

**PHYSICAL PLANTS AND FACILITIES COMMITTEE
MINUTES**

SEPTEMBER 25, 2023

6:00 P.M. FOLLOWING CURRICULUM, INSTRUCTION & TECHNOLOGY COMMITTEE
CENTRAL ADMINISTRATIVE OFFICES, BOARD ROOM

COMMITTEE MEMBERS PRESENT:

Mr. Arthur Stewart, chairperson pro tempore
Mr. Cody Brown
Mr. Jeffery Dougherty

COMMITTEE MEMBERS ABSENT:

Ms. Donna Zariczny
Ms. Marcy Morgan

OTHERS PRESENT:

Mr. Joseph Colosimo	Mr. David Undercoffer	Ms. Kylie Harris
Mr. Kevin Lindvay	Mr. Adam VanOrd	Ms. Lisa Franklin
Mr. Paul Mangione	Ms. Amy Beers	Ms. Lisa Smith
Ms. Amy Stewart, <i>Superintendent</i>	Ms. Amy Ransom	Ms. Liz Kent
Mr. Gary Weber	Ms. Amy Stimmell	Ms. Lynette Swab
Mr. Jim Grosch	Mr. Brian Reynolds	Ms. Misty Weber
Dr. Patricia Mead	Ms. Heather Stover	Ms. Natalie Black
Mr. Eric Mineweaser	Mr. Jason Markiewicz	Ms. Nova Holeva
Ms. Lynn Shultz	Ms. Jennifer Hobbs	Mr. Paul Crider
Ms. Ruth Huck	Mr. Jim Evers	Mr. Shawn Bedow
Ms. Taylor Trisket	Mr. Joshua Vincent	Ms. Shelly Wagner
Mr. Brian Ferry	Ms. Julia Murphy	Ms. Kim Yourchisin
Mr. Rick Gignac	Ms. Kendra Darr	Ms. Jennifer Dilks
Mr. Jacob Perryman, <i>WTO</i>	Mr. Brian Hagberg, <i>Your Daily Local</i>	

Approximately 15 members of the public in attendance.

1.0 Opening Activities

1.1 Call to Order

The meeting was called to order at 6:44 p.m. by chairperson pro tempore, Mr. Arthur Stewart.

1.2 Public Comment

Kelly Sullivan	Youngsville	Ms. Kelly Sullivan explained to the Board of School Directors she is concerned about the lease agreement between the Warren County School District and Warren County which is being discussed during this committee meeting. She mentioned she spoke with Ms. Amy Stewart who explained the commissioners will be determining who will be placed on the second floor of Youngsville Elementary School (YES). Ms. Sullivan is concerned about the potential programs that could be placed in the building including mental health services and drug and alcohol services. She inquired at what point is the safety of the students the utmost important compared to the financial gain of the county. Ms. Kelly Sullivan further expressed her concerns on lack of space for students due to not using the second floor, rushed lunch times, parking for staff members, whether students will be able to play in the parking lot by the playground at recess, and questioned what would happen if enrollment increased. She encouraged the Board of School Directors to attend the YES prior to making any decisions.
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2.0 Old Business

There was no old business to discuss.

3.0 New Business.

3.1. Award of Contracts for the Youngsville Elementary School Boiler Upgrade Project, WCSD Project #2307

Motion: That the Board of School Directors approves a mechanical contract to Scobell Company Inc. in the amount of \$184,840.00 and an electrical contract to Wm. T. Spaeder Co. Inc. in the amount of \$7,400.00 for the project known as YES Boiler Upgrade Project (WCSD#2307), as presented.

Action: This motion will go to the consent agenda.

Discussion: Mr. David Undercoffer explained this was a rebid from the spring and there was a lot more interest for the project from contractors. He also mentioned there was about a \$160,000.00 savings compared to what was bid in the spring.

3.2 Purchase of New Lawn Mowers - COSTARS

Motion: That the Board of School Directors approves the trade in of used grounds equipment and the purchase of four lawn mowers from LandPro Equipment LLC in the total amount of \$47,665.00 through COSTARS purchasing, as presented.

Action: This motion will go to the consent agenda.

Discussion: Mr. David Undercoffer explained this is a typical rotation because most of the equipment is over 20 years old.

3.3 Lease Agreement with Warren County

Motion: That the Board of School Directors approves a lease agreement with Warren County, as presented.

Action: This will go to the consent agenda with a motion based upon Solicitor's approval.

Discussion: Ms. Amy Stewart explained this is the first time the Board of School Directors has seen the lease agreement with Warren County. Solicitor Chris Byham has worked on the structure of this agreement and Ms. Amy Stewart would like feedback from the Board on how to move forward. She explained because this is about the potential lease of real property, the Board can choose public discussion and/or private discussion in executive session. She explained the Warren County Commissioners came forward looking at different properties the district had available. It was determined after looking at the utilization studies and seeing the unused space available at Youngsville Elementary School (YES), the location would work for their purpose. She explained the structure of the agreement is not for monetary gain, but it is to save taxpayer dollars. She further explained there are extra classrooms being utilized currently due to ESSER funding however once those funds go away, there will be even more available space. Ms. Amy Stewart said she has been at the building and the cafeteria staff are pleased with the flow of the rolling lunch schedule rather than needing to start and stop. She explained the layout of the building now would not be how the building would be with a lease agreement in place due to the number of stairwells. The county is aware safety measures would need to be in place.

Mr. Cody Brown asked Ms. Amy Stewart to speak to the concerns of students and teachers having enough space. Ms. Amy Stewart explained YES does have all the first-floor space being used. There are two classrooms that have been constructed in Cafeteria B. Those classrooms were not fully enclosed due to issues that would occur with the HVAC units. She explained there is also a classroom constructed in the library where the computer lab section previously was. Due to students having their own devices, the computer lab became obsolete. Ms. Liz Kent, the previous Principal at Youngsville Elementary School, said the building used to also house 6th-8th grade students who occupied the second floor. The students moved to the high school in 2019-2020 school year for middle school students to be able to gain interest in school sports.

Mr. Arthur Stewart mentioned for many years in the past, the district utilized the state hospital much like Warren County is doing now. The lease agreement allowed the district to only pay for the garbage and utility fees. Ms. Amy Stewart explained this is the first draft of the lease agreement and can be modified in any way the board would like to modify and then will be passed onto the county prior to making any decisions. Mr. Arthur Stewart asked if any Board members have any modifications to the draft they would like to see before a future Board meeting. Mr. Paul Mangione believes section 4 and section 14 of the agreement clarifies the concern for the making improvements to the building and the grounds but would like to make sure everyone is on the same page. Ms. Kelly Sullivan expressed her safety concerns about the possibility of having the Department of Human Services utilizing the building. Mr. Cody Brown agreed with Ms. Sullivan and stated he would like to see the 911 center in the building as well rather than leaving it open for the Department of Human Services. Mr. Arthur Stewart is concerned about tying the county to a single use and pointed out that many students are in contact with someone being serviced by the Department of Human Services every day but there are services offered by the Department of Human Services that many students are not in contact with such as Adult Probation. He would like to see the restrictions paragraph tighten up that does not limit to only the 911 center, but the standard be that the activities conducted by the county would exclude those that pose higher student risks than what is customary to our students now. Mr. Brown expressed his concern is the adult aspect such as adults coming in for mental health services or drug and alcohol services. He explained if this focused on student services, he would be more open to the agreement. Ms. Amy Stewart said the county has a lot of services and it is important the language is spelled out the way

the Board is comfortable with. Mr. Arthur Stewart asked the Board if they agree that any adult services provided by the Department of Human Services are programs to exclude from utilizing the space and will be modified to be added to the agreement. He would like the district to reach out to the county to see if there are any adults' services provided that would not be a risk to students such as permits to carry a firearm or any similar administrative business. He explained the direction to Solicitor Chris Byham is to refine the lease agreement with the items addressed during this discussion.

3.4 Other

There was no other to discuss.

4.0 Informational Items

4.1 Other

There was no other to discuss.

5.0 Other

5.1 Other

There was no other to discuss.

6.0 Closing Activities

6.1 **Next Meeting Date** – Monday, October 23, 2023, following the FIN Committee

6.2 **Executive Session**

There was no executive session.

6.3 **Adjournment** at 7:10 p.m.

Respectfully Submitted,

Taylor Trisket, Secretary
Physical Plant and Facilities Committee