

MINUTES

Date of Meeting: March 25, 2019
Type of Meeting: **SPECIAL BOARD MEETING**
Location: Troy Middle School
Time: **6:00 PM**

I. Call to Order

Members Present: Mrs. Ann Apicella
Mrs. Carol Harvin (arrived at 6:15 pm)
Mrs. Stephanie Fitch
Mr. Matthew Flowers
Mr. Tom Mayo
Mrs. Elizabeth Poletto
Mr. Bill Strang
Mr. Michael Tuttman
Mrs. Anne Wager-Rounds

Members Absent: Michael Tuttman

Also Present: Mr. John Carmello, Superintendent of Schools
Dr. Donna Watson, Asst. Superintendent for Curriculum & Instruction
Mr. Adam Hotaling, Asst. Superintendent for Business
Mrs. Kristen Miaski, Director of Human Resources
Mrs. Erin O'Grady-Parent, School Attorney

A. PUBLIC SESSION

At 6:00 pm Mr. Mayo called the regular meeting to order with the Pledge of Allegiance.

B. PUBLIC INPUT ON AGENDA AND NON-AGENDA ITEMS

None.

II. Non-Action Items

A. Capital Project Planning - A. Hotaling

Mr. Adam Hotaling, Assistant Superintendent for Business, reported on planning for a possible capital project and meeting the short and long-term needs of the District. In keeping with the District's mission, he stated our facilities can assist with student success. He reviewed the projects completed and those in progress since 2013. He noted the following immediate building needs (not all-inclusive): School 18 heating and ventilation system; School 16 ADA non-compliant/renovation; THS tech wing roof; School 14 new walls for safety reasons; repurpose of pool areas in elementary buildings and CHS window replacement. There are several hurdles to overcome before we can address these additional projects: work is invasive and swing space is needed; funding dependent upon building aid; small city schools have a debt limit; there are maximum cost allowances (MCAs) for each building and SED approvals are required.

School 16 and School 18 need major renovations and closed pool areas are unused space that is needed for services. Different scenarios were discussed for possible swing space during re-construction period which included space at School 12. ALP program has an opportunity to purchase new space for growing program. If ALP is re-located, School 12 could be repurposed. First as a swing space, then become a Pre-K Center site. District Offices would be moved to the pool area.

Other renovations included replacing the roof on the THS Tech wing. Engineers estimated a limited useful life and roof must be replaced including the roof deck, leaving only exterior walls. Proposal to rebuild a new Tech Wing and demolish the existing wing for additional parking. Mr. Hotaling said each of these projects are intertwined so a 5-year plan is possible for May 2019 vote.

Estimated cost provided by Mr. Hotaling for new capital project are as follows: School 18 (\$7 million); School 16 (\$10 million); THS Tech Wing (\$12 million); School 14 classroom walls and pool area (\$10 million); School 12 pool area for office space (\$4.5 million); new site for ALP and renovation (\$10,000) totaling \$53,500,000.

Debt service schedule was reviewed. Mr. Hotaling said we have planned for this phase and there is \$3.92 million in the reserve fund that would cover significant portion of the taxpayer's contribution. He said the project can be funded by retiring debt in 2021 and 2024. The District could bond \$25 million in 2024 without increasing District debt, leaving the tax levy flat. He further explained different funding available totaling \$56 million.

Discussion: Mr. Mayo said it makes more sense to approve projects in one vote. Mrs. Wager-Rounds asked about building condition surveys and getting ready for the next step - BCS will be done next year. Mrs. Fitch asked if other options were considered for an elementary school - Mr. Carmello said numerous project options were discussed and this plan addressed the most urgent issues while keeping the neighborhood schools. Dr. Watson added that our elementary classrooms are already state-of-the-art with technology. Mr. Strang said he liked the long-range planning but asked if there is a future emergency project would we have funding - Mr. Hotaling would like to establish a new capital reserve fund for planning and that most emergencies are funded through fund balance. Mrs. Harvin asked about the use of the pool spaces - Mr. Hotaling said that there is not enough space in the buildings and this could be space for student services. Mr. Flowers asked - Mr. Carmello said it was strictly discussion stages and parents love their neighborhood schools.

Summary: Mr. Hotaling said the bottom line is our buildings are old and there are urgent issues to be addressed. He thanked Mr. Lorcher, Mr. West, Mr. Alberelli, Mr. Garland and Ms. Clary for their assistance with the projects. Tonight's Board approval of the SEQRA resolution is for an environmental review. He will meet with SED tomorrow. The next step is a potential resolution on the April 3 agenda, pending SED meeting and approvals.

III. Action Items

A. Superintendent's Recommendations - Human Resources

Mr. Mayo made a motion to approve Item 1.

Second: Mrs. Wager-Rounds

Carried: 8-0

Staff Matters - Unclassified

(reviewed by D. Watson)

BE IT RESOLVED, that the Board of Education of the Enlarged City School District of Troy, NY, hereby accepts the recommendation of the Superintendent to approve the following unclassified personnel actions:

1. Unclassified Employee 2018-2019 Substitutes

NAME	Teacher			Teaching Assistant		Home
	Retired	Certified	Uncertified	Certified	Uncertified	Tutor
	\$150/day	\$125/day	\$115/day	\$96.00/day		\$32/hour
Michael Rankin			X			

Staff Matters - Classified

(reviewed by K. Miaski)

Mr. Mayo made a motion to approve Item 1.

Second: Mrs. Wager-Rounds

Carried: 8-0

BE IT RESOLVED, that the Board of Education of the Enlarged City School District of Troy, NY, hereby accepts the recommendation of the Superintendent to approve the following classified personnel actions:

1. Classified Employee 2018-2019 Substitutes

NAME	Clerk	Sec/ Typist	Monitor	Lunch Aide	Teacher Aide	Nurse	Boiler Oper.	Maint.	Laborer
	\$11.10/hr	\$15/hr	\$15/hr	\$11.10/hr		\$25/hr	\$19/hr	\$16/hr	\$15/hr
	Christopher Cagnina			X					

B. Superintendent's Recommendations - Business and Finance

(reviewed by A. Hotaling)

Mr. Mayo made a motion to approve the following SEQRA resolution:

Second: Mrs. Wager-Rounds

Carried: 8-0

1. RESOLUTION OF THE BOARD OF EDUCATION OF THE ENLARGED SCHOOL DISTRICT OF TROY CLASSIFYING A CERTAIN PROJECT AS AN UNLISTED ACTION AND DECLARING THE INTENT OF THE SCHOOL DISTRICT TO BE LEAD AGENCY FOR THE PURPOSE OF A COORDINATED REVIEW PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT.

WHEREAS, the Enlarged City School District of Troy (the "District") is considering undertaking a capital improvement project (the "Project") involving: (A) the acquisition of three (3) parcels of land located at 1000, 1010 and 1017 Fifth Avenue, Troy, New York and the buildings and improvements located thereon and the construction of additions to and reconstruction of such buildings, improvements and sites, to serve as new classrooms and associated facilities, (B) the replacement of the existing Troy High School Technology Wing with the construction of a new 28,000 square foot structure and related site work, (C) the construction of minor additions to and reconstruction of various District buildings, facilities, improvements and sites, and (D) in the case of each of the components of the Project, the acquisition of original furnishings, equipment, machinery or apparatus required for the purpose for which such buildings, facilities, improvements and sites are to be used, at a maximum cost of \$53,500,000 (the "Project"); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "SEQRA"), the District is required to make a determination whether the "action" (as said quoted term is defined in SEQRA) to be taken by the District may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA) and the Project constitutes such an action; and

WHEREAS, to aid the District in determining whether undertaking the Project may have a significant impact upon the environment, the District has prepared short Environmental Assessment Forms (collectively, the "EAF") with respect to the Project, a copy of which is attached hereto as Exhibit A, with a copy of the EAF on file at the office of the District; and

WHEREAS, the District has examined the EAF in order to classify the Project;

WHEREAS, the voters of the District have not approved the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION AS FOLLOWS:

Section 1. Based upon an examination of the EAF for the Project, the criteria contained in 6 NYCRR §617.7(c), and based further upon the District's knowledge of the Project and the area surrounding the Project site, and such further investigation of the Project and its environmental impacts as the District has deemed appropriate, the District makes the following findings and determinations with respect to the Project pursuant to SEQRA.

- (a) The Project consists of the components described above in the first WHEREAS clause of this resolution; and
- (b) While the majority of the components comprising the Project constitute Type II actions, some components, including the acquisition of three (3) parcels of land located at 1000, 1010 and 1017 Fifth Avenue, Troy, New York and the buildings and improvements located thereon and the construction of additions to and reconstruction of such buildings, improvements and sites, to serve as new classrooms and associated facilities, (B) the replacement of the existing Troy High School Technology Wing with the construction of a new 28,000 square foot structure and related site work, qualify the Project as an "Unlisted Action" (as said quoted term is defined in SEQRA); and
- (c) As a consequence of the foregoing, the District hereby declares its intent to act as "Lead Agency" (as said term is defined in SEQRA) with respect to a coordinated agency review of the Project pursuant to SEQRA; and

- (d) The District’s bond counsel shall arrange for distribution of its notice of intent to be “Lead Agency” and is hereby authorized to take such actions as are necessary and appropriate to assist the District in fulfilling the requirements under SEQRA for the Project.

Section 2. This Resolution takes effect immediately upon its adoption.

[Environmental Assessment Form \(THS Tech Wing\)](#)

[Environmental Assessment Form \(1007-1017 Fifth Avenue\)](#)

C . Future Meetings

Mr. Carmello said the April 16 meeting will be held at School 18 (instead of School 12) so the Board can honor School 18's Odyssey of the Mind team.

Mrs. Harvin thanked Mr. Hotaling for his work on capital project planning. She stated that she arrived late because she was attending another meeting.

1. April 3, 2019 at 6:30 pm (TMS)
2. April 16, 2019 at 6:00 pm (School 12) - CHANGE TO SCHOOL 18
3. May 8, 2019 at 6:30 pm (TMS)
4. May 22, 2019 at 6:00 pm (TMS)

IV. Adjourn

At 7:15 pm Mr. Mayo made a motion to adjourn the meeting. This was seconded by Mrs. Wager-Rounds and carried 8-0.

Respectfully submitted by,



Mary Beth Bruno
Board Clerk

**We Can.
We Will.
End of Story**

