</u>	
EXCEL AID	\$324,625	Construction Costs		\$14,512,247
Insurance Settlement	49,000	Incidentals Costs		5,648,046
Capital Reserves	1,500,000	DASNY Fee		900,000
Bonding Amount	<u>20,111,375</u>	Subtotal		21,060,293
		Capitalized Interest Expense		<u>924,707</u>
<b>Total Authorization</b>	<b><u>\$21,985,000</u></b>	<b>Total Authorization</b>		<b><u>\$21,985,000</u></b>

- DASNY Fee – additional issuance costs for selling bonds via the Dormitory Authority of State of New York – matching interest rate for state aid reimbursement purposes
- Capitalized interest will be reported to the State separately as part of the Final Building Cost Report

Dr. Timbs also presented information on the estimated state building aid annual payments, projected net local share of debit service, projected future annual tax rate per \$1,000, and the average cost to tax payers.

Discussion occurred regarding the following:

- Once plans are approved by SED, state will not pay the 76% until 18 months after filing the papers
- Notice from SED; consolidate three elementary schools and receive 1.8 million extra aid
- Process to solidify cost savings
- Money from sale of building must be used to reduce debt
- Buildings not occupied by students receive no aid
- Original 1936 mechanical systems at BES still exist
- What triggers building new vs. renovating
- How do we off set negative/positive expenses
- What could happen if we do nothing
- Possibility of keeping BES and GES open
- A board member’s appeal that they work together to take a project to the public for vote
- A board member’s appeal that each member reconsider and temper their appetite for a 21 million dollar project
- Encouragement from CS Arch to look at the project with great detail to come to consensus; the project has been pared back to “bare bones need”

The administration was asked to provide additional data on student enrollment, staffing, possible/probable cost savings for closing SES and GES and an up-date of the 5-year plan.

In other business, Robert Jaeger, Supervisor for the Town of Berlin, presented information on a grant for shared services. The town has passed a resolution to allow the town to try and obtain a grant to purchase

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**a shared fueling station for use by the school, town, and fire department. Mr. Jaeger and Ms. Gregory plan to attend an up-coming conference on this.**

**Superintendent of Buildings, Cyril Grant, reported out on the process for conducting Radon testing. Mr. Grant spoke about his research into the possibility of cross-contracting with BOCES (Questar) for this service; they are not able to provide. Since Radon testing has never been done in the district, it is suggested that all of the buildings be done to determine a baseline. The cost would be approximately \$3.50 per canister, 160 canisters are needed, does not include analysis fee (undetermined at this time).**

**On motion of Jeffrey Paine, second by Liz Miller, the Board of Education unanimously approved the following personnel appointments:  
Upon the recommendation of the Interim Superintendent, to appoint Alan Webster – English Teacher – to the .2 FTE 6<sup>th</sup> period assignment of English 10 @ \$6,007.80 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Nancy Kabir – English Teacher – to the .2 FTE 6<sup>th</sup> period assignment of English 10 @ \$6,007.80 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint William Fisher – Social Studies Teacher – to the .1 FTE 6<sup>th</sup> period assignment of AIS US History @ \$3,003.90 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Wayne Cornell – Math Teacher – to the .1 FTE 6<sup>th</sup> period assignment of AIS Algebra 1 @ \$3,003.90 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Patty Korzec – Math Teacher – to the .2 FTE 6<sup>th</sup> period assignment of Algebra Year 1 @ \$6,007.80 - effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Jennifer Overocker – Math Teacher – to the .2 FTE 6<sup>th</sup> period assignment of SC Algebra Year 1 @ \$5,634.60 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Nicholas Toole – Science Teacher – to the .2 FTE 6<sup>th</sup> period assignment of Earth Science @ \$6,007.80 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Karen Day – Spanish Teacher – to the .2 FTE 6<sup>th</sup> period assignment of Spanish @ \$5,634.60 – effective 9/1/2008 – 6/30/2009**

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**Upon the recommendation of the Interim Superintendent, to appoint Jason Breh – Art Teacher – to the .05 FTE 6<sup>th</sup> period assignment of Art 7 @ \$1,501.95 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Jacqueline Elacqua – Art Teacher – to the .1 FTE 6<sup>th</sup> period assignment of Calligraphy @ \$3,003.90 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Dianne Mosher – Family & Consumer Sciences Teacher – to the .15 FTE 6<sup>th</sup> period assignment of Home & Careers Grade 8 Semester 1 and Fashion Design Semester 2 @ \$4,506.00 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Karen Deiana – Technology Teacher – to the .1 FTE 6<sup>th</sup> period assignment of Fashion Marketing @ \$3,003.90 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Marsha Ball – Math Teacher – to the .1 FTE 6<sup>th</sup> period assignment of AIS Math 6 @ \$3,003.90 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint William Lawrence – Science Teacher – to the .15 FTE 6<sup>th</sup> period assignment of Computers Grade 6 @ \$4,506.00 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Walter Knightes – Math Teacher – to the .2 FTE 6<sup>th</sup> period assignment of Algebra (Accelerated Grade 8) @ \$6,007.80 – effective 9/1/2008 – 6/30/2009**

**Upon the recommendation of the Interim Superintendent, to appoint Michelle Baldwin – Special Education Teacher – to the .2 FTE 6<sup>th</sup> period assignment of SC Algebra Year 1 @ \$6,007.80 – effective 9/1/2008 – 6/30/2009**

#### **Calendar of Meetings**

- **Wednesday, October 15, 2008 - Special Workshop Meeting – 7:30 PM – BES**
- **Tuesday, October 21, 2008 – Regular Meeting – 7:00 PM – Jr/Sr High School**

**The meeting was adjourned at 10:14 PM on motion of Julie Darling, second by Beverly Stewart.**

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**Mary M. Grant, District Clerk**