


LEICESTER MIDDLE SCHOOL – JOINT MEETING WITH SCHOOL BUILDING COMMITTEE, SCHOOL COMMITTEE, FINANCE ADVISORY BOARD, PLANNING BOARD AND SELECT BOARD				MEETING MINUTES	
Leicester High School Library		APPROVED 07/09/19			
June 27, 2019					
6:30PM					
ATTENDEES/ DISTRIBUTION:					
NAME	ASSOC.	PRESENT	NAME	ASSOC.	PRESENT
Mark Armington	LMS-SBC	Y	Sarah Bayer	Community	---
Jeff Berthiaume	LMS-SBC	Y	Eileen Boisvert	Community	---
Tina Boss	LMS-SBC	---	Tim Hickey	Community	Y
Harry Brooks	LMS-SBC	Y	Sandra Wilson	Select Board	Y
Chris Clark	LMS-SBC	---	Rick Antanavica	Select Board	Y
Chris Fontaine	LMS-SBC	Y	Dianna Provencher	Select Board	Y
David Genereux	LMS-SBC	Y	John Shocik	Select Board	Y
Tom Lauder	LMS-SBC	Y	Sharon Nist	Planning Board	Y
Kristina Looney	LMS-SBC	Y	Jaymi-Lyn Souza	Planning Board	Y
Paul McCarthy	LMS-SBC	Y			
Dennis McGrail	LMS-SBC	---	Tom Murphy	NV5	---
Joyce Nelson	LMS-SBC	---	William Cunniff	NV5	Y
Jim Reinke	LMS-SBC	Y	Melissa Gagnon	NV5	Y
Marilyn Tencza	LMS-SBC	Y	Regan Shields Ives	Finegold Alexander	Y
Cady Maynard	LMS-SBC	---	Christopher Lane	Finegold Alexander	Y
David White	LMS-SBC	---	Tony Hsiao	Finegold Alexander	---
Dorothy Ann Dudley	Finance Advisory		Beth Percy	Finegold Alexander	---

While individual members of the Finance Advisory Board and Planning Board were in attendance, neither Board achieved a quorum. Sandy Wilson, Board of Selectman Chair, convened the Select Board meeting at 6:35PM.

1. Call to Order

Mr. Brooks called the Joint SBC meeting to order at 6:35PM.

2. Introduction of Invited Committees and Boards

Introductions were provided by members of NV5, Finegold Alexander, Leicester School Building Committee, Leicester School Committee, Leicester Finance Advisory Committee, Leicester Select Board, and Leicester Planning Board.

3. Monthly Approvals

MOTION: Mr. McGrail moved, seconded by Mr. Armington to recommend approval of the 06/06/19 meeting minutes.

The Committee voted unanimously to approve the meeting minutes.

4. Review Preferred Option for Leicester School Building Project

Marilyn Tencza provided opening remarks. It was noted that it is important to have the various Committees and Boards in the same room to make sure that everyone is on the same page and hear feedback from one another. There is an upcoming deadline on 7/09/19 when the SBC will meet again to vote to submit the Preferred Schematic Report (PSR) to the MSBA the next day, on 7/10/19. The SBC will vote on the preferred option, whether the new school will be for grades 5-8 or for grades PreK-8. It was noted that based on the Johnson Roberts studies, it would be the most advantageous option to build a new facility for grades PreK-8.

NV5 provided an overview of the MSBA Core Program Process Overview. It was explained that the MSBA is a funding partner for the project. According to the MSBA process, the current project phase is considered Module 3: Feasibility Study. This phase includes submission of the preferred alternative, which is upcoming on 7/10/19. Following the submission is an MSBA meeting on 8/28/19 when the Board will vote to approve the project to move to the next phase, which is Module 4: Schematic Design (SD). The SD phase would culminate with another MSBA Board vote in April 2020. The local vote for funding approval would be scheduled at Town Meeting in April 2020 (2/3 majority). An additional vote is required at Town Election, which is a simple majority.

In the event the vote fails – there is an option to schedule another meeting to re-vote the same project. The Town would have 120 days from the February 2020 MSBA Board meeting to secure the appropriations and votes.

It was noted that back in 2017 when the MSBA invited Leicester into the eligibility period, less than one out of five applicants that submitted that year were invited in.

Finegold Alexander provided an overview of the Educational Visioning process, which included three (3) workshops. It was noted that “Two schools under one roof” was a common thread resulting from the visioning sessions. Essentially, there was a consensus for an upper and lower school connected by shared common spaces, all under one roof. Particular program areas could be shared with the community during after school hours and on weekends, while keeping the non-shared spaces separate.

A total of eleven (11) design configurations have been studied to date for the various grade configurations: 6-8, 5-8 and PreK-8. The studies include a code upgrade only and an addition/renovation. Also, for all three (3) grade configurations, the following diagrams were studied: “track”, “street” and “wings.” Floor plans were prepared and presented for the PreK-8 option in the “wings” configuration.

NV5 walked through the various design options and provided an overview of the associated costs relative to the Total Project Budget, District and State shares and the Annual Real Estate Tax Impact. NV5 also provided an overview of cost categories, which would be eligible for reimbursement.

A member of the SBC noted that benefits of a new school include the following: 1) Efficiency, 2) Safety, 3) Community Improvement, 4) Increased Property Value, 5) Community Use and 6) Financially Responsible Choice.

The condition of the Primary School was discussed in terms that it is unlikely the building will last another ten (10) years.

NV5 noted that the MSBA asked the District if they could post the Leicester Public Schools Education Plan as a model to put on their website for other districts to follow.

It was noted that the district maintenance plan would increase the reimbursement rate by 1.5%. The more sustainable and green the building design, would add up to 2.0% reimbursement. At a minimum, the building will be LEED certified.

The project website: www.leicesterbuildingproject.com contains all meeting agendas, meeting minutes, presentations, and project history including letters from the MSBA inviting the Town of Leicester into the eligibility phase.

5. Comments from the Leicester School Building Committee

A member of the SBC noted that an addition/renovation option would require temporary classroom space for which costs would not be reimbursed by the MSBA.

The District has an opportunity to have a new building for close to .52/\$1, which has an anticipated life expectancy for 50 years plus.

Marilyn noted that per the MSBA, FFE (Furniture, Fixtures and Equipment) co-ops are an option now through the MSBA (teaming up with other Districts when purchasing furniture). This option would help to reduce the FFE costs.

6. Comments from the Leicester School Committee, Board of Selectmen, Finance Advisory Committee and Planning Board

A member of the School Committee talked about the potential loss of field space, even with a 6-8 or 5-8 design configuration. It was noted that in the event the Primary School is demolished, a soccer field could be constructed in its place. A comment was made that it is the intent to renovate the football field and track.

Members of the Select Board noted the following:

- Codes and regulations will need to be addressed by DEP and MEPA.
- Per request, NV5 will post the Geotech report to the project website noted above.
- Potential safety concern about breakout spaces. FAA noted that students would not be isolated as they would be in a supervised area outside of the classroom. A security kick off meeting is scheduled on July 30. The security consultant is the same consultant who was involved with the rebuild of Sandy Hook.
- With regard to the total number of classrooms, there would be 4 classrooms per grade, except for the 2nd grade. 930 students has been determined by the MSBA to be an accurate projection, factoring in potential growth in the student population.
- The Pre-K would move from the High School to the new building.

- What is the plan for the re-use of the Primary School? There is concern that another school building will be abandoned. As of now, the School Committee does not have plans to turn the Primary School building over to the Town. Marilyn will reach out to area collaboratives to seek out interest.
- If the project passes Town vote, will debt exclusion #6 which the Town is currently paying for. David Genereux explained that the school would have a temporary debt through 2023. The interest rate on a temporary loan is less than the interest rate on permanent debt, plus there is no principal payment. After current debt exclusions are paid for, the permanent debt would kick in.
- In the event any fields are removed from the site, may present a barrier for students who want to play after school sports.

Members of the Finance Advisory Committee noted the following:

- Gymnasiums at all the schools are used throughout the year for school use. Currently, the only gym available to the Community is at the Town Hall.
- FAA noted that the auxillary gymnasium is the only program element which is not included in the MSBA space program guidelines. This space would be open and accessible for community use.

7. Public Comment

Lindy Colby, a member of the Friends of Leicester Middle School, spoke in favor of the preferred option, grades PreK-8 and believes that a strong school will help build a strong community. The Friends of Leicester Middle School The Friends group is developing a grass roots campaign to help spread the work to the Townspeople. Many years and hundreds of hours have been invested in this project. This project is a great opportunity to move the Town forward. A NO vote will not be a possibility.

The question was asked whether the new school building will be designated as an emergency shelter. The need for a generator will be determined in the next phase of the project.

It was suggested that potential future expansion should be considered into the design.

8. Upcoming Meetings

The next SBC meeting is scheduled on 07/09/19 at 5:30PM. Note: A quorum is needed for this meeting to VOTE the submission of the PSR to the MSBA.

9. Adjournment

The meeting was adjourned at 8:10PM.

Note: At the close of the joint meeting, Rick Antanavica, made a motion to adjourn the Select Board meeting. Seconded by Harry Brooks, the motion carried 4-0-0.

Prepared by: Melissa Gagnon, NV5 [End of 06/27/19 Meeting Minutes]