

**DOWNINGTOWN AREA BOARD OF EDUCATION**  
**Administrative Office James E. Watson Staff Development Room**  
**Wednesday, December 1, 2021**  
**6:30 p.m.**

**COMMITTEE OF THE WHOLE**  
**AGENDA**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. SUPERINTENDENT UPDATE – Dr. Lonardi**
- D. APPROVAL OF MINUTES – November 3, 2021**
- E. COMMITTEE REPORTS**  
**Personnel Committee Report** – *Chairperson: Director Ghrayeb; Vice-Chair: Director Gibson; Administrative Liaison: Dr. Duda*

Consent Agenda Items

- 1. Request approval of the Personnel Items**
- 2. Request approval of renewal of services with PAREAP for professional staffing recruitment postings**  
**Total Cost: \$1,099**  
Contract Dates/Length: 1/1/22 – 12/31/22  
Funding Source: Human Resources  
Budget Year: 2021 – 2022

**Curriculum Committee Report** – *Chairperson: Director Blust; Vice-Chair: Dr. MacNeal; Administrative Liaison: Dr. Chance*

Consent Agenda Items

- 1. Request approval for a renewal of a contract with Lori Vanderbilt LLC for Wilson Reading Systems services**  
**Total Cost: Individual: \$65; Group: \$50**  
Contract Dates/Length: 12/9/21 – 6/30/23  
Funding Source: Special Education  
Budget Year: 2021 – 2022; 2022 – 2023
- 2. Request approval of the 2021-22 Programs of Study for Downingtown High School East and Downingtown High School West**
- 3. Request approval of the 2021 – 2022 STEM Program of Study**

4. **Request approval of the 2021-2024 Comprehensive Plan**

5. **Request approval of the following one-time field trips:**

**Curricular:**

- a. STEM, (DHSE, DHSW) – Grades 9-12 – Chicago: Food and Community in the Windy City, Chicago, IL – June 14 to 19, 2023 – No days missed
- b. DHSE, DHSW, STEM – Grades 9-12, Spanish – Costa Rica, Panama, & Colombia – June 2023 – No days missed

**Non-curricular:**

- a. DHSW, STEM, (DHSE) – Grades 9-12, Ski/Snowboarding Club – Killington Ski Area, Killington, VT – March 4 to 6, 2022 – No days missed

6. **Request approval of the removal of the following items from school buildings for reallocation, donation, disposal, or sale:**

<b>Item</b>	<b>Building</b>	<b>Approximate Age</b>	<b>Reason for Removal</b>
Library Books	BH	10 years	Old copyright dates, low circulation, content or damage
Box of Dictionary Books	BH	14 years	Do not use
Library Books	BH	10 years	Outdated, Damaged
AP Spanish Textbooks	DMS	26 years	No longer used
File Cabinets	DMS	6 years	
Old Textbooks	DMS	16 years	Old Curriculum
Old Lift	DMS	10 years	Not Operational

Item	Building	Approximate Age	Reason for Removal
Level II Spanish Textbook CD's	DMS	15 years	Student Devices no longer support CD's

Action Agenda Items

1. **Request approval to purchase Wit & Wisdom materials, online access and professional development for K-2 ELA resource**  
**Total Cost: \$340,767**  
Funding Source: Curriculum Capital  
Budget Year: 2021 – 2022

**Technology Committee Report** – *Chairperson: Director Kring; Vice-Chair: Director Wisdom; Administrative Liaison: Dr. Mattei*

Action Agenda Items

1. **Request approval to purchase Cisco core network switches including all hardware, software, maintenance, service and support at the Trestle Place Network Operations Center (NOC), and for the sale or disposal of all end of life switches being replaced**  
**Total Cost: NTE \$300,000**  
Funding Source: Capital Budget  
Budget Year: 2021 – 2022
2. **Request approval to purchase expanded BoardDocs services to facilitate agenda, minutes, document and meeting management for a five-year term**  
**Total Cost: \$98,927**  
Contract Dates/Length: 7/1/22 – 6/30/27  
Funding Source: Operating Budget  
Budget Year: 2022 – 2023

**Finance Committee Report** – *Chairperson: Dr. MacNeal; Vice-Chair: Director Houghton; Administrative Liaison: Mr. Matyas*

Consent Agenda Items

1. **Request approval of an agreement with the YMCA of Greater Brandywine for pool usage for swim teams pending solicitor approval**  
**Total Cost: \$28.00/ hr per lane**  
Contract Length: 7/1/21 – 6/30/23  
Funding Source: Athletics Budget  
Budget Years: 2021 – 2022; 2022 – 2023

**2. Request approval of the following stipulation agreements. These were 2019 District initiated appeals. The settlements were the result of negotiations between the school district and the property owners**

- a. Parcel Number: 33-04-0064.0000  
 Owner Name: Target Corp  
 Property Address: 180 Eagleview (Milford Rd), Exton – Target  
 Total Current Assessment: \$6,493,000

Settlement based on the fair market value of \$22,000,000 for 2020, \$22,500,000 for 2021 and \$22,950,000 for 2022 with the annual STEB ratio applied.  
 Total increased revenue: \$300,631 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$22,000,000	\$22,500,000	\$22,950,000
Assessment Per Agreement	\$10,846,000	\$10,575,000	\$10,327,500
Increase in Assessment	\$3,903,000	\$3,632,000	\$3,384,500
Increase in Annual Tax Revenue	\$106,091	\$100,701	\$93,839

- b. Parcel Number: 40-02-0095.0200  
 Owner Name: P-Patch  
 Property Address: 1246 & 1248 Cornerstone Blvd, Downingtown – Bank Pad (Citadel)  
 Total Current Assessment: \$1,291,610

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.  
 Total increased revenue: \$12,547.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$3,000,000	\$3,100,000	\$3,100,000

Tax Year	2020/2021	2021/2022	2022/2023
Assessment Per Agreement	\$1,479,000	\$1,457,000	\$1,395,000
Increase in Assessment	\$187,390	\$165,390	\$103,390
Increase in Annual Tax Revenue	\$5,094	\$4,586	\$2,867

- c. Parcel Number: 33-04-0010.0400  
Owner Name: Hankin Group  
Property Address: 665 Stockton Dr, Exton – Office Building  
Total Current Assessment: \$2,360,000

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.  
Total increased revenue: \$47,876.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$5,850,000	\$6,400,000	\$6,500,000
Assessment Per Agreement	\$2,884,050	\$3,008,000	\$2,925,000
Increase in Assessment	\$524,050	\$648,000	\$565,000
Increase in Annual Tax Revenue	\$14,245	\$17,966	\$15,665

- d. Parcel Number: 33-04-0010.0000  
Owner Name: Hankin Group  
Property Address: 690 Stockton Dr, Exton – Office Building  
Total Current Assessment: \$2,749,960

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.  
Total increased revenue: \$20,323.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$6,150,000	\$6,450,000	\$6,500,000
Assessment Per Agreement	\$3,031,950	\$3,031,500	\$2,925,000
Increase in Assessment	\$281,990	\$281,540	\$175,040
Increase in Annual Tax Revenue	\$7,665	\$7,805	\$4,853

- e. Parcel Number: 32-03-0081.1200  
Owner Name: 260 Sierra Dr LP  
Property Address: 260 Sierra Dr, Exton – Office Building  
Total Current Assessment: \$4,829,680

Settlement based on the fair market value of \$11,625,000 for 2020 and \$12,100,000 for 2021 with the annual STEB ratio applied.

Total increased revenue: \$48,273.00 for 2020/2021 through 2021/2022.

Tax Year	2020/2021	2021/2022
STEB Ratio	49.3%	47%
Fair Market Value	\$11,625,000,	\$12,100,000,
Assessment Per Agreement	\$5,731,125	\$5,687,000
Increase in Assessment	\$901,445	\$857,320
Increase in Annual Tax Revenue	\$24,503	\$23,770

- f. Parcel Number: 11-09-0091.0000  
Owner Name: D-Town Associates  
Property Address: 441 Boot Rd, Downingtown – Industrial  
Total Current Assessment: \$1,877,800

Settlement based on the fair market value of \$6,085,193 for 2020, \$6,382,978 for 2021 and \$6,444,444 for 2022 with the annual STEB ratio applied.

Total increased revenue: \$89,960.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$6,085,193	\$6,382,978	\$6,444,444
Assessment Per Agreement	\$3,000,000	\$3,000,000	\$2,900,000
Increase in Assessment	\$1,122,200	\$1,122,200	\$1,022,200
Increase in Annual Tax Revenue	\$30,504	\$31,114	\$28,342

- g. Parcel Numbers: 11-09-0078.0000; 11-09-0078.0100; 11-09-0079.0000  
 Owner Name: D-Town Associates – Downingtown Tech Center  
 Property Address: Whiteland Ave & Acorn Ave, Downingtown - Industrial  
 Total Current Assessment: \$7,285,600

Settlement based on the fair market value of \$17,200,000 for 2020, 2021 and 2022 with the annual STEB ratio applied.

Total increased revenue: \$67,190.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$17,200,000	\$17,200,000	\$17,200,000
Assessment Per Agreement	\$8,479,600	\$8,084,000	\$7,740,000
Increase in Assessment	\$1,194,000	\$798,400	\$454,400
Increase in Annual Tax Revenue	\$32,455	\$22,136	\$12,599

3. **Request approval of the following stipulation agreement. This was a 2020 District initiated appeal. The settlement was the result of negotiations between the school district and the property owner**

- a. Parcel Number: 33-04G-0366.0200  
 Owner Name: LTK Associates LP  
 Property Address: 211 Eagleview Blvd, Exton – Chick-Fil-A  
 Total Current Assessment: \$744,680

Settlement based on the fair market value of \$22,000,000 for 2020, \$22,500,000 for 2021 and \$22,950,000 for 2022 with the annual STEB ratio applied.  
 Total increased revenue: \$22,476.00 for 2020/2021 through 2022/2023.

Tax Year	2021/2022	2022/2023
STEB Ratio	47%	45%
Fair Market Value	\$2,500,000	\$2,500,000
Assessment Per Agreement	\$1,175,000	\$1.125.000
Increase in Assessment	\$430,320	\$380,320
Increase in Annual Tax Revenue	\$11,931	\$10,545

Action Agenda Items

- Request approval of the District’s June 30, 2021 audited financial statements, including fund transfers and final budget**

**Facilities Committee Report** – *Chairperson: Vice President Britton; Vice-Chair: Director Kring; Administrative Liaison: Mr. Lauver*

Action Agenda Items

- Request approval to provide a PO to Johnson Controls Inc. under PA CoStars #008-145 to replace an existing Chiller and Cooling Tower at Brandywine Wallace Elementary School  
 Total Cost: \$320,000  
 Contract Dates/Length: 12/9/21 – 6/30/23  
 Funding Source: Capital Funds  
 Budget Year: 2022 – 2023**
- Request approval to provide a PO to Johnson Controls Inc. under PA CoStars #008-145 to replace one Cooling Tower at Downingtown Middle School and one Cooling Tower at Lionville Middle School  
 Total Cost: \$400,000  
 Contract Length: 12/9/21 – 6/30/23**



Funding Source: Capital Funds

Budget Year: 2022 – 2023

**3. Request approval to provide a PO to Michael Johnson Architect to create the bid specifications and design documents for the Roof Replacement at DASD Central Offices**

**Total Cost: \$52,000**

Contract Length: 12/9/21 – 6/30/23

Funding Source: Capital Funds

Budget Year: 2022 – 2023

Discussion Item

1. Additions to and enclosing courtyards at Downingtown High School East and Downingtown High School West to increase student capacity, in accordance with the KCBA proposal.

**F. ADDITIONAL ACTION OR DISCUSSION ITEMS**

1. Request approval of the 2022-2023 District Calendar

**G. PUBLIC COMMENT PERIOD** – The Downingtown Board of Directors encourages public comment from its citizens. Each community member may speak for a period of no longer than 2 minutes (per BP# 903). Please understand that this is not a time for dialogue with the board; rather the board will listen to all comments and consider them in further deliberations. Our individual e-mail addresses are on the website if you'd like to contact your individual board representative. We ask that you please direct complaints of a personnel nature regarding an individual employee directly to the superintendent.

**H. INFORMATION**

The School Board Meeting is scheduled for:

Wednesday, December 8, 2021 at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

The next Committee of the Whole Meeting is scheduled for:

Wednesday, January 5, 2022 at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

**I. ADJOURNMENT**