

**MONTROSE AREA SCHOOL DISTRICT**  
**BUILDINGS AND GROUNDS COMMITTEE MEETING**  
**JUNIOR-SENIOR HIGH SCHOOL**  
**COMMUNITY LEARNING CENTER**

**MEETING DATE OCTOBER 7, 2009 7:00 P.M.**

Mr. George Gow  
Chairperson

Mr. Michael F. Ognosky  
Superintendent of Schools

Building and Grounds Committee Meeting

October 7, 2009 Meeting began at 7 PM in the Community Learning Center in the Junior-Senior High School.

Board Members present included George Gow, Chris Caterson, Doug Wilcox, Gloria Smith and Mary Homan.

Administrators present included Rickie Clapper and Mike Ognosky.

**OLD BUSINESS:**

- **Update on Current Maintenance Projects:** Mr. Clapper summarized the current status of the various ongoing maintenance projects:
  - **Choconut Valley Elementary School:** The quotes have been received for the Choconut Valley Elementary School work on the entranceway. Both low quotes were from Mesko Glass in Scranton, Pa. Their quote of \$6,955 for the exterior doors and \$8,750 for the replacement of the current entranceway doors are both below the \$10,000 quote threshold. The work will be scheduled to begin in mid November. The work is continuing on the replacement of the lights in the pod area – there is only one pod left to change out. Also, air quality tests were run again by Asbestos Management, Inc. and the air quality tests in all four of the building pods showed either no detectable samples in the air (3 of the pods) or a sample of less than 1/3 of 1 % (First and Second grade pod). A sample of over 10 % is considered as a concern; so we are well below that number in all cases.
  - **Junior-Senior High School:** Air Temp has scheduled the boiler work valve replacement for completion this weekend at the Junior-Senior High School. As for the concession stand, Rickie has ordered all of the appliances for the building and they are either on site or in delivery. At the completion of that process, we will total the cost for the completion of the building – from excavation to construction to appliances – and provide an itemized summation for you.
  - **Lathrop Street Elementary School:** Two of the three sheds have arrived – one has replaced the current shed for the housing of the outside equipment at Lathrop Street; the other was placed at Choconut Valley. The third, when it arrives, will be placed on site at Lathrop Street as well.

**NEW BUSINESS:**

- **Consideration of Lease Proposal from Cabot Oil. for JSHS property:** Mr. Ognosky explained to those present that the District has been contacted by Cabot Oil regarding the potential of a gas lease on the High School Property. Copies of the draft lease were passed out and a discussion was held regarding the lease proposal. The current draft calls for a non-surface operations lease for the entire 177 + acres at the lease price of \$5,600 per acre and 21 % royalties. Mr. Ognosky also reviewed the addendum that was presented to Cabot and they are currently reviewing it for acceptance. Board members present felt that the addendum is an important part of the lease and needs to be included if final acceptance of the lease as presented is to be an agenda item for Monday night's meeting. Mr. Ognosky will contact the Cabot representative and explain the board's position – he report back to the board prior to the regular Board meeting on Monday,

October 12<sup>th</sup> and at that point a determination will be made as to whether to maintain the agenda item for consideration.

**OPEN FORUM:** Mr. Gow brought up the potential for a replacement of the current Administration Building as a future Buildings and Grounds item. The building is currently reaching 40 years of age – it was meant to be a temporary facility when it was put in year ago and its wear and age is beginning to show. As part of the discussion, other potential considerations were also brought up including the expansion of the gymnasium at Lathrop Street. Further discussion on any of these items will be held at future meetings.

Meeting adjourned at 7:38 PM

**Mike Ognosky**