

**NORTH SALEM CENTRAL SCHOOL DISTRICT  
NORTH SALEM, NEW YORK 10560  
MINUTES OF WORK SESSION  
March 5, 2009**

**Call to Order**

A regular meeting work session of the Board of Education of the North Salem Central School District was called to order at 7:38 PM in the Middle School Cafeteria by Board President Katherine Daniels.

**Board Members Present at this Meeting:**

Ms. Katherine Daniels, President  
Ms. Judith Schurmacher, Vice-President  
Mr. Paul Giamundo, Trustee  
Mr. Paul Smadbeck, Trustee  
Mr. Jonathan Freeman, Trustee  
Mr. Stephen Bobolia, Trustee  
Mr. Andrew Brown, Trustee

**Also Present:**

Dr. Kenneth Freeston, Superintendent  
Mr. John White, Chair of CACFP  
Mr. Thomas Ritzenthaler, CS Arch  
Mr. John Fellenzer, Fellenzer Engineering  
Ms. Rebecca Narvaez, District Clerk  
Members of North Salem Staff  
Members of the Public

**Discussion**

Superintendent Kenneth Freeston recapped the process leading to this work session dedicated to the critical facilities issues projects. Dr. Freeston stated that since joining the district, he has worked on restructuring the Facilities Committee and the formal acceptance by the Board of the five year facilities plan. The Facilities Committee during this period has worked on the five year plan by regrouping and prioritizing projects, with the focus on urgency and cost efficiency.

During the 2007-2008 school year, the committee came before the Board and presented specifically the health and safety, code compliance and heating/ventilation issues from the five year plan as the most critical. The Committee also presented a plan to bring these three areas to the public as a possible referendum for in the fall of 2008.

Dr. Freeston stated that in the fall of 2008, based on the news regarding the downturn of the economy, the Board delayed the vote.

Dr. Freeston stated that currently the district is in budget season and the preparation of the operating budget for 2009-2010. The operating budget is a separate stream of funding not connected to the funding for the critical facilities projects. The discussion on the projects presented tonight involve capital not included in the 2009-2010 operating budget.

**Funding for Facilities Projects**

John White, Chair of the Citizen's Advisory Committee for Fiscal Planning (CACFP), presented information on facilities funding alternatives. Mr. White stated, the CACFP has been working in conjunction with the Facilities Committee to bring the project together, including looking at possible stimulus money, as well as outside funding sources such as grants etc. Unfortunately, the District found out recently that stimulus money would not be available for construction projects.

Mr. White presented the Board with two financial options (Plan B and Plan F) with regard to the critical facilities projects.

**Plan B:**

This plan would involve borrowing the \$19,000,000 less 17% aid with a 15 year bond at 4% interest. Mr. White stated that there is \$300,000 in the 2008-2009 operating budget for capital projects and that this would continue in 2009-2010 and 2010-2011 at which time the funding from the loan would begin for the next 15 years. This funding would enable the district to plan for the timing of multiple projects for cost saving and would enable the district to benefit from State Aid.

**Plan F:**

This plan would involve no borrowing, minimum district spending and fixing facility issues as they arise. There would be no benefit from multiple project planning and no benefit of State aid. Projects would be fixed on an as needed basis possibly changing the capital budget from \$300,000 to \$1,000,000 a year.

Mr. White presented two charts reflecting the two options; he concluded that with such a large capital project program it is fiscally more sound to borrow and complete multiple projects for cost savings and spread the borrowing over a number of years. The Fiscal Committee recommends to the Board Plan B for cost effectiveness and the benefits of State Aid.

Thomas Ritzenthaler from CS Arch Architects presented the Board with the line by line break down of the facilities projects. A color coded chart outlining the projects into category: energy, program and infrastructure and by school (see attachment A).

Discussion followed regarding the line by line items.

**Geothermal System**

John Fellenzer recapped the work completed on the geothermal system and presented the recommendations for the work that still needs to be completed. Mr. Fellenzer stated that the first aspect of the geothermal will be to separate the system from the well water and the interior building systems. The engineers recommend that the district separate themselves from the well source system and the above-ground piping, so that if a leak were to happen below ground, the leak would only involve water. The second aspect of the geothermal line items is the equipment in need of repair and upgrades that will increase energy efficiency. Mr. Fellenzer stated that by replacing interior components, the District can increase its efficiency by fifty percent and not jeopardize ground water.

**Building Additions**

Discussion followed regarding the building additions and the two options presented in the line by line items for the additions. Option 2 - locates the two special education classrooms and two science classrooms separated by a prep room. Option 3 – adds two science classrooms.

Dr. Freeston stated that with regard to the long range planning, Option 2 enables the district to look at relocating special education students back into the district which would allow for greater State aid. This option is the most cost effective as the aid that the district will receive is more than the cost of the project and is also the option being recommended by the Facilities Committee.

**Stage rigging**

The Board and architects discussed the system and the fact that the whole system needs to be upgraded and replaced due to the significant changes to this type of equipment and the regulations surrounding it.

**Storage Barn**

The Board, Superintendent and architect discussed equipment storage at the bus garage and a the proposed storage shed; there is great deal of equipment such as new loader and other expensive items that may have diminished life expectancy due to outside storage and no protection from the elements.

**Public Comment**

Discussion followed regarding various line by line items.

**Adjournment**

On a motion made by Judy Schurmacher, seconded by Paul Giamundo and carried 7-0 the Board of Education adjourned the meeting at 9:40 PM.

Respectfully Submitted,  
Rebecca Narvaez, District Clerk