



## Board of Education Meeting Minutes

Date of Meeting: January 13, 2016  
Type of Meeting: **Special Meeting**  
Location: Troy Middle School

### I. Call to Order

At 5:45 pm Mr. Schofield called the meeting to order.

#### A. ATTENDANCE

Present:

Jason Schofield, President  
Tom Mayo, Vice President  
Ann Apicella  
Elizabeth Denio  
Carol Harvin  
Bill Strang  
Michael Tuttman  
Anne Wager-Rounds

Absent:

Carol Harvin

Also Present:

John Carmello, Superintendent of Schools  
Donna Watson, Assistant Superintendent of Curriculum & Instruction  
Adam Hotaling, Assistant Superintendent for Business  
Kathy Ahearn, School Attorney

Guests:

Michael Fanning, Mosaic Associates  
Kersten Fanning, Mosaic Associates  
Scott Swenson, Engineered Solutions

## B. EXECUTIVE SESSION

At 5:45 pm Mr. Schofield made a motion to move to Executive Session for the purpose of discussing a personnel matter. This was seconded by Mr. Mayo and carried 8-0. Invited in were Mr. Carmello and Ms. Ahearn. Executive Session adjourned at 6:20 pm.

At 6:30 pm Board members attended the Troy Booster Club meeting to discuss the special vote on February 9<sup>th</sup>. called the meeting to order.

## C. PUBLIC SESSION

At 7:00 pm Mr. Schofield called the public meeting to order with the Pledge of Allegiance.

## II. Non-Action Item

### BUILDING CONDITION SURVEYS

Tonight's special meeting was called to make a comprehensive review the results of the 2015 Building Condition Surveys. Mr. Carmello stated there are no surprises in these reports and this meeting is Step 1 in the process of planning facilities repairs over the next few years.

Michael Fanning explained the scope of the surveys is based on visual observations discussion with District maintenance staff. Their investigations did not include any detailed engineering analysis, destructive probes or testing of existing construction or systems. There were several areas of concern but this is common with so many facilities. BCS is an important part of a proactive process that will lead to a 5-year facilities plan required by SED. Program needs, such as science labs or music space, are not included in BCS. Mosaic Associates distributed a preliminary summary of the 2015 Building Condition Surveys (BCS) for discussion.

#### BCS Preliminary Summary – Areas of Concern:

School 2 - sidewalks and stairs; roof; some windows are clouded or do not operate due to broken hardware. Emergency lighting, PA and clock system need upgrades. Mr. Tuttmann asked about School 2's retaining wall; Mr. Fanning responded that some water seeps into retaining wall that could contribute to deterioration.

School 12 – basement vault (water service runs under building and could be a problem if line breaks); steam boilers are 40 years old (inefficient and at the end of its life); pool requires a lot of maintenance and seldom used by students.

School 14 – repair cracked walls; replace flooring in cafeteria (carpet not ideal for use of room); carpeting has become a tripping hazard; and replace the chiller.

School 16 – portion of roof needs new spray foam roofing; original steam system at the end of its life; building is not ADA compliant without an elevator. Mr. Fanning noted that if any upgrades are done at School 16, they would be forced to address ADA deficiencies. Ms. Ahearn noted that if a student in a wheelchair enrolled at School 16, they would attend another building to meet needs. Mrs. Wager-Rounds said installing an elevator would take away from program space. Mr. Hotaling said we should consider the cost of an elevator compared to cost of a new building. Mr. Carmello said we are being proactive and have time to look into options.

School 18 – sidewalks, coal bin under parking lot, mechanical systems. School 18 has a new boiler that should last 30 years but rest of system is problem with original piping, no ventilation. Electrical systems need updates; parts no longer available.

Carroll Hill School – roof warranty has expired; some windows are clouded and do not operate.

Troy High School – mechanical systems are greatest concern; THS and TMS are heated from boiler that must be manned 24 hours and are maintenance-intensive; portions of roof past their life.

Ratings - Ms. Ahearn asked about ratings for facilities. Mr. Fanning explained there are 4 SED levels: excellent, satisfactory, unsatisfactory and failing. None of TCSD buildings are failing; however if one system is unsatisfactory then the entire building has the same rating. Therefore, the overall rating is not always true of all systems.

Finance - Mr. Fanning added anything on list of repairs is eligible for building aid which comes in over 15 years. The Board discussed the District's ability to borrow funds to make repairs. Mr. Hotaling explained that Troy has a constitutional debt limit; this will change as we pay down our current debt. State aid is based on what we spend. State aid ratio changes each year but currently Troy ratio is 85% aidable and 15% local share. Mr. Carmello said we must complete the budget development process and discuss a Capital Fund line. We could dedicate money over several years for repairs so there is no impact on the taxpayers.

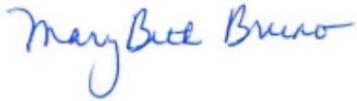
Ms. Marro-Giroux stated she would like to discuss different approaches for more useful life of facilities, rather than replacement. Mrs. Wager-Rounds said some things are worth the investment and would pay for itself over five years. Mr. Carmello said the next step is to meet in late February or March to discuss facilities further. Priorities are the heating system at School 16, 18 and THS; roofs and vaults.

Public Comment – Parent Jamie LaMora said School 18 had plumbing issues several years ago when it rained heavily; sewage backed up. Mr. Swenson of Engineered Solutions will investigate a possible issue with the City's infrastructure. Mrs. LaMora said School 18's playground is in terrible condition and asked if there was funding to replace it. Mr. Carmello replied no, according to SED. School 2 recently replaced their playground with School Lunch funds which was justified by an extended school day.

### III. Motion to Adjourn

At 8:20 pm Mr. Schofield made a motion to adjourn the meeting. This was seconded by Mr. Mayo and carried 8-0.

Respectfully submitted by,



Mary Beth Bruno

Board Clerk