

**GREENE CENTRAL SCHOOL, GREENE, NY  
BOARD OF EDUCATION SPECIAL WORK SESSION MEETING  
WEDNESDAY, JANUARY 16, 2019**

A special work session meeting of the Greene Central School Board of Education was called to order at 4:38 p.m., by Board President, Brian Milk, in the Board of Education Room, High School/Middle School complex, South Canal Street, Greene, NY.

**CALL TO  
ORDER**

- The Pledge of Allegiance was recited.

**BOARD MEMBERS PRESENT:**

Mr. Brian Milk, President  
Mr. Scott Youngs, Vice-President  
Mrs. Tammie McCauley  
Mr. Seth Barrows  
Mr. Nicholas Drew  
Mr. Jason Burghardt (arrived @ 4:55 p.m.)  
Mr. Douglas Markham

**ROLL CALL**

**ADMINISTRATIVE STAFF PRESENT:**

Mr. Gordon Daniels, Interim Superintendent  
Mr. Mark Rubitski, Business Manager  
Mr. Timothy Calice, Middle School Principal  
Mr. Bryan Ayres, Intermediate School Principal & Director of PE & Athletics  
Mrs. January Pratt, Primary School Principal  
Mr. Gerald Abbey, Interim Facilities Director  
Mr. Dennis Symons, Interim Head Bus Driver

**OFFICERS PRESENT:**

Mrs. Donna Utter, District Clerk

- Add: PUBLIC COMMENT before VI. Work Session

**ADD/DELETIONS  
TO AGENDA**

- January 26 – All County Music Festival – Afton CSD – Concert at 4:00 p.m.
- February 2 – Legislative Breakfast @ Silo – 9:00 a.m.
- February 6 – Board of Education Meeting – 6:00 p.m.
- February 20 – Board of Education Meeting – 6:00 p.m. If Needed
- February 25 – Bus Vote – 11:00 a.m. – 8:00 p.m.

**CALENDAR**

- Motion made by Youngs, seconded by Barrows, to adjourn to Executive Session at 4:40 p.m. to discuss the following:
  - To discuss current litigation.
  - To discuss a matter leading to dismissal of a particular person.

**EXECUTIVE SESSION**

Yes-6, No-0

- Motion made by Youngs, seconded by Markham, to adjourn Executive Session at 6:04 p.m.

**ADJOURN EXECUTIVE  
SESSION**

Yes-7, No-0

- President Milk reconvened the meeting 6:08 p.m.

**RECONVENE**

- Elizabeth Shaffer, parent, commented on the inability for her daughter to have an 8th grade art class. While she appreciated all the efforts of Mr. Calice, Middle School Principal, to help create a schedule to include art in her daughter's schedule, she feels that accessibility to art and music programs are important for students.

**PUBLIC COMMENT:  
ELIZABETH SHAFFER**

**BOARD OF EDUCATION SPECIAL WORK SESSION MEETING PAGE 2  
WEDNESDAY, JANUARY 16, 2019**

**WORK SESSION:  
CAPITAL PROJECT  
DISCUSSION –  
STEVE THEISIER**

- Steve Theiser of IBI Group Architects, Engineers and Landscape Architects, provided a presentation overview of a possible upcoming Capital Project. He outlined the following:
  - **PROPOSED SCHEDULE:** Set forth a timeline from Initial Scope discussions in January 2019 through a Referendum Vote in December 2019 with construction to begin the summer of 2021 was reviewed.
  - A list of items to be included in the scope of the project was developed from Greene's Building Condition Survey.
  - A team from IBI Group will come out to review the Building Condition Survey to confirm that they are seeing the same building needs as the previous architectural firm and then apply current costs to those items.
  - A prioritized list of scope items and the costs associated with those items will be reviewed by the Board and then shared with the community for their input.
- Board member Burghardt asked how the district will get community input.
- Community input can be solicited through a newsletter, web page, or having a public information presentation asking for input/concerns regarding the Capital Project.
  - Board approval of any project needs to occur in October in order to allow for the 45 day publication requirements to hold a Referendum Vote in December 2019.
- Board member McCauley stated that the purpose of any capital project needs to be defined (i.e. is it the physical needs of the building, educational needs, or a combination of the two. A Capital Project Committee will be formed to help with the scope and purpose of the project.
- Board member Barrows asked if this is a typical time line.
- Steve Theiser stated that he has worked with many districts and this is a reasonable timeline given the fact that the district already has a starting list of scope items to work from.
  - A third party review of any project would be processed faster than the standard SED approval process. However, there is a cost involved with any third party review.
  - **FINANCIALS:** Based on Fiscal Advisors' analysis, with 1.5 million in capital reserves, the district can do a \$15 million dollar project with no tax impact.
- President Milk stated that before the Board approves any project, the needed funds must be in the capital reserve account. At this point there is not 1.5 million in the capital reserve account. However it is possible to reach that amount prior to any project approval.
  - Based on financials, the district would also be on track to do a \$25 million dollar project in 2025 and this smaller project would have no impact on the future project.
  - Cost Allowance which sets forth the maximum amount that can be spent at each building in order to stay within the state aid reimbursement allowances. Cost allowance is based on student enrollment at each building, less amount of previous projects within the past 5 years. Greene receives 89% building aid reimbursement. Cost allowances are different for construction/building aid and incidental costs.

**BOARD OF EDUCATION SPECIAL WORK SESSION MEETING PAGE 3  
WEDNESDAY, JANUARY 16, 2019**

- **SCOPE ITEMS:** Preliminary scope items were reviewed for each building based on the Building Condition Survey and rough estimate costs: MS/HS - 2.2 million dollars; Intermediate - 2 million dollars; Primary – 1.5 million dollars; and Bus Garage - 1.3 million dollars.
  - A list of other project considerations was also reviewed. This would also include any items that the community feel are important in an upcoming project.
- Board member McCauley asked how the Board takes into consideration any vision a new Superintendent may have as it pertains to any project.
  - Steve Thesier stated that he does not foresee any project scope as hindering a new Superintendent, as it is mainly based on the district's Building Condition Survey.
  - Board member Youngs asked if it would be possible for Raymond to be involved financially, if they were interested, in any STEAM portion of the project?
  - Steve Thesier stated that it can get tricky, but his firm has been successful working in funds from an outside source into a project.
  - Gerald Abbey, Interim Facilities Director, stated that once the Architectural firm as reviewed the scope items and assigned current costs, it will be easier to prioritize the items (must do, should do, nice to do) on those lists.
  - Board member McCauley stated that Perry Dewey, DCMO BOCES District Superintendent, suggested a using a strategic planner in the process.
  - Steve Thesier stated that there are educational consultants who look more at program needs and where a district should be focusing projects based on enrollment projections and other data.
  - Board member Youngs stated that he only saw approximately ½ a million dollars toward education out of the 18 million dollar scope items. While he understands the building needs, he would also like to see a more balanced approach which includes educational items.
  - Board member McCauley stated that the committee needs to discuss our academic program and any future needs.
  - Board member Markham stated that an example would be the New technology television that is in Evelyn Frair's room. If the district is looking at installing those in each classroom down the road, then the classrooms will need to be set up to accommodate those types of items.
  - Gerald Abbey, stated that the district is also looking at a 25 million dollar project in 2025 which could include such items. Using funds from the Safe Act monies to harden district doors and windows, will also free up some funds on the current list. Mr. Abbey also stated that he believes establishing the \$100,000 small project funding continuum would free up some funds and allow the district to take care of smaller items on a continuing schedule.
  - Board member Youngs invited the public present to speak if they wanted to.
- Motion made by Drew, seconded by Barrows, to adjourn to Executive Session at 7:10 p.m. to discuss the following:
    - To discuss a labor relations matter involving the GTA
    - To discuss the performance of a particular person
- Yes-7, No-0

**EXECUTIVE  
SESSION**

**BOARD OF EDUCATION SPECIAL WORK SESSION MEETING PAGE 4  
WEDNESDAY, JANUARY 16, 2019**

**ADJOURN EXECUTIVE SESSION** - Motion made by Markham, seconded by McCauley, to adjourn Executive Session at 8:45 p.m.  
Yes-7, No-0

**RECONVENE** - President Milk reconvened the meeting at 8:45 p.m.

**ADJOURNMENT** - Motion made by McCauley, seconded by Barrows, to adjourn the meeting at 8:45 p.m.  
Yes-7, No-0

Respectfully Submitted,

Donna Marie Utter  
District Clerk