

MINUTES OF THE MARGARETTA BOARD OF EDUCATION (BOE) SPECIAL SESSION MEETING OF JUNE 15, 2022.

The Margarettta Board of Education met in a special session at 7:00 p.m. on Wednesday, June 15, 2022 at the Board Office, 305 S. Washington St., Castalia, Ohio.

Mr. Sutorius called the special meeting to order at 7:00 p.m. requesting roll call by Mrs. Keegan:

Mr. Hula:	Present
Mr. Schoenegge:	Present
Mrs. Tucker:	Present
Mr. Warner:	Present
Mr. Sutorius:	Present

Approval of the Minutes

Motion by Mr. Hula seconded by Mr. Warner, to approve the minutes from the Special Board Meeting held on Tuesday, May 31, 2022; Roll Call: Mr. Schoenegge: aye, Mrs. Tucker: aye, Mr. Warner: aye, Mr. Hula: aye, and Mr. Sutorius: aye.

Discussion of the site work/utility bid package

There was a discussion of the pros and cons of moving forward at this time with the site work and utility bid package that was received from Todd Alspaugh & Associates, Inc. for \$2,747,599.02. Mrs. Keegan also noted that this current bid expires on June 22, 2022 and thus the reason for the special board meeting. The discussion started with our Owners Rep, Mr. Ted Kastor, who stated that the spring/summer timing is ideal to start the site work. He stated that even if there are further delays, after the site work is complete, due to Nexus, that it will not create any rework or incremental duplication of costs. Below is some of Mr. Kastor's talking points to the board:

- We are not spending more than what we have set aside for this project
- Design is complete and we are committed to the project although we cannot control the timeline beyond the site work at this time
- Releasing the site work now can potentially save a year in the schedule and significant dollars
- The site work/Utility work completed will not be negatively impacted by a pause caused by further Nexus funding delays
- The district has waited 50 years for this opportunity to start a new facility that will be the "Pride of Castalia" for the next 50 years
- The district has been and will continue to be fully transparent to the community with updates released regarding all project status changes
- The High School and Middle School buildings are beyond the end of their life cycles. They are increasingly expensive to maintain. Lack modern HVAC systems and present safety issues. They provide an environment that does not allow our students to reach their maximum potential.
- This groundbreaking will start an exciting journey for the district and the community. A community that has provided extraordinary support to the school in the past.
- Also, with regards to any concerns about an economic recession, that could create a better bidding situation as work dries up and subcontractors become available for the work.

Then Mr. Rick Kusmer, our Mosser's Construction Manager at Risk (CMR) Representative, he spoke about the ideal timing to start the site work and having this work performed now while the soil is at its driest point in the year. If site work start in June/July, that will allow the ideal timing for the land to be ready for the initial construction phase to start in early spring, which will allow the building to be under roof before the winter months. Mr. Kusmer stated that if we don't let the bid now, that we will lose a complete year of timing due to the Ohio winter months and will push the building to a 2025 completion.

Mr. Mike Medenhall, our other owner's rep, was included virtually in the meeting, also agreed with the previous two speakers. He stated this decision is risk management and will not be a waste of any resources or money with going forward before knowing the final Nexus settlement. Mr. Mendenhall stated that it is an investment in the future of the school. Given the district has the funds available (from the incremental short paid tax bills from Nexus) and therefore does not require any borrowing, it is a good investment of the funds into the project to keep it on track.

Mr. Schoenegge then raised some random questions to the owner's reps and the CMR. Mr. Schoenegge stated he doesn't understand why it is necessary to have a school exit on State Route 101 and that we should only have one exist for all the traffic from the building onto Washington Street. They reminded Mr. Schoenegge that the decision had been made at the design phase of the building and based on the traffic study, the State requirement that school need two options for exiting, that is a final decision that is part of the final Fanning Howey blueprints and design. Mr. Schoenegge voiced his concerns of the congestion he believes will occur at the corner of 101 and 269. Mr. Kurt reminded him that the traffic study did not uncover any major concerns and only recommended a potential three way stop sign configuration to alleviate any traffic concerns.

Mr. Schoenegge then raised a concern that there may be an old family cemetery on the property, while he doesn't know the location or who it may be, he is concerned. The team stated if that becomes an issue, we will have to just handle the issue at that time. Mr. Hula also reassured Mr. Schoenegge that it can happen and it did happen to him in his personal construction business and it just required them to contact the appropriate authorities and remediate it.

Mrs. Keegan then brought the group back to the discussion and site work decision at hand for this meeting. She first reviewed the amount of collected Nexus dollars that have been deposited and set aside into the new facility reserve account for a total of \$6,882,993 and that we have spent approximately \$2 million on the architectural work, traffic study, geotech, construction testing, phase I environmental assessments, drawings, legal services and owners rep costs, etc. to date. She stated that even after the \$2 million of spending, that the district still has \$4,882,446 set aside in the reserve to pay for the \$2.7 million site/utility work for the next phase. Mrs. Keegan also shared the current financial projections for the project and that if Nexus continues to pay us at the 66% of the taxes billed (like they did for this year's first half tax payment), that we will have enough funds to pay for the current estimated cost of the new building. Mrs. Keegan did caution the board, that the modeling assumed the current estimated cost of the facility (\$64.2 million), the current bond interest rates and that Nexus will continue to pay us at 66% of the tax bill. She cautioned the board that this is the best set of assumptions that we believe will happen as of today, but any one or all of those

assumptions could have volatility and can change our financial stability favorably or negatively.

Mr. Hula then inquired about why we only had one bid to review. Mr. Kastor and Mr. Kusmer both stated that there were seven bidders in the bidding process and originally there were three bidders that were entertaining to bid (one of them being Mosser's self-bid), however two of the three bidders backed out of bidding due to other awarded bids. Mr. Kastor stated that this is a busy time for these contractors and was not surprised that there weren't contractors available to take on the work and stated that the bid that was received was under budget and is a very reputable company. Then a discussion ensued around union and non-union bidding and that all contractors have the ability to bid. Mr. Kusmer stated that the project was available on the Builders Exchange for contractors to see and bid it. Mr. Hula raised his concerns about only having one contractor to choose from and is concerned that non-union companies get a fair shot at this construction project.

Further discussion occurred about the potential of moving forward with the site work and Mr. Kurt reminded them that we will be voting on it later in the meeting. At that time, Mr. Kastor, Mr. Kusmer and Mr. Mendenhall left the board meeting and discussion and the board continued on with the meeting.

Treasurer's Report

New Business

Motion by Mr. Warner seconded by Mr. Hula, to approve the early start of the newly employed, John Schaefer on July 11, 2022 instead of August 1, 2022; Roll call: Mrs. Tucker: aye, Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, and Mr. Sutorius: aye.

Motion by Mr. Hula seconded by Mrs. Tucker, on Resolution number 21-22-84, to approve expenditures that have exceeded the \$3,000 threshold of the "then and now" provisions of Ohio Revised Code Section 5705.41(d); Roll Call: Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, Mrs. Tucker: aye, and Mr. Sutorius: aye.

Superintendent's Report

New Business

Motion by Mr. Warner seconded by Mr. Schoenegge, on Resolution number 21-22-85, to approve GMP Amendment No. 1.0 to Mosser Construction's CMR Agreement site work/utility bid package) for the ELPP PK-12 Project; Roll Call: Mr. Hula: Nay, Mr. Schoenegge: aye, Mrs. Tucker: aye, Mr. Warner: aye, and Mr. Sutorius: aye.

Old Business

Second reading of the following 2021-2022 School Year Handbooks: Polar Cubs Preschool Parent Handbook, Margaretta Elementary School Student Handbook, Margaretta Elementary School Staff Handbook, Margaretta Middle School/High School Student Handbook, Margaretta Middle School/High School Staff Handbook, Margaretta Athletic Handbook. Mrs. Tucker stated that during her review of the handbooks that in the section on cyber bullying it still references 'MySpace', and that it needs to be updated and changed to the current applicable social media platforms. Mr. Schoenegge asked if this second reading needs to happen at a regular board meeting and that it may not be able to be reviewed at a special board meeting? Mrs. Keegan stated she would check on that and adjust accordingly for the next board meeting agenda.

Personnel Actions

Certified:

Motion by Mrs. Tucker seconded by Mr. Warner, to approve Dr. Jennifer Theis for up to 10 extended days in the summer of 2022; Roll Call: Mrs. Tucker: aye, Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, and Mr. Sutorius: aye.

Motion by Mrs. Tucker seconded by Mr. Hula, to approve Teal Balduff, Tranette Novak, Sara Weller, and Heather Campana for up to 10 extended days in summer of 2022 for literacy initiative. Mrs. Tucker stated that the team is really working hard, Mrs. Keegan also stated that this will be paid for out of ESSER funds; Roll Call: Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, Mrs. Tucker: aye, and Mr. Sutorius: aye.

Motion by Mr. Schoenegge seconded by Mr. Warner, to approve the following supplementals for the 2022-2023 school year:

Medicaid Coordinator - Tela Yetter and Christy Protzman

Preschool Coordinator - Susan Miller

Summer Weight Room Supervisor - Madison Mullins

MES Unit Leaders:

Kindergarten - Sarah Lochotzki

First - Beth Burkett

Second - Amy Didion

Third - Kristy Jensen

Fourth - Tonya Foos

Fifth - Carolyn Cook

I.S. - Erica Grahl;

Roll Call: Mr. Hula: aye, Mr. Schoenegge: aye, Mrs. Tucker: aye, Mr. Warner: aye, and Mr. Sutorius: aye.

Motion by Mr. Hula seconded by Mr. Schoenegge, to hire Sarah Lochotzki for the 2022 Summer Reading Program; Roll Call: Mr. Schoenegge: aye, Mrs. Tucker: aye, Mr. Warner: aye, Mr. Hula: aye, and Mr. Sutorius: aye.

Classified:

Motion by Mr. Warner seconded by Mr. Hula, to hire Sara Jackson, and Kristi Puckrin for the 2022 Summer Reading Program; Roll Call: Mrs. Tucker: aye, Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, and Mr. Sutorius: aye.

Motion by Mrs. Tucker seconded by Mr. Warner, to approve Brad Hoffman, MES and Middle School Vex Coach for the 2022-2023 school year. Mr. Kurt also stated that a generous anonymous donor gave a donation that allowed us to purchase the necessary VEX equipment to participate in the competition; Roll Call: Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, Mrs. Tucker: aye, and Mr. Sutorius: aye.

Motion by Mr. Warner seconded by Mr. Hula, to hire the following for Substitute Kitchen Workers for the 2022-2023 School Year pending the completion of all pre-employment state and local requirements: Jordan Grueshaber, Stephanie Johnson, Jennifer Kuns, Shari Lamarca, Rebecca Lorenz, Gloria Pooch, Jordan Schaefer, Lisa Schwanger; Roll Call: Mr. Hula: aye, Mr. Schoenegge: aye, Mrs. Tucker: aye, Mr. Warner: aye, and Mr. Sutorius: aye.

Motion by Mr. Warner seconded by Mr. Hula, to hire the following Part time Summer Student Workers for the 2022 summer, pending completion of all pre-employment state and local

requirements: Jana Berg, Julia Berg, Phoebe Dreschel, Jacob Gentry, Dani Grunden, Jacob Hall, Olivia Saylor. Mr. Sutorius asked the pay rate, Mrs. Keegan stated \$10 per hour for summer students, with a \$0.15 per hour for each returning year and \$15 per hour for the current employees working; Roll Call: Mr. Schoenegge: aye, Mrs. Tucker: aye, Mr. Warner: aye, Mr. Hula: aye, and Mr. Sutorius: aye.

Motion by Mrs. Tucker seconded by Mr. Hula, to hire the following Current Employee Summer Custodial Workers for the 2022 summer, pending completion of all pre-employment state and local: Full time summer: Karen Gearheart and Deb McEowen. Part time: Laura Bodi, Jen Kuns, and Kristi Puckrin; Roll Call: Mrs. Tucker: aye, Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, and Mr. Sutorius: aye.

Mr. Kurt then gave a hard copy of the teams District Strategic Plan and he also passed out a draft calendar for 2022-2023, with the proposed two hour delays for teachers and the graduation date being moved to Sunday at 7 p.m. Mr. Kurt stated the calendar will continue to be discussed and ultimately be brought back for a vote.

There was continued discussion about all contractors having access to bid the specific packages for the new facility and specifically non-union companies. The board asked to get clarification on what can and cannot be performed with non-union contractors and how it is structured in the Mosser's contract.

Motion by Mr. Warner seconded by Mr. Hula, to adjourn the meeting having no further business to come before the Board; Roll Call: Mr. Warner: aye, Mr. Hula: aye, Mr. Schoenegge: aye, Mrs. Tucker: aye, and Mr. Sutorius: aye.

Adjourning at 8:45 p.m.

The next regular BOE meeting will be Monday, June 27, 2022 at 6:30 p.m. at the Margareta Board of Education, 305 S. Washington Street, Castalia, Ohio

Respectfully Submitted

Brian Sutorius
Board President

Diane Keegan
Treasurer