



**Board of Education - Meeting Minutes
Facilities Subcommittee - “Committee of the Whole”
May 18, 2023 5:00pm
Powell 9th Grade Academy - Media Center**

Committee Members:

Anita Banach
Chris Young
Mike Antoine

District Representation:

Chris Storm, Director of Operations
Todd Robinson, Superintendent
Vicki Laseke, Exec. Director of Business Serv.
Mark Nelson, Exec. Director of Technology
Rob Murray, Director of Teaching & Learning

Guests:

Brent Bohlinger, Barton Malow
Mike Tollis, Barton Malow

I. Call to Order – Roll Call

5:03 called to order. (Young late with notice. Conner absent with notice)

II. Discussion Items:

A. Technology Projects Update

1. Two-way radio project
 - a) Power supply - generator support

A meeting was held with the township regarding the two-way radio project. They will be utilizing the tower on 36 Mile to gain better coverage. There may be a need for an upgraded generator.

There will be a resolution for the Graphic Design lab in the board packet.

B. 2016 Bond Project Update

1. Transportation Bldg.
 - a) Former garage removed

The Transportation Dept. is officially in the new building. The former garage was leveled and removed.

- b) Base coat of asphalt done - final coat June 12-14

The final coat of asphalt will be done June 12th and will take about 3 days, weather permitting. The buses should be able to be back in the lot by mid-week.

- c) In-Floor Lift, Bus Wash

The In-Floor lift has been on back order and is expected in late May/early June and will be installed when received. The bus wash is expected to be up and running for the start of summer. It will use city water with a water softener. The power will need to be off for a few hours while it is being installed. Jodi Marshall will provide training for the bus

drivers to utilize the bus wash. Dr. Robinson hopes to hold a training session or meeting at the Transportation Dept. to give everyone a chance to see the new facility.

C. 2021 Bond-

1. New Construction-

a) District Summer Abatement Proposal

-Croswell, Indian Hills and Powell-Door replacement

The summer abatement project documents will be provided in the board packet. Nova environmental helped with the process and provided a recommendation. Bids were opened last week and the lowest bidder was selected.

2. Renovation-

b) Elementary and Croswell Furniture Replacement Proposal

-Elementary Special Education and Young Fives

-Croswell Part 1- 300 Hallway (Fall 2023)

Documents pertaining to the furniture replacement projects will be included in the board packet. Special ed classrooms will have the same furniture across the district. The costs may vary due to the number of classrooms at each building. The classrooms will have furniture of different heights, a robin's nest (a calming area for students) and light tables will be ordered. The teachers have opted for individual desks and chairs rather than group tables.

Furniture invoices and costs were shared. Furniture will be delivered over the summer. Hevel has summer school which will affect their timeline.

The 1st phase of Croswell furniture is included in this proposal. Floor Plans were shared. Some furniture has been bought thru GSRP funds, they will keep that and appropriate that into the building. Preschool furniture will be a mixture of colors which will support instruction. This building is a complete floor to ceiling renovation - windows, HVAC, doors etc. – but will be ready for them to start in September. NBS provided a recommendation letter.

c) District wide doors and hardware replacements (HS, Hevel & Powell)

Middle school doors and hardware has been completed. We are close to having the district standard throughout all our buildings which improves safety & functionality. The last of the equipment will be delivered in late June/July and should be done by the start of school.

D. Sinking Fund-

1. Summer Roofing Project-

a) Middle School mechanical room roofing repair - change order to replace 1/3 of section 26b **(\$79,960)** - Lutz Roofing

An extensive roofing project was planned however, a large area of the RMS roof in need of repair was not addressed. A new quote was requested from contractor. A resolution for a change order will be in the packet.

E. Directors Report-

1. Provided Forklift, Scissor Lift and Bucket Truck training for operations staff. (certificates issued)

Training was provided for our large equipment. Certificates were issued and the training is good for 3 years. The trainers did a good job on teaching how to operate these machines safely.

2. Operations Department - *Equipment Replacement Plan*

The district has fallen behind on equipment purchases. We will begin replacing some of our equipment. Hard to find equipment – a pick-up and snowplow will be in packet for Monday.

3. Operations Equipment Purchase Proposal - *Pickup Truck and Plow*

Equipment has been hard to find. A pick-up and snowplow will be in the packet for Monday. These funds will come from the General fund.

4. ABM Custodial Services - *2023-2024 contract extension*

Our recommendation is to extend the contract for 1 year. It will include an additional 2 FTE's which will align with the original agreement. In the fall we would decide if we want to go out for a full bid (ABM would have the option to bid) which may be beneficial for us. We had some previous conversations with ABM about the level of service and it has gotten better now due to being fully staffed.

5. June BOE Study Session- *Construction Update (Group 1 progress/Group2 design)*

Mr. Bohlinger & Mr. Tollis will give the board a full update on Group 1 projects with pictures or a video of the 3 main construction sites. Dan Jerome will also be there. Updates will be given on STEM and robotics and softball fields.

F. Future Action for the BOE-

1. Committee Report to Board: May 22, 2023
2. Future Resolutions: (anticipated timeline/dates)

Resolutions for the ABM contract extension, classroom furniture, abatement project, operations equipment purchases and change order to roofing project are on Monday's meeting agenda. Documentation for these will be provided in the packet tomorrow.

May 22 - Regular Meeting:

ABM Contract Extension
Classroom Furniture
District Summer Abatement Project
Operations Department Equipment Purchase
MS Roofing - change order

III. 297 Prospect Discussion:

- A. Informational Update- *May 8th Finance Committee Meeting*
- B. Citizens Group Presentation - *Mr. Richard Cory*

Dr. Robinson explained that conversation took place on the 297 Prospect Property for over an hour at the last committee of the whole meeting. He gave a complete summary of what led to this district asset. He spoke of the multiple meetings that took place (historical commission,

village leadership, facilities and finance committee meetings) to come to the decision of putting out an RFP.

Mrs. Laseke explained the RFP Process. The RFP went out on 2-15 and proposals were received. Developer interviews took place. Final and best offers were due April 19th. SDC Ventures had the best offer. At the May 1st BOE meeting some citizens raised concerns. The attorney researched the deed and found no usage restrictions on the property. All the information on the proposals were reviewed and all communications from citizens have been read.

Executive recommendation – they are going through negotiations with the developer and attorney. When they reach a satisfactory outcome, it will come to the board (May 22nd meeting). The closing could take up to 1 year. The money will be deposited into a capital projects account.

IV. Public Comment

Mr. Richard Cory stated the district has no history of selling property to developers. He gave examples of former school properties now being used for public use – Washington property was turned into a Museum, an old grade school is now the Administration Building and a former playground is now blacksmith property. He mentioned kids collecting cans and bottles to build a skateboard park. He mentioned urban farming and mobile houses at the last meeting. He contacted Jerry Santoro who mentioned adaptive ecological uses with his dept. of planning and economic development to look at other possibilities. He asked for a survey to be put out to see what people want.

David Miller – Has lived on Chandler street for 16 years. Has concern with the property and the communication regarding the property. Asked why RFP was such a short window. Concerned with the historic nature - the ordinance speaks of the historic nature. Unhappy with backyards up against existing houses. Mentioned the undertone of equality – putting up smaller homes and mentioned putting in a park is socially responsible and would be available to the public.

Elizabeth Miller – Stated there is no such thing as too many parks. Expressed concerns with the communication pertaining to the property. Since the demolition they were told that there wasn't anything in the works but based on conversation, there were things in the works. No for sale sign ever went up. Stated the viable plan is to please not sell it and allow another RFP and design team the chance to bid.

Brian Minton from 280 Prospect St. - He had emailed Vicki for results of RFP and was told he would get an email but never received it. He FOIA'd the information and was told they requested a 10 day extension which would be on 5-23, the day after the meeting. He asked that they make sure they take the zoning commission into consideration. He asked that they put it out again to the public because there are other investors interested in buying it.

Mary Hummon from 200 Church St. – Mentioned charm, beauty and the important assets of our village. She mentioned protecting that asset should be a priority and there is a disconnect if a mini sub is put on this historic site. Expressed concern with the lack of communication which allowed the public no input. Mentioned two important monuments on that property – a maple tree in memory of Jaimee Gillespie who tragically died. Stated we need to honor her memory. Also, the Monday club has a monument there regarding the U of M branch.

Thomas Ridley from 307 Chandler - Mentioned the passing of a generous bond issue by the community and in repayment they are looking at 17 houses being placed on that property that no one wants to see. The RFP shows houses on top of a former road and when he spoke to Cindy Wilson, she stated she would not allow a house to be put there.

He stated there is mention of the houses needing to be aesthetically comparable and asked what that means. Romeo is historical and there is no mention of Romeo being a historical district in the RFP.

Matt Skelly from 261 Church Street – Stated the key reason for moving here was the historical aspect. The property has been in the hands of the school over 100 years and a focal point for the community. The decision is as important as it was 100 years ago and will be for the next 100 years. Feels it's appropriate to pause and ask the community for participation. This is a village impact. Replacing it with high density homes would be a shame.

Robin Wing – His backyard lines up to property. Stated it's not just about surrounding neighbors, it's about Romeo and it's visitors. The proposal shows backyards facing Chandler. There will be lots of fences and it will not look good at all. We have the ability to have a park. Once the decision is made, we can't go backwards. We have an opportunity to do something special.

Jason Fultz from 201 N. Main – Asked the board to consider a collaboration with their committee with the heritage of freedom park to honor and preserve their history. There should be public debate and discussion. He mentioned the research is off on the deeds and stated we have to honor what was given to us.

Franco Fellino from 253 Chandler St. – He has moved more than 15 times and is now stationed at Selfridge. They finally chose their forever home. Their main goal was to find a location to avoid suburban areas. The charm, character and absence of subdivisions is what they wanted. He was very disappointed to hear that the view from his front door could be 9 backyards and 17 inward facing homes - that doesn't come close to the aesthetic characteristics of Romeo. Feels the Village residents were left out of the discussions and a miniature subdivision here will scar Romeo forever.

Michael Hummon from 308 Prospect - Has been in the community for 30 years. Feels the plans were not transparent. He strongly agrees with what others have said and would like it used as an educational asset or open for the residents in Romeo.

Dr. Robinson reflected on the process. They kept the wishes and aesthetics in mind. There was a lot of conversation with the developers. They asked questions about aesthetics and looked at floor plans. He agreed that the site plan with all the backyards facing in one direction would not be acceptable and asked the developer to reconsider that. They are still working through this and hoping to see something different. Storm water, street easement & materials have all been part of the conversation. More affordable homes are a viable option but they do not want to change the looks of the neighborhood.

V. Adjournment – 6:55 pm

Eichhorst moved, Antoine supported.