

**ALMONT COMMUNITY SCHOOLS
MINUTES
2016 ORGANIZATIONAL MEETING**

The Organizational Meeting of the Board of Education of the Almont Community Schools, No. 12, Counties of Lapeer, St Clair, Macomb and Oakland was held on Tuesday January 5th, 2016, in the Media Center of Almont Middle School, 4624 Kidder, Almont, Michigan.

The meeting was called to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Present: Jill O'Neil, John Miles, John Brzozowski, Stephan Manko, Steven Hoffa, Scott Kmetz and Superintendent Joseph Candela.

Absent: Mr. Jonathon Owens arrived at 7:06

Visitors: 6

Approval of Agenda

The agenda was approved as presented

Reorganization of the Board

President: Brzozowski nominates Hoffa as President for the 2016 calendar year.

Motion by Miles, supported by Manko, that nominations be closed and votes cast for Hoffa as President of Almont School Board for the 2016 calendar year.

The Chairperson calls for vote on the nomination of Hoffa for School Board President for the 2016 calendar year.

(P), 1, 6-0-0

Roll Call Vote: Ayes: Brzozowski, O'Neil, Kmetz, Miles, Manko, Hoffa Nays: None

Vice-President: Brzozowski nominates Manko as Vice-President for the 2016 calendar year.

Motion by Brzozowski, supported by Kmetz that nominations be closed and votes cast for Manko as Vice-President of Almont School Board for the 2016 calendar year.

The President calls for a vote on the nomination of Manko for Vice- President for the 2016 calendar year.

(P), 2, 6-0-0

Roll Call Vote: Ayes: Manko, O'Neil, Kmetz, Brzozowski, Miles, Hoffa Nays: None

Secretary: Brzozowski nominates Miles as Secretary for the 2016 calendar year.

Motion by Kmetz , supported by Manko, that nominations be closed and votes cast for Miles as Secretary of Almont School Board for the 2016 calendar year.

The President calls for a vote on the nomination of Miles for Secretary for the 2016 calendar year.

(P), 3, 6-0-0

Roll Call Vote: Ayes: Manko, Miles, O’Neil, Kmetz, Brzozowski, Hoffa Nays: None

Treasurer: Miles nominates Brzozowski as Treasurer for the 2016 calendar year.

Motion by Miles, supported by Kmetz, that nominations be closed and votes cast for Brzozowski as Treasurer of Almont School Board for the 2016 calendar year.

The President calls for a vote on the nomination of Brzozowski for Treasurer for the 2016 calendar year.

(P), 4, 6-0-0

Roll Call Vote: Ayes: Miles, Brzozowski, Kmetz, O’Neil, Manko, Hoffa Nays: None

Approval of Board Policies

Moved by Miles and supported by Brzozowski the Board of Education adopt all Bylaws and Polices of the previous Board of Education subject to revision as necessary.

(P), 5, 6-0-0

Jonathon Owens arrives at 7:06

Establish Location, Time and Dates of Board of Education Meetings

Moved by Miles supported by Kmetz, Meetings of the Almont Board of Education be held in the Media Center, at Almont High School, 4701 Howland Rd., Almont, Michigan at 7:00 p.m. on the Third Monday of the month and 7:00 p.m. on the Fourth Monday of each month, except for the months of March, November, and December. These meetings will be set for the Second and Third Monday of the month; and that the dates of the Meetings of the Board of Education be as follows:

7:00 p.m.
January 18, 2016
February 15, 2016
**March 14, 2016*
April 18, 2016
May 16, 2016
June 20, 2016
July 18, 2016
August 15, 2016
September 19, 2016
October 17, 2016
**November 14, 2016*

7:00 p.m.
January 25, 2016
February 22, 2016
**March 21, 2016*
April 25, 2016
May 23, 2016
June 27, 2016
July 25, 2016
August 22, 2016
September 26, 2016
October 24, 2016
**November 21, 2016*

**December 12, 2016*
*second Monday

**December 19, 2016*
*third Monday

and further, that Informational and Special Meetings of the Board shall be held in the Media Center of Almont High School at 4701 Howland Rd., Almont, Michigan subject to call.

Discussion

Mr. Miles asked if the BOE was still thinking about reinstating the committee meetings like they had in the past

Ms. O'Neil stated that she thought the Board had decided on the committee meetings

Mr. Hoffa said they had discussed it but had not come to a consensus

Mr. Candela stated that he was not here when they had committee meetings would Mr. Hoffa explained how they worked.

Mr. Hoffa explained that committees consisting of 2 or 3 members would meet with the Superintendent on the Monday and Tuesday of the week before the Board meeting to discuss items specific to the committee. There was not a quorum and no action was taken. They were public meetings with minutes that would go more in depth if necessary on particular subjects. Since moving away from committee meetings they have used the work session with the whole Board the week before the meeting to discuss all issues with a full board and the ability to take action if necessary. With the committee set up you would be adding 1, 2 or 3 more meetings per month plus possibly more special meetings when action needs to be taken.

Mr. Owens asked what the advantage to committee meetings were

Mr. Hoffa stated that some people felt it was an opportunity to delve deeper into items specific to each committee and that maybe some subjects might be easier to tackle in small groups. He also stated that whichever what they go really just depends on the make-up of the Board. The previous Board liked to know everything so the work session format has worked well. It had gotten to the point where all items were being discussed at each committee meeting so it seemed logical to move to one meeting rather than 3 or 4 committee meetings. Committee meetings rely on the trust of all Board members to let those on the committees make decisions. There are pros and cons for each process. The make-up of the Board dictates which is best. There are definitely more meetings with the committee option.

Mr. Manko stated that if you are not on the committee then you would not hear about those issues until the regular meeting of the Board.

Mr. Hoffa stated yes this is true.

Mr. Miles stated that what ended up happening with the committees was that all the topics were being discussed at each of the committee meetings so there was not really a need for individual meetings. He does trust the judgement of the committee members. He feels that while Mr. Brzozowski is definitely the person for finance he likes the curriculum side being that he is a teacher. Mr. Hoffa stated that the dynamics of the Board will drive the process.

Mr. Owens asked Mr. Hoffa to poll the Board.

Brzozowski and O'Neil were for changing to committees, Miles was neutral, Kmetz, Manko, Owens preferred work session.

(P), 6, 6-1-0

Naming of Depositories

Moved by Brzozowski supported by Kmetz, the Board of Education name the following depositories for the General Fund, Food Service Fund, Trust & Agency Funds, 2006 Refunding, 2012 Refunding, QZAB, 2014 Sinking Fund, Athletic Fund, Accounts Payable Account, Employee Health Reimbursement 2013, SBL Refinance 2013, 2013 Refunding and Payroll Account:

Tri-County Bank

PNC Bank

US Bank

(Hereinafter referred to as "Banks")

That the Banks are hereby designated as Trustees on behalf of the Almont Community School District (hereinafter referred to as "Local Unit") and authorized to accept the Local Unit's surplus funds for deposit as defined in Michigan Public Act 367 of the Public Acts of 1982 (hereinafter referred to as "Act") or other appropriate regulation.

That the Treasurer, Superintendent and Business Manager of the Local Unit be, and are hereby authorized to enter into a trust agreement with the Banks providing for the investment of surplus funds in accordance with the Act or other appropriate regulation.

That any agreements, authorizations or directions required to be signed or given in connection with the intent of this Resolution may be signed or given by the Treasurer, Superintendent of Schools and Business Manager, whose signatures shall be duly certified to the Banks and the Banks hereby are authorized to accept any surplus funds for investment in accordance with the Act and any agreement entered into between the Local Unit and the Bank in connection herewith.

That the authority given by this Resolution is in addition to, and shall not amend or repeal any depository or investment authority granted by any other Resolution of the Local Unit.

(P), 7, 7-0-0

Authorization of Officials to Sign Checks (two motions)

(First Motion)

Moved by Brzozowski supported by Kmetz, the Board of Education authorize the following officials to sign checks for the appropriate accounts:

Miscellaneous Accounts

(Including General Fund, Food Service Fund, 2006 Refunding, 2012 Refunding, QZAB, Employee Health Reimbursement 2013, Accounts Payable, SBL Refinance 2013, 2014 Sinking Fund and Refunding 2013)

2 of 5: Officers of the Board – President, Vice President, Secretary, Treasurer. Other: Superintendent

Payroll and Withholding Accounts

Payroll and Withholding

2 of 4: Superintendent, Board President, Board Secretary, Board Treasurer

Trust & Agency Accounts,

High School – Internal Account

2 of 3: Building Principal, Head Secretary, Superintendent

High School – Athletic Account

2 of 4: Building Principal, Athletic Secretary, Superintendent, Athletic Director

Middle School

2 of 3: Building Principal, Head Secretary, Superintendent

Orchard Primary

2 of 3: Building Principal, Head Secretary, Superintendent

(P), 8, 7-0-0

(Second motion)

Facsimile Signatures

Moved by Brzozowski supported by Kmetz, the Board of Education authorize the use of facsimile signatures for checks under \$5,000 drawn on PNC Accounts Payable; and Tri-County Banks for payroll.

(P), 9, 7-0-0

Authorization for Transferring Funds (two motions)

(First Motion)

Moved by Brzozowski, supported by Kmetz, the Board of Education authorize the Superintendent, Business Manager, Board of Education President, Board Secretary, or Board Treasurer to transfer funds to and from all accounts.

(P), 10, 7-0-0

(Second Motion)

Moved by Brzozowski, supported by Kmetz, the Board of Education authorize the Business Manager to receive account balances for all accounts.

(P), 11, 7-0-0

Authorization to Invest Surplus Funds

Moved by Brzozowski, supported by Kmetz, the Board of Education authorize the Business Manager as the designated agent of the Board Treasurer, to invest debt retirement funds, building & site funds, building and site sinking funds or general funds of the District in accordance with MCLA 380.1223, following generally accepted business practices and in the best interest of the District.

(P), 12, 7-0-0

Establishing Standing Committees

Moved by Miles, supported by Manko, the following Board Committees be established as Standing Committees for the 2016 calendar year:

Building & Site Committee	Curriculum Committee
Finance Committee	Policy Committee
Personnel Committee	

(P), 13, 7-0-0

Setting of Board of Education Compensation

Moved by Brzozowski, supported by Kmetz, the wages for member of the Board of Education be set at \$20.00 per meeting up to a maximum of 24 meeting per year, with the Board officers to receive the following additional payment:

President: \$100.00

Vice-President: was \$100.00

Secretary: \$100.00

Treasurer: \$100.00

(P), 14, 7-0-0

Nominations to the MASB Delegate Assembly

Moved by Miles, supported by Owens, that Miles be nominated for the MASB Delegate Assembly and this Board directs the administration to forward this nomination immediately to MASB.

(P), 15, 7-0-0

Representative at Intermediate School District Board of Education Meetings

Moved by Miles, supported by Owens, that O'Neil be appointed as the Almont School Board's representative at the Lapeer County Intermediate School District Board of Education meetings.

(P), 16, 7-0-0

Designation of Individuals Responsible for Posting Meetings

Moved by Miles, supported by Manko, that the Executive Assistant be appointed as the person responsible for posting meetings of the Almont Board of Education.

(P), 17, 7-0-0

Discussion regarding offers for AE Building (401 Church Street)

Mr. Candela provided an update on the baseball field portion of the Church St. property. The abstract is done and was sent to the township today (1-5-2016). We had been spending approx. \$116,000.00 on the facility. With the move to the HS we should save approx. \$40,000. With this in mind we have decided it is in the best interest of the district and taxpayers to get rid of the building and land that is left. History of decision to sell:

Posted information in paper and on district web site

Received 2 bids

1 bidder changed his mind before the December meeting leaving the just the lowest bid

Lowest bid was rejected by Board

Talked to the first bidder and asked him to resubmit and at the same time we put a 'For Sale' sign up on the marquee at AE.

At this point we have 3 bids:

Mr. Tencza

Mr. Novak and as up 35 minutes ago (just before the meeting started)

Mr. Bockart

All interested parties were invited to attend the meeting. Our attorney has advised us that the district will prepare the purchase agreement as well as all the terms so that no liabilities will fall back on the district.

Current offers are \$90,000, \$90,250, and \$105,000.

There are a couple things in the Tencza proposal that we should not agree to. Top of page 2, number 3 the closing date of 4/10/2016 which would have us holding the building for 4 more months, 4C. asks that the Seller provide evidence in regard to the zoning. That should be on the Buyer. Mr. Candela stated that he would not agree to these terms from any potential buyer.

It is in the best interest of the district to get the most money and quickly so that we can begin the projects at the MS and OP. Although there is not debt at the AE because bond money was used to updates at the AE we need to use the money at the MS and OP who also have bond debt.

Mr. Hoffa stated he agreed we would do the purchase agreement and at this time we have the 3 offers.

Mr. Manko asked about the \$105,000 one we just received.

Mr. Candela stated that he has not looked it over and would defer to Mr. Hoffa.

Mr. Hoffa stated that the \$90,000 and new offer of \$105,000 were basically the same.

Mr. Bokart was in the audience and asked to speak. Mr. Hoffa said yes.

Mr. Bokart stated his is a cash offer.

Mr. Manko wondered if the other 2 would maybe now be interested in going higher but he did not want to start a bidding war.

Mr. Candela suggested we take more time.

Mr. Hoffa suggested holding offers until next meeting.

Mr. Candela did not want to be in the same situation next meeting and suggested we give everyone another chance.

Mr. Hoffa stated that the BOE need to decide if they had a reasonable offer.

Mr. Miles feels that \$105,000 is fair and we should go ahead

Mr. Manko felt that maybe we could do better and should wait the 2 weeks until the regular meeting

Mr. Miles said he could agree to that

Mr. Candela stated we have the ability to do that

Mr. Hoffa suggested they hear from Mr. Bokart

Mr. Bokart talked about what he planned for the building:

Police station, parks and rec, senior living.

No low income housing or rentals. He will use the building to benefit the community. He might even have some lease space. He is all self-funded, he has two major investors including a NBA player and President of a bank.

Mr. Novak stated that he has the same sort of plans for the building. He has experience with resurrecting properties. He did a building in Lapeer that is successful. He would be willing to go to \$110,000 cash offer. He is a local businessman.

Mr. Bokart stated that he too is local. He has developed many homes in Drakeshire, has 40 properties in the area and has a restoration company.

Mr. Novak stated he would like to see a sealed bid offer.

Mr. Hoffa stated that all 3 are local residents and we should move forward by setting a final bid date.

Bokart asked if it would be sealed bid

Mr. Hoffa said no but we would have a final offer date

Mr. Manko stated he liked this approach

Mr. Candela asked if it would be appropriate to have all bids brought to the meeting on the 18th

Mr. Hoffa stated we could hold a special meeting if necessary

Mr. Candela suggested offers due by the 15th

Mr. Hoffa agreed and said he was good with offers and setting final date. He then polled the group:

Miles – Ok, Owens – Ok, O’Neil – feels like we were in negotiations with Mr. Tencza and this does not sit well with her.

Mr. Hoffa discussed the process so far and stated he did not feel we were in negotiations with Mr. Tencza.

Ms. O’Neil stated that she did not agree.

Mr. Hoffa said that he felt their definition /interpretation of negotiation was different

Brzozowski – Ok, Kmetz – Ok, Manko – Ok

Mr. Hoffa asked that a letter be sent to each party stating that final offers are due January 15, 2016 at 4:00 p.m. We will then make the final decision on the 18th.

Mr. Owens asked if we would move items from the AE.

Mr. Candela stated yes we would have 30 – 45 days approximately

Mr. Bokart asked if the district could provide a list of what stays with the building

Mr. Owens would like us to look at keeping some lockers for the OP

Mr. Candela suggested we look at keeping only the things the district needs. Examples might be batting cage, lockers etc. Also files that are left in CO area.

Mr. Owens would like Mr. Candela to walk through and gather a list of what we want

Mr. Candela agreed and said that he will gather a list of what we want from the AE within the next week. Letters will go out tomorrow regarding the final date.

NO ACTION TAKEN ON DISPOSITION OF PROPERTY AT THIS TIME

Public Comments:

Brenda Gibbs stated that she has concerns that someone may win the bid and not keep up the property

Sue Fredericksen thanked the BOE for their service and time

Discussion Board: None

Adjournment

Moved by Miles, supported by Owens, the Board of Education adjourn the January Organizational Meeting at 8:12 p.m.

(P), 18, 7-0-0

Signed by:

John Miles, Secretary

Steve Hoffa, President

Date:_____