

MINUTES
ROCKY POINT PUBLIC SCHOOLS
BOARD OF EDUCATION MEETING
January 11, 2006

Mrs. Thalen called the meeting to order at 5:36 PM.

Pledge of Allegiance

Present: Geraldine Thalen, President
Joseph Sanseverino, Vice President
Jane Bonner, Trustee - Trustee
Howard Gimple, Trustee
Michael Matera, Trustee
Carla L. D'Ambrosio, Ed.D., Superintendent of Schools
Sherry J. Alessandro, Asst. Supt. for Human Resources/Administration
Michael W. Ivanoff, Director of Finance and Operations
Irene Pedota, District Clerk

Absent: None

FAIRFIELD PROPERTIES PRESENTATION ON THE PROPOSAL FOR DISTRICT OFFICE

Mr. Steven LoSquadro, Mr. Gary Boxmire, and Mr. Gary Becker of Fairfield Development Corporation were introduced. Mr. LoSquadro explained that this planned retirement community project includes a proposal that was the result of a lot of give and take with the community over the better part of the last five years. Mr. LoSquadro announced that as a result of this discussion with members of the community, Fairfield Properties has agreed to build an administration building and an indoor pool, which will be donated to the school district to be used by the school district as it deems is appropriate. He further explained that the proposal for a planned development district (or PPD) is a vehicle under state law by which Fairfield will be allowed to give the community the benefits they need, and a contract would be entered into that would be supervised by the town.

Mr. Gary Becker explained that there were three steps involved in the approval process:

1. A pre-approval phase, which includes the initial application and discussion with the town and each of the town's departments;
2. The submission of an actual master plan to the town where re-zoning to a PPD is requested; and
3. The submission of detailed plans for development.

Discussion ensued:

- Mr. Matera commented that if the pool belongs to the school district, the community would not be allowed to use it because of insurance liabilities. Can the pool be built behind the high school? In addition, swimming could not be part of the curriculum because students would have to be bused to the pool.
- Mr. Kies replied that there isn't room on the existing fields.
- Mrs. Bonner asked what other schools have swimming as part of their phys ed curriculum.
- Mr. Kies replied that five of the schools that he contacted have swimming as part of their phys ed curriculum.
- Mrs. Thalen asked Mr. Guido if he had spoken to other districts to see how they feel about having a pool.
- Mr. Guido replied that some absolutely love having them, while others would love to be able to get rid of them. They all agree that it is a decision that requires

serious consideration. If the administration building and pool were built on school property, everything would have to go through the State Education Department.

- Mrs. Thalen asked what the chances were that Suffolk County would take ownership of the pool.
- Mr. LoSquadro replied that based on discussions with the community, their first thought was to give the pool to the school district/community. He doesn't know how the town or the county would feel about it.
- Mr. Johannesen added that this proposal was the product of a process that they went through where the community was polled and their first concern was that it would not negatively impact taxes and they also felt that the pool should be donated to the school district. No one wanted it to be donated to the town. He said that the community would be able to use the pool through various community education programs.
- Mrs. Bonner asked if there was an issue with the community being able to use the pool.
- Mr. Kies replied that the community did not use the fitness center in the middle school.
- Mrs. Bonner asked if the insurance company said that the community couldn't use it.
- Mr. Matera added that people would have to be hired to supervise.
- Mrs. Bonner replied that the community could pay a fee for using the weight room or the pool. She added that the weight room has been a bone of contention because the community was led to believe that they would be able to use it and then never was allowed to. This issue has never been addressed.
- Mr. Gimple asked how much the pool would cost.
- Mr. Kies replied that prices vary with the size and age of the pool. Additional staffing would include 30 to 50 additional mostly part-time personnel at a cost of approximately \$75,000.00; \$30,000.00 for chemicals, water, fuel for heating the pool, boiler maintenance; and the cost of adding boys' and girls' swim teams, including coaches, transportation and other fees would be an additional \$20,000.00.
- Mr. Gimple asked if that would mean \$125,000.00 per year.
- Mr. Kies said that a real cost analysis would have to be looked at.
- Mrs. Bonner asked what was the average age of the pools that he researched.
- Mr. Kies replied that two were under ten years old and some were older.
- Mrs. Bonner added that we have an added benefit with not having to pay rent (a half-million dollars per year) for the administration building.
- Mr. LoSquadro added that there would be no capital costs either for the pool or the administration building, since Fairfield would be paying for them.
- Mr. Sanseverino asked if most of the pools in the districts he researched were used for community education.
- Mr. Kies replied that they were used by community ed mostly during the summer for swimming, Red Cross lifeguard classes, etc.

- Mr. Kies added that liners had to be replaced every five to ten years.
- Mr. Sanseverino added that if the pool couldn't be used for the school, it wouldn't have any value to phys ed.
- Dr. D'Ambrosio added that while it is a great idea, the only students that would benefit from it were the students at JAE.
- Mr. LoSquadro said that JAE students could use it and eventually hope to be on a swim team.
- Mr. Johannesen added that while the pool might not be able to be used for high school phys ed, it could still be of value to the community and for school swim teams.
- Mr. Matera said that he sees that it will be a wash and not make money for the district. He doesn't believe anyone will use it during the summer since Rocky Point is a beach community.
- Mr. LoSquadro replied that the district would still be saving money by not having to pay rent for an administration building. In addition, the district will benefit from approximately \$400,000 in additional tax revenue from the condominiums. Most of the development will be retirement condominiums, with some affordable housing, and professional units.
- Mr. Matera explained that the people on the Board of Education are not against the project. They're just not sure they want to accept the pool that Fairfield is proposing to donate. Are there any additional benefits to the district?
- Mr. LoSquadro explained that Fairfield would like to give the community what it wants.
- Mr. Johannesen added that if the Board of Education made a case that there is some other project that they would like to see, he would like to present it to the developers. The community must be kept in the process.
- Mr. Matera said that while he understands that there were some members of the community who attended meetings with the developers, there are still many members of the community that have no idea that this is being proposed and wouldn't want the pool.
- Mr. Gimple asked what the community's recourse would be three years from now if the developer fails to live up to their promises.
- Mr. Johannesen replied that the town is responsible for making sure that the developer's obligations are met.
- Mr. Matera said that he believes that Fairfield will live up to their commitments and build a beautiful community because he has seen what they've done in other communities.
- Mrs. Thalen asked the representatives from Fairfield if they had any experience building with solar panels or solar heat for the pool.
- Mr. Boxmire replied that they did not and would have to find an engineering firm.
- Mrs. Thalen asked Mr. Mondello if he had any questions.
- Mr. Mondello said that he would like to see alternative energy use explored.

- Mrs. Thalen asked Fairfield to provide Mr. Mondello and Mr. Guido with copies of their plans.
- Mrs. Thalen commented that she heard somewhere that there was a possibility of buying the current administration building instead of building a new one and asked if anyone else had heard the same.
- Mrs. Bonner replied that she was under the impression that there was not a purchase clause.
- Mrs. Thalen stated that that wouldn't mean it couldn't be done, and asked if Fairfield was open to the possibility of purchasing the current building for the district.
- Mr. LoSquadro said that the organization is willing to go back to the community. The idea for the pool and the administration building came from the community. They won't have a problem buying the building if it is comparable to the cost of building one.
- Mr. Johannesen added that it would have to be condemned.
- Mr. Matera stated that he would rather have an administration building right on the district's grounds.
- Mrs. Thalen added that the community elected the members of the Board of Education, and they have an obligation to make sure that they make decisions that are in the best interests of the community.
- Mr. Sanseverino asked if the administration building would be ready to move into upon completion, or would the district be required to have any of the work done.
- Mr. LoSquadro replied that the building would be completely finished.
- Mrs. Bonner asked if there would be any state aid available for a pool or administration building.
- Mr. Guido replied that there would not be for the administration building and the pool would be the same as a gym situation. He explained that aid would only be available if the building was built with taxpayer money.
- Mrs. Bonner asked how the proposed administration building compares in size to the current building.
- Mr. Mondello replied that the current building is approximately 4,800 square feet while the new building appears to be about 8,000 square feet.
- Mr. Sanseverino had a question with regard to the number of units that were included in the plan: 243 units; 20% non-age restricted; all owner-occupied with the exception of the 8 work/live (professional) units.
- Mr. LoSquadro said that the town would not issue certificates of occupancy unless the builder met all obligations.
- Mr. Sanseverino asked if any of the units had garages. Mr. LoSquadro replied that there were some detached garages.
- Mrs. Thalen asked if a Friday morning meeting was still planned.
- Mrs. Bonner said that there were still several issues that need to be addressed – the pool, administration building, heating, etc.

- Mrs. Thalen said that it would be wonderful to have a pool, but she is not sure if it is best for the school district to own it.

There was no further discussion.

EXECUTIVE SESSION

At 6:52 PM a motion was made by Howard Gimple and seconded by Joseph Sanseverino for the Board of Education to go into Executive Session to discuss particular personnel matters. All in favor – Motion carried 5-0.

Respectfully submitted,

Irene Pedota
District Clerk

The Board returned to open session at 8:35 PM.

PERSONNEL

Upon a motion made by Michael Matera and seconded by Howard Gimple, the following resolution was offered:

BE IT RESOLVED, that upon the recommendation of the Superintendent of Schools, that the Board of Education accept the attached Personnel change. All in favor – Motion carried 5-0.

RESOLUTION FOR DISTRICT EMPLOYEE TO REPORT FOR AN EXAMINATION

Upon a motion made by Howard Gimple and seconded by Jane Bonner, the following resolution was offered:

BE IT RESOLVED, that upon the recommendation of the Superintendent of Schools that the Board of Education approve the following resolution:

WHEREAS, a certain employee made known to the Board of Education has recently exhibited unusual behavior in the discharge of his/her duties as a member of the teaching staff of the Rocky Point Union Free School District;
and

WHEREAS, such behavior has raised issues with respect to this employee's physical capacity to perform this employee's duties and responsibilities,

NOW THEREFORE, pursuant to Section 913 of the Education Law,

IT IS HEREBY RESOLVED that this employee is directed to report for an examination to determine his/her physical capacity to perform the duties required of such employee, the same examination to be performed by Dr. Erica Jurasits on or before January 31, 2006 or any adjourned date.

All in favor – Motion carried 5-0.

ADJOURNMENT

At 8:52 PM, a motion was made by Jane Bonner and seconded by Howard Gimple for the Board of Education to adjourn the meeting. All in favor – Motion carried 5-0.

Respectfully submitted,

Carla L. D'Ambrosio, Ed.D.
Superintendent of Schools