

MINUTES
Regular Board Meeting
Almont Community Schools Board of Education
July 27, 2015

CALL TO ORDER

President Hoffa called the Regular Board Meeting of the Almont Community Schools Board of Education to order at 7:01 p.m. in Media Center at Almont Middle School, 4624 Kidder, Almont, MI 48003

Present

Steve Hoffa, Jill O'Neil, John Miles, Scott Kmetz, Jonathon Owens, John Brzozowski , Stephan Manko and Superintendent Joseph Candela.

Visitors: 2

PLEDGE OF ALLEGIANCE

ROLL CALL: All Present

APPROVAL OF AGENDA

Agenda was approved as presented

COMMUNICATIONS

None

QUESTIONS AND COMMENTS: AUDIENCE

None

QUESTIONS AND COMMENTS: BOARD

None

APPROVAL OF MINUTES

Moved by Miles, supported by Manko, the Board of Education approve the Consent Agenda:

- A. Approval of the Minutes from the Regular Meeting June 22, 2015
- B. Approval of the Minutes from the Budget Hearing June 22, 2015
- C. Approval of the Minutes from the June 22, 2015 Closed Session Quarterly Review
- D. Approval of the Minutes from the Work Session July 20, 2015

P, 95, 7-0-0

BILLS PAYABLE AND FINANCIAL REPORTS

Motion by Brzozowski, supported by Kmetz, the Board of Education approve the bills payable and the financial reports as proposed by the administration and reviewed by the Finance Committee.

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June

General Fund Total	\$ 820,175.60
School Lunch Fund	\$ 10,721.62
2006 Refunding Bonds	\$ -
2012 Refunding Bonds	\$ -
2013 SBL Refinance	\$ -
2013 Refunding Bonds	\$ -
Sinking Funds	\$ -
QZAB Bond	\$ 157,669.85
Subtotal	\$ 988,567.07
General Fund (transfer in for Payroll)	\$ 650,617.29
PESG	\$ 5,107.41
Coach EZ	\$ -
Participant Benefit Claims	\$ 50,000.00
TOTAL FUNDS SPENT	\$ 1,694,291.77
Check Numbers: 33398-33495	
Void Checks: None	

Approval of check numbers covering these invoices range from check number 33276 to 33397 and voided checks as presented: Voided check(s): 32052 and 33306

P, 96, 6-0-1 (Mr. Hoffa abstained because a check to his son's business was included in the run)

ORCHARD PRIMARY, ALMONT MIDDLE SCHOOL, AND ALMONT HIGH SCHOOL TRUST AND AGENCY ACCOUNT REPORTS

The Trust and Agency Accounts were approved as presented.

NEW BUSINESS

Superintendents Report

Almont Elementary Building

Currently, the AE building was part of two bonds issues: 1996 when the Orchard Primary was built and 2002 when the Almont Middle School was built.

I spoke with Jeff Soles, from Thrun Law today. Mr. Soles has received the analysis from R.J. Naughton, Stauder, Barch & Associates and has provided the district with the following options and/or recommendations:

First, the district must obtain an appraisal from someone that is familiar with school properties if selling the building privately. If selling to a governmental agency then we would not need an appraisal. The district could end up following policy 7300 "Disposition of Real Property".

The district can sell the property to another governmental agency. If the property is sold to another governmental agency the monies could be place in general fund, debt service fund or used to upgrade other buildings within the district. Mr. Soles suggests that the monies be spent on buildings within the districts or on any building that was part of the bond (1996 & 2002).

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If the district sells the property to a private individual or company then the district has two options: First, use proceeds to spend on buildings that the district owns or has bond debt. Second, pay on the debt service fund.

High School Special Education Position

As of today, we have a total of today we have 48 applications for the high school Special Education position. The closing date for the position is August 1st. Applications will be screened the week of August 3rd through August 7th. Interviews will take place the following week.

Secured Entranceways

I will be meeting with Chris Peurach from Door Security Solutions on the secured entranceways for the Orchard Primary and Almont Middle School on Friday.

Board of Education: Questions

Mr. Candela expanded on the AE building part of his report. He gave the example that should the township be interested in buying the fields we would come up with a \$\$\$ amount based on what a field costs and offer it to them. We would not need an appraisal because they are a governmental agency. We would ask that the township pay for the survey. We are currently looking into the title for the property. We would need to have the property split if we are considering looking into offering the fields to the township.

Mr. Manko was wondering if we could use the monies to fix the driveway at the HS. Mr. Candela stated that he did not think so. It would have to be used at buildings that had the bond debt on them.

Mr. Hoffa had another consideration. What if we sold the property (fields) then used the monies to fix the roof at the AE in case we need the building in the future.

Mr. Owens wondered if the appraisal we currently have is good for a sale to the public.

Mr. Candela no we will need one from an appraisal company for a private sale.

John Miles state that he thinks it is prudent to have an appraisal from an appraisal company so that we make sure we get what it is worth. He has concerns about selling the fields to the township for only the cost of what it takes to build a field. The land that it is one is worth something.

Mr. Hoffa stated that Mr. Candela has a point about selling the land for what it costs to build a field. The purpose would be for the school to be a good citizen. Based on the crowd from the last meeting the fields are important to the community and as such the Board should consider this when making a decision.

Mr. Miles stated that he is frustrated with that because he does not feel that the township would be interested buying the fields when they could not come to an agreement in regard to the swap. Since they were unable to provide ballot language or an agreement why would they now be interested in buying the fields.

Mr. Candela said that if we sold the land for say \$120,000, which is a number that he is just throwing out there, it is a big difference from the 7.5 million they were talking about to refurbish the building.

Mr. Miles stated that he just wants this discussion to be done.

Mr. Owens stated that maybe keeping it makes sense based on the appraisal amount.

Mr. Candela since the market analysis came back at \$225,000 and if we sold the land for \$120,000 would we really sell the building for \$100,000?

Mr. Owens inquired as to why we are doing title work now.

Mr. Candela the title work is cheap and no matter what we end up doing a buyer is going to need deeds

Mr. Hoffa since the district had been acquiring the land since 1929 it is in the best interest to begin the title work now.

Mr. Candela asked the BOE if they are interested in approaching the township about buying the fields

Hoffa said yes, Manko yes

Mrs. O'Neil asked if we were going to make the same stipulation that JV can use the fields since the township was not on board with this before.

Hoffa said that probably not but he would hope that they would let us use them

Mr. Candela agreed

Hoffa suggested that we approach the township

Mr. Kmetz agreed

Mr. Brzozowski stated he is concerned about how much the building is worth without the land

Mr. Hoffa stated that we can get an appraisal first with and without the land

All agreed

Manko wondered how we can get an appraisal with and without the land without a survey that splits the property

Mr. Hoffa stated that we can just ask what it would be with the 15 acres and without.

Owens stated that he would agree to get the title work done then the appraisal

Hoffa stated that that's what they will do. Title, appraisal, then approach the township about buying the fields.

Mr. Candela brought the Board up to date on the Central Office move to the HS. He met with the door people earlier in the day. The offices need a little paint and carpet in a few areas.

Yale glass said they would be done by Sept 8th. Construction needs to be done before the kids come back.

NEW BUSINESS

Business

Approval of School of Choice Students

Moved by Miles supported by Manko the Board of Education accept the students on the attached list for the 2015/2016 school year through the 105 and 105C Schools of Choice Programs.

Discussion

Mr. Hoffa asked if this list will impact our current staffing assignments

Mr. Candela stated that it will not

P, 97, 7-0-0

Approval of Food Service Contract

Moved by Miles supported by Kmetz the Board of Education award the contract for Food Service to Chartwells from July 1, 2015 thru June 30, 2016 as presented, a copy of the contract to be marked VIII B (2) and attached to the official minutes of this meeting.

Discussion

Mr. Miles asked why Chartwells is the only one who responded and did walk through

Mr. Candela said that probably for two reasons, one being that once Chartwells is in no one else wants to compete and we are a small district.

P, 98, 7-0-0

Personnel

Approval of Resignations/Retirements

Moved by O'Neil supported by Owens the Board of Education accept Mr. Bourque's resignation and wish him well in the future.

P, 99, 7-0-0

Moved by O'Neil supported by Manko the Board of Education accept Vicki Carter's retirement and wish her well in the future.

P, 100, 7-0-0

Approval of Layoffs

Moved by O'Neil, supported by Owens, the Board of Education layoff the individuals on the attached sheet beginning with the 2015/2016 school year.

P, 101, 7-0-0

Approval of Contracts

Discussion

Mr. Candela stated that he has not talked to Mrs. Weigand about her contract as discussed at the work session because she is currently in Florida. He has an appointment with her when she returns so they can sit down and talk face to face.

Mrs. O'Neil asked that we do some of the contracts individually as opposed to as a group.

Moved by O'Neil , supported by Owens, the Board of Education approve the employment contract of Joe Candela as presented, with copies of the individual contracts to be marked VIII C(3) and attached to the Official Minutes of this meeting.

Discussion

Mrs. O'Neil stated that her vote is not a reflection of the job Mr. Candela is doing. She is concerned about the discussion of Mrs. Weigand's contract last week and the fact the terms of two board members will be up before the contracts are up.

P, 102, 6-1-0 (Mrs. O'Neil voted No)

Moved by O'Neil , supported by Owens, the Board of Education approve the employment contract of Kimberly VonHiltmayer as presented, with copies of the individual contracts to be marked VIII C(3) and attached to the Official Minutes of this meeting.

P, 103, 7-0-0

Moved by O'Neil , supported by Owens, the Board of Education approve the employment contract of Tim Woelkers as presented, with copies of the individual contracts to be marked VIII C(3) and attached to the Official Minutes of this meeting.

P, 104, 7-0-0

Moved by O'Neil , supported by Owens, the Board of Education approve the employment contract of Mark Weigand as presented, with copies of the individual contracts to be marked VIII C(3) and attached to the Official Minutes of this meeting.

P, 105, 7-0-0

Moved by O'Neil , supported by Manko, the Board of Education approve the employment contract of Jamie Weigand as presented, with copies of the individual contracts to be marked VIII C(3) and attached to the Official Minutes of this meeting.

P, 106, 6-1-0 (O'Neil No)

Moved by O'Neil , supported by Owens, the Board of Education approve the employment contract of Jack Bostian as presented, with copies of the individual contracts to be marked VIII C(3) and attached to the Official Minutes of this meeting.

P, 107, 7-0-0

Moved by O'Neil , supported by Owens, the Board of Education approve the employment contract of the Central Office Staff, Media Specialists, PreSchool staff, Migrant Coordinator, Transportation Supervisor, and Latchkey personnel as presented, with copies of the individual contracts to be marked VIII C(3) and attached to the Official Minutes of this meeting.

P, 108, 7-0-0

Approval of CoachEZ Positions

Moved by O'Neil supported by Manko the Board of Education staff the following position with personnel provided by CoachEZ:

Middle School Cheer Coach

7th Grade Girls Basketball Coach

P, 109, 7-0-0

Approval of ACS Coach

Moved by O'Neil supported by Brzozowski the Board of Education approve the employment of the following coach(s) for the 2015/2016 school year:

Varsity Girls Basketball – Beau Beneson

P, 110, 7-0-0

Approval of Step Increase

Moved by O'Neil supported by Brzozowski Board of Education advance David Voyt to the appropriate level of the salary schedule in accordance with provisions outlined in the Master Agreement between the Board of Education and the Almont Education Association, and commend Mr. Voyt for his commitment to continued learning.

P, 111, 7-0-0

Finance

Certification of Millage Rates

Moved by Brzozowski supported by Kmetz Board of Education certify the following rates:

- 2006R UTQ debt .598
- 2012R UTQ debt 3.079
- 2013 R SBL debt 3.296
- 2013 R UTQ 96 & 02 Debt 1.477

P, 112, 7-0-0

School Bond Fund Loan Resolution

Moved by Brzozowski supported by Manko Board of Education approve the resolution authorizing the District to borrow funds from the School Bond Loan Fund, a copy of which to be marked VIII D(2) and attached to the Official Minutes of this meeting.

Roll Call

Ayes: Brzozowski, Manko, Owens, Kmetz, Miles, O'Neil, Hoffa

Nays: None

P, 113, 7-0-0

Approval of State Aide Note

Moved by Brzozowski supported by Manko Board of Education approve the State Aid Operating Notes Resolution, which approves the establishment of a State Aid note not to exceed the amount of Two Million (\$2,000,000) Dollars, a copy of which to be marked VIII D (3) and attached to the official Minutes of this meeting.

Roll Call Vote:

Ayes: Brzozowski, Owens, Kmetz, Manko, O'Neil, Miles, Hoffa

Nays: None

P, 114, 7-0-0

Policy

Approval of Handbook Updates

Moved by Manko supported by Miles the Board of Education approves:

The recommended changes to the Middle School Handbook

The recommended changes to the High School Handbook

Discussion:

Mr. Owens questioned why we were making a rule for a handful of kids.

Mr. Candela stated that based on what happened this past spring with the baseball team that this is the best way to handle that type of situation.

Mr. Miles agreed and said that the handbook change would put an end to the situation and that we can always revisit it next year if necessary

Mrs. O'Neil said that these days kids know how to work the system

P, 115, 6-1-0 (Mr. Owens voted no)

Approval of Hall of Fame Organization

Moved by Manko supported by Kmetz the Board of Education recognize the Hall of Fame committee as an Almont Community Schools organization under the guidance of the Athletic Department.

P, 116, 7-0-0

Approval of Cross Country Trip

Moved by Manko, supported by Kmetz, the Board of Education approve the cross country overnight trip to Portage, MI October 9th-10th, 2015.

P, 117, 7-0-0

COMMENTS: AUDIENCE

Mrs. Ferzacca asked if she could get copies of the contracts that were approved at the meeting

Mr. Candela replied that she could, she just needs to fill out a FOIA form and to contact Michelle

QUESTIONS AND COMMENTS: BOARD OF EDUCATION

None

FUTURE AGENDA ITEMS

None

ADJOURNMENT

The Meeting was adjourned at 8:27 pm

Approved _____
Date

Signed: _____
John Miles, Secretary

Signed: _____
Steve Hoffa, President