

Chichester School District Board of School Directors  
Boothwyn, Pennsylvania  
Minutes of the Committee of the Whole Meeting – April 14, 2009

A Committee of the Whole meeting of the Chichester School Board was held at the Administration Building, 401 Cherry Tree Road, Boothwyn, Pennsylvania, on April 14, 2009. The meeting was called to order at 8:12 p.m. Board President Howard Adams apologized for the late start of the meeting due to a lengthy student disciplinary hearing held immediately prior to this meeting.

Board members present were Howard Adams, Tony Ambrosino, Ruth Ann Baiocco, Ed Cardow, Foley Hurt, Patricia Koch, William Lawler, and Mary Magaw. Sherry Troiani was absent.

Seated with the Board were Barbara DiMarino, Superintendent; Janice Miller Lion, Business Administrator; and Stephen Polaha, District Solicitor.

Also present was Fred Serino, Assistant to the Superintendent for Human Resources.

### **Scheduled presentations**

Mr. Bruce Dorbian, Marcus Hook Borough Manager, spoke to the board about the Transit Revitalization Investment District (TRID) development program being planned for the area around the Amtrak facility. Janice Miller Lion is a member of the steering committee for the project. He said there were four components to the study—fiscal value capture analysis, a study of the amount of potential property taxes; creation of the TRID boundary; technical assistance; and training sessions. The partners in the program are the Marcus Hook Borough, Delaware County, Southeastern Pennsylvania Transportation Association (SEPTA), and Chichester School District. Mr. Jim Hartling, Project Consultant of Urban Partners, Mr. Chris Lankenau of Urban Partners, and Mr. Robert Kersey, Marcus Hook Borough Council President also spoke to the board about the program. It was explained that a portion of the taxes generated by the development would be dedicated for twenty years to paying off the bond that would provide the monies to build capital investment that help make the development occur. Also, communities participating in a TRID program get first priority for state grant monies.

Mr. Don Main, MM Architects Inc., reviewed the monthly change orders for the Marcus Hook Elementary School renovation project. He said the only change order for board consideration was for roofing modifications in the gymnasium area due to water damage, rotted areas in the top roof area, sidewall damage in the area above the old main entrance on the side of the building, and the top of the roof around the perimeter of the building where materials came loose from the old masonry. The submitted change order value is \$920.00. Mr. Main said there were two items that could be deducted due to the condition of the roof—the amount of paper insulation required, \$4,000.00; and due to the condition of the insulation in place, they could reduce some of the insulation required and still meet the energy requirements, \$3,200.00. Regarding the renovation project, Mr. Main said inspections are ongoing at the building, all furniture has been delivered, one final punchlist review will be scheduled, and the gym floor has been completed. Mr. Main said he expected the Occupancy Certificate to be ready in about one or two weeks.

Regarding the upcoming high school restroom renovation project, Mr. Main said bids would go out April 28 with a deadline of May 14. The demolition of the old Hilltop Elementary School would go out to bid May 1 with a deadline of May 14. The proposed high school auditorium renovation project is scheduled

to go out to bid June 12 with a deadline of July 2. He added that the bid packages would represent the options chosen by the board.

Bill Taylor of Creekside Village spoke to the board about the proposed high school auditorium renovation project and the budget.

Dave Schreiber, Creekside Village, addressed the federal stimulus funds.

Carl Gorsham, 32 Bentwood Road, spoke about the TRID project and its real impact on the budget.

Frank West, Creekside Village, spoke about getting the best value for taxpayer dollars.

Paul Amand, 928 Galbreath Avenue, addressed the issue of the high school auditorium renovation options and bond refinancing options.

John Medlow, Creekside Village, spoke about funding from gambling monies.

Ed Melton, Creekside Village, spoke about the TRID project and the possibility of constructing commercial instead of residential property.

Kathy Medlow, Creekside Village, talked about school tax rates and the tax base.

Laura Scheiber, Creekside Village, expressed concerns about increased property taxes.

Jackie Mace, Creekside Village, said she thought air pollution from refineries would prevent people from buying property in Marcus Hook Borough.

Tom Egan, Creekside Village, said he thought the TRID project might not be successful in attracting residents.

### **Review of preliminary agenda**

Ms. DiMarino reviewed Sections A and B of the preliminary agenda<sup>\*</sup>; Ms. Lion reviewed Section D. Regarding the Items for Discussion—2008-2009 budget update—Ms. Lion said that she is reviewing the shortfall revenue items, which include transfer and real estate tax. 2009-2010 budget balancing initiatives—Ms. Lion said there are areas being reviewed for reduction by administration. She said there is still uncertainty regarding basic education funding, and a healthcare coalition is being looked at to reduce medical benefit costs. FCC two-way radio replacement proposal—The radios will replace the old two-way radios used for security purposes in the building. Approximate cost is \$32,000 for twelve radios per building. Hilltop demolition—Ms. Lion explained that there is an underground oil storage tank that was damaged during construction of the new building. Environmental Control Systems looked at the tank and determined that there was no major leakage and recommended that it be removed before the old school is demolished.

Ms. DiMarino reviewed Section E with questions and comments as noted: E4b and E4c—Mr. Hurt asked why these items are just being put on the agenda now with effective dates in February and March; Ms. DiMarino said she would find out. E7—Mr. Ambrosino asked if the IT department would need summer helpers this year; Ms. DiMarino said two part-time helpers have been included in the budget.

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<sup>\*</sup> Copy with original minutes

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Regarding Section F, Ms. DiMarino noted that item F1 would be a voting item.

### **Other issues**

Mr. Lawler asked about scheduling the tour of the high school; Ms. DiMarino said she would look at dates next week and make sure the tour would not interfere with any after-school activities.

Ms. Lion said she would be scheduling a tour of the newly renovated Marcus Hook School.

Mr. Lawler asked if there was an executive session after this meeting; Ms. DiMarino said she required a brief meeting with the board to discuss some items.

### **Adjournment**

On a motion made by Mr. Hurt and seconded by Ms. Koch, the meeting adjourned at 10:09 p.m.

William J. Lawler III, Secretary  
Chichester Board of School Directors