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**APPROVED**  
**Public Session**  
**Pelham School Board**  
**Workshop/Business Meeting**  
**Pelham Elementary School**  
**January 27, 2010**

**School Board Members:** Eleanor Burton-Chair, Linda Mahoney,  
Lorraine Dube; Deb Ryan; Cindy Kyzer  
**Superintendent:** Dr. Frank Bass  
**Assistant Superintendent:** Roxanne Wilson  
**Business Administrator:** Donna Clairmont

Chairman Burton called the public session to order at 7:28 pm. All those in attendance stood for the Pledge of Allegiance.

**Marinace Presentation**

Mr. Paul Marinace stated this presentation was modified slightly from the one made to the Board a few years ago. Noting they were looking to reduce costs in this version, by eliminating one little area of classrooms. He stated there is space on the site to easily add an auditorium and classrooms in the future. He stated the existing facilities at the current High School site also count toward total required state acreage rules.

**Highlights from Presentation:**

Site development is easy because of flat topography and sandy subsoil (no ledge). Stating it is one of the easiest sites you will find in terms of site development and construction. Parking, drop offs and building are optimally laid out. Public spaces can be isolated. Five classrooms were eliminated from original plan based on square footage reduction.

Mr. Marinace noted they are still at a comfortable utilization rate of 80% which equals classrooms for 954 students. There is a good margin of expansion before an addition would be needed – looking out 20+years. 80% is a comfortable rate for people to move around. A standard type of scheduling is used for daily purposes.

Richard Tarpey stated that in 2008 a School Board member felt there wasn't enough land to support a high school and he wanted clarification of this. Mr. Marinace responded by stating there is enough land for technically more than 1200 students.

Linda Mahoney stated she was the School Board member who questioned this at the time and now questioned where the 32 usable acres comes from. Mr. Marinace responded by noting the State defines what the criteria is and that a survey was performed which indicates they have 32 usable acres. Mrs. Mahoney referred to a previous survey which stated there was 26 buildable acres. She noted her concern of not having enough space

1 for track; football field and tennis courts. She noted that students would have to move  
2 offsite for those facilities.

3  
4 Cindy Kyzer commented that the district paid a soil scientist to tell us what was usable  
5 and noted they stated we had 32 usable acres.

6  
7 Mr. Marinace stated, in his professional opinion, there are adequate buildable acres to  
8 build a high school.

9  
10 Rob Hardy commented that if they had to, they could use ball fields, etc. at the current  
11 high school site. Mr. Marinace stated there is plenty of acreage to build on the site.

12  
13 Lorraine Dube questioned Mr. Marinace as to who directed his firm to change the plan  
14 which was originally presented in 2008 and what type of criteria was used with regard to  
15 those changes. Mr. Marinace responded by stating there were discussions between Mrs.  
16 Sargent; the Facilities Committee and his firm. He stated he volunteered this very lean  
17 concept of a new building that had the essentials of the original plan.

18  
19 Mr. Scanzani addressed the board regarding the question of acreage. He noted there is 48  
20 acres on the property and that the property line goes to the middle of Golden Brook. He  
21 stated that a ball field could come closer to wetlands and that the state allows this. He  
22 stressed that all is well within any of the set back requirements of 26 usable acres.

23  
24 Mr. Marinace stated that most school districts do not have to add onto a new building for  
25 20 years. He commented that why build for 1000 students when you have 650 – he also  
26 took into account the possibility of more people moving into town to take advantage of a  
27 new school. Noting the town should easily get 20-25 years out of a new school before  
28 pursuing an addition.

### 29 30 **Conversion of Existing High School to New Middle School**

31  
32 Mr. Marinace spoke of recent changes from the State Fire Marshall's Office with regard  
33 to the requirement of a firewall. They are not issuing any waivers with regard to this.

34  
35 Eleanor Burton questioned if the firewall would be necessary if they do not do any other  
36 major renovations. Mr. Marinace stated they could do some very minor renovations and  
37 not have to build a firewall.

38  
39 Project Timeline of the opening of a New High School would be Fall of 2012.  
40 Project Budget Total for a new High School would be \$39,000,000 (including land).  
41 Project Budget Total for renovation of existing High School to Middle School would be  
42 \$5,500,000. Total for both projects would be \$44,500,00.

43  
44 Renovations to the existing high school do not have to be done at the same time in order  
45 to lessen the financial impact to the town.

1 In 2008, the proposal for both projects was \$50,781,000. Mr. Marinace assured the board  
2 that building for 950 students was what would be necessary at this time. Stressing he  
3 feels confident on this based on population projections.

4  
5 Mr. Scanzani also feels confident with the population projections.

6  
7 Linda Mahoney stated she appreciated Mr. Marinace coming before the board tonight  
8 which affords the board to be able to ask questions. She questioned the new plan as  
9 having been upgraded to accommodate 950 students and wondered how they were able to  
10 accomplish this without increasing the square footage and costs. Mr. Marinace  
11 responded by stating they did a quick look for the Budget Committee at the time and then  
12 studied it further and saw they could save three (3) classrooms and then looked at the  
13 utilization rate up to 80% which also gained a couple of classrooms.

14  
15 Mr. Marinace noted the parking had increased as well and that construction costs having  
16 actually declined in the past two years which translates to more building for the money.

17  
18 Linda Mahoney noted her concern that the numbers are changing and questioned if they  
19 knew how many teaching spaces they have in the current high school. Dr. Mohr  
20 responded to this by stating it is in the upper 30's and to keep in mind that gym space  
21 counts as two spaces as does the art room.

22  
23 Deb Ryan spoke stating that low construction costs have reduced the numbers; having  
24 30% state aid and low interest bond rates are making it much more feasible to build a  
25 new high school now than it was two years ago. She feels that waiting will cost the town  
26 more. Mr. Marinace agreed with these statements.

27  
28 Mr. Marinace spoke of possible ways to bond. He spoke of a 20 year capital appreciation  
29 bond at a 5% level debt. This would allow more people over many years to pay for the  
30 school. Other type of bonding is a 20 year level principal bond at 5%.

31  
32 Donna Clairmont stated for purposes of reading the Warrant Article, that it will be based  
33 on a 25 year bond. This will give the board greater flexibility to go with a shorter or  
34 different kind of Note if they choose at a later time.

35  
36 Donna Clairmont questioned if there was the ability to have the auditorium as an add  
37 alternate in the project itself. Mr. Marinace stated there is a small chance that it would  
38 come in that much under budget to be able to do that.

39  
40 With regard to the Chip Program from the State, they pulled those types of items out of  
41 the project but could more easily get those back in if the bidding came in even lower.

42  
43 Linda Mahoney spoke of a 2<sup>nd</sup> access road and questioned where it would go and what it  
44 would impact. Mr. Marinace explained that the 2<sup>nd</sup> access comes back to Windham Road.  
45 Mrs. Mahoney questioned if the entrance to the site would impact wetlands and  
46 questioned mitigation of this matter. Mr. Marinace stated they would get permits for that.

1 Mr. Marinace further noted that private land would not be encroached upon as the  
2 engineering was already performed by a civil engineer.

3  
4 Mr. Scanzani noted there is plenty of room on the town owned recreation site for a 2<sup>nd</sup>  
5 egress.

6  
7 Mr. Marinace noted there may be an agreement between the School District and owners  
8 of that portion of land with regard to a 2<sup>nd</sup> access.

9  
10 Deb Ryan spoke of doubt and issues and problems between two sides of the School  
11 Board. She asked for full board support for this project. She felt some members were  
12 putting doubt into the plan and it was not necessary to do. She stressed the need to work  
13 as a team.

14  
15 Linda Mahoney stated she had questions of Mr. Marinace and had a need to make sure it  
16 is a solid plan. She referenced the problems that Windham had with their 2<sup>nd</sup> access road  
17 to their high school and did not want Pelham to have the same problems.

18  
19 Cindy Kyzer stated it is her recollection that it is town owned land. She suggested having  
20 this looked at again and having an answer by Deliberative Session.

21  
22 Lorraine Dube asked Mr. Marinace who it was that asked him to speak at the Budget  
23 Committee meeting of January 7, 2010. Mr. Marinace stated he did not recall exactly.  
24 Mrs. Dube stated they were under the impression that the same 2008 plan would be  
25 presented that night.

26  
27 Mr. Scanzani spoke stating that the final plans still have to be done. He noted that the  
28 access area is on town land. He stated they would have to have a Clerk of the Works in  
29 place along with a Construction Manager in order to make decisions. These people  
30 would come back to the board for a majority vote. Mr. Scanzani stressed that this site has  
31 been studied more than anything he could remember and is probably the most perfect  
32 building site in the state of New Hampshire.

33  
34 Mr. Tarpey questioned if the costs of going green was weighed out when they took this  
35 piece out of the project. Mr. Marinace stated they were looking at minimal costs first and  
36 noted that some of those items could provide a reasonable payback.

37  
38 Lorraine Dube addressed some members of the public and requested they keep dialog  
39 polite and that they can agree to disagree.

40  
41 Linda Mahoney requested that the wording at the top of the Marinace plan of 1/27/2010  
42 not be labeled as a Pelham School District Master Plan until they have kindergarten and  
43 preschool situations addressed as well. Mrs. Burton noted this.

44  
45 Sheila Marcoux addressed the board stating this is a great opportunity that they need to  
46 take advantage of now.

1  
2 Cindy Kyzer questioned how many middle school students could fit in the current high  
3 school as it stands. Mr. Marinace responded stating it can easily handle 500 students (7<sup>th</sup>  
4 & 8<sup>th</sup> graders).

5  
6 Deb Ryan questioned how much it would cost to perform life safety issues at the existing  
7 high school sprinklers, etc. . Mr. Marinace stated those costs would roughly be \$2million.

8  
9 Marinace Architects are aware of the life safety upgrades performed already at the high  
10 school.

11  
12 Mr. Tarpey feels that the kindergarten issue could be solved by doing all these projects.  
13 He stated the town should have gone the economical way of a co-op but now this is  
14 Pelham's only solution and that it will be a lot less money now than in the future.

15  
16 FIVE MINUTES RECESS (9:07pm)

17  
18 **Good News**

19 Pelham Elementary School – Linda Mahoney – Kelly Masiello's Kid's Care Club are  
20 helping others by collecting money for Haiti. Students and staff at PES will be  
21 encouraged to wear a hat to school and pay \$1. Money collected will be sent to the Red  
22 Cross.

23  
24 Pelham High School – Deb Ryan – Read the names of the 2009-2010 recipients of the  
25 Senior Academic/Athletic Award. In order to qualify for the award, the students must be  
26 a high school senior and have a B+ or better grade point average; letter in at least two  
27 varsity sports and participate in community service activities and serve as a role model to  
28 their peers. A record 26 students will receive this award certificate from Governor John  
29 Lynch.

30  
31 **Consent Agenda**

32 Motion to accept as amended the non public minutes of 12/16/09; 12/30/09; 1/5/10;  
33 1/7/10; and 1/13/10 was made by Cindy Kyzer with a 2<sup>nd</sup> by Lorraine Dube. 5-0.

34  
35 Motion to accept as amended the public minutes of 1/13/2010 was made by Cindy Kyzer  
36 with a 2<sup>nd</sup> by Lorraine Dube. 5-0.

37  
38 The non-public minutes of 1/5/10; 1/7/10 and 1/13/10 were sealed tonight via motion.

39  
40 On 12/30/09 a motion was made to unseal all minutes pertaining to Windham Road land  
41 discussions.

42  
43 Eleanor Burton read aloud the manifests to be signed.

44 Motion to accept the Consent Agenda was made by Cindy Kyzer with a 2<sup>nd</sup> by Deb Ryan.  
45 Approved 5-0.

46

1 Eleanor Burton noted a request for maternity leave was granted effective April, 2010.

2  
3 **Superintendent Remarks**

4 Dr. Bass was pleased to report that there is a general willingness of the land owners to  
5 sell their interest on the Windham Road site. The Pelham School District has authorized  
6 Dr. Bass to pursue agreements of the 31 out of 33 owners. He stated they are very  
7 excited about this and will proceed post haste. More information to follow as it becomes  
8 available.

9  
10 Dr. Bass spoke of bringing information to the board at future meetings regarding the  
11 grading system; homework policies, etc. which will create a better learning environment  
12 for students.

13  
14 **Warrant Articles**

15 Donna Clairmont asked for direction from the board with regard to preparing handouts  
16 for the community during Deliberative Session.

17  
18 Eleanor Burton noted that in the past, they had information sent out in the “voter’s guide”.  
19 A past copy for reference purposes is probably available at the SAU. It was noted that  
20 Adam Steel has helped the School Board in the past with regard to this. A hundred  
21 copies should be prepared for Deliberative Session.

22  
23 **School Handbooks** – The board will review these and bring any suggestions forward.

24  
25 **Monthly Budget Reports**

26 Donna Clairmont with bring forward at the 2/17/10, transfer request in order to insure the  
27 integrity of the budget.

28  
29 Donna Clairmont clarified and explained that people would not have a \$50 increase in  
30 taxes due to the budget error. She assured the board and voters that in the current budget,  
31 the moneys were allocated and have been paid for the current fiscal year. In terms of the  
32 budget, there was an oversight which resulted in the need to increase the budget by  
33 \$1,058,000. \$800,000 in impact fess will lessen this impact. It was noted that this would  
34 result in a \$.23 impact. She also noted there were some federal funds totaling about  
35 \$10,000 that were not accounted for which will also lessen the tax burden.

36  
37 Cindy Kyzer stated that some people think they spend the \$1million surplus but noted  
38 that they had a substantial increase in health insurance and retirement costs. She stated  
39 this went into contractual obligations. Donna Clairmont agreed that it is a bit confusing.  
40 She noted in terms of the current budget, the district did not spend \$1million thinking it  
41 was a surplus. She stressed that retirement increases are out of their control and noted it  
42 is an obligation.

43  
44 Roxanne Wilson stated she will be looking at a lot of NECAP data in the next few weeks.

1 **Correspondence**

2 January 11, 2010 Facilities Minutes Noted

3  
4 Linda Mahoney questioned if Marinace Architects charges fees to come in to do  
5 presentations each time. Dr. Bass will look into this and report back to the board.

6  
7 **Warrants**

8 Deb Ryan requested doing the following with regard to getting information out to the  
9 public: having the Facilities Committee host a “call-in” show along with some board  
10 members being present (people call in or email questions. She would also like some type  
11 of brochure or factual based flyer from the School Board to mail to people in Pelham.  
12 Dr. Bass stated they have a right to produce information stating what the values of such  
13 would be but cautioned that the board can not make it a campaign or slogan.

14  
15 It was noted the Facilities Committee has a brochure in progress and will present it to the  
16 board.

17  
18 Deb Ryan would also like to have articles in the newspapers based on where they are  
19 going what has been presented. Dr. Bass will start the ball rolling and direct them to the  
20 Chairman and the Facilities and Budget Committee for comments. Dr. Bass will set the  
21 tone of the articles.

22  
23 A press release of what was presented tonight will be made available on the website.

24  
25 The board supported the “call-in” show. Linda Mahoney wanted to be sure that every  
26 question got answered.

27  
28 Deb Ryan recommended that members tour Windham High School in the near future to  
29 share thoughts – she noted that their facility would obviously be different but thought this  
30 would be very helpful to all.

31  
32 Deb Ryan requested that the presentation made tonight be put on PTV.

33  
34 Cindy Kyzer stated she was in favor of the Facilities Committee on Tuesday the 16<sup>th</sup>  
35 meeting.

36  
37 **Board Reports**

38 Deb Ryan spoke of the need to support a School Resource Officer on the town side of the  
39 Warrant and would like to be able to speak in favor of this. The board agreed.

40  
41 Mr. Hollis addressed the board stating his committee had a schedule to follow and they  
42 requested a presentation of the school board at two of their meetings. Kathleen Sargent  
43 was asked to arrange this.

44  
45 Deb Ryan stated that unfortunately, due to time constraints and the need to clarify the  
46 land issues, this was pushed out through no fault of anyone.

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**Future Meetings**

February 3, 2010	Deliberative Session	PES 7:00PM
February 17, 2010	Business Workshop Meeting	PES 7:00PM
March 10, 2010	Business Meeting	PES 7:00PM
March 24, 2010	Business/Workshop Meeting	PES 7:00PM

Motion to adjourn the public meeting was made at 10:05 pm by Linda Mahoney with a 2<sup>nd</sup> by Cindy Kyzer. Approved 5-0.

Respectfully submitted – Diane Figaro