



**MINUTES**  
**SPRING GROVE AREA SCHOOL DISTRICT**  
**BOARD OF SCHOOL DIRECTORS**  
**BUILDINGS AND GROUNDS COMMITTEE MEETING**

**DATE/TIME of MEETING:** July 13, 2022

**LOCATION of MEETING:** Spring Grove Area Educational Services Center  
100 East College Avenue, Spring Grove, PA 17362

**ATTENDANCE:** **The following School Directors were in attendance:**  
Karen Baum, Rachel Rohrbaugh, Rodney Shearer (Committee Chair),  
Doug Stein, Doug White, Nicole Wilson

**The following Spring Grove Area School District personnel were in attendance:**  
Dr. George W. Ioannidis, Superintendent  
Dr. Steve Guadagnino, Assistant Superintendent  
Mr. Mark Czapp, Director of Business Operations/Board Secretary  
Mr. Bill Stiles, Facilities Director  
Mrs. Suzanne Sterner, Board Recording Secretary

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A Buildings and Grounds Committee meeting of the Spring Grove Area School District was held on Wednesday, July 13, 2022. Rodney Shearer, Committee Chairperson, called the meeting to order at 8:00 AM, noting six board members in attendance: Karen Baum, Rachel Rohrbaugh, Rodney Shearer, Doug Stein, Doug White, and Nicole Wilson.

**PUBLIC COMMENT**

There was no one from the public in attendance.

**BUILDINGS AND GROUNDS COMMITTEE BUSINESS:**

Dr. Ioannidis invited Mr. Stiles and Mr. Czapp to provide an update regarding current and future facilities projects.

***CURRENT PROJECTS IN PROGRESS***

Stiles reported the following:

- 1) The domestic water project on campus at SGI/Windy Hill will be ending as of July 14-15. Water service along Roth's Church Road is also being updated.
- 2) The second floor HVAC system at SGE has been installed.
- 3) The wiring has been completed for installation of the shelter-in-place locking system on doors of the three elementary buildings (using COPS grant funding). The Paradise, New Salem, and Spring Grove Elementary project is slated for completion by the start of the 22-23 school year.
  - a. COPS grant is not part of ESSER funding
- 4) (58) doors at the Middle School will be upgraded to include a pushbutton door-locking system, with a timeline for completion of late October – early December.
- 5) Paradise Elementary – (2) chillers; New Salem Elementary – (1) chiller and (1) condensing unit; High School Stadium Desert Aire System; installations slated for February-April 2023.

***UPCOMING PROJECTS TO BE DISCUSSED***

Czapp reported that the following are projects are slated for discussion and asked for the committee direction:

- 1) Access Roads  
Committee consensus was requested to engage architect/engineer to provide options (including placement, lighting, guard rails, fencing, etc.) and estimated costs to install an access road at the rear exit of the High School and an access road between the High School and SGE.
  - a. Options would include full time access road and part-time/emergency access road costs

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- b. The state budget includes an allocation of approx. \$160K to SGASD for safety and security; timing is good to propose the use of these funds for installation of the roads.
- c. Formal request to the board would be tentative for September to put out for bid.
- d. Recommendations for secondary access roads were received from law enforcement, 911, and other vulnerability assessments.

Consensus was given by committee members to move forward with engaging architect/engineer for permanent access road behind High School and options for permanent and/or emergency only access road between High School and SGE.

**2) Maintenance Facility**

Based upon recommendation of previous CAC, and with sale of Roths Church Road building to YMCA, the next step to relocating the maintenance department would be to engage architect/engineer to determine options for best placement.

- a. Timing of Krise Transportation access road proves beneficial to decreasing cost outlay for parking/driveway to new maintenance facility.
- b. Questions from committee members:
  - i. Can committee meet onsite before engaging architect/engineer? Yes. This was part of 2021 board facilities walkthrough and is on the docket for inclusion with the 2022 walkthrough.
  - ii. Have we considered other options before erecting a new building? Yes. Other buildings are not designed to house gas-powered equipment/vehicles, nor are parking/road conditions conducive to receive tractor-trailer deliveries.

Czapp will provide a list of needs for the maintenance building and include additional revenue sources based upon State budget, grants, and ESSERS funds, to be shared out at September 12<sup>th</sup> board meeting.

**3) Krise Transportation Property / Campus Road**

PennDOT has not yet responded to inquiries. The recommendation is to continue discussions.

- a. Updates will continue to be brought to the committee.
- b. Krise engineers will be invited to a future meeting.
- c. Czapp/Stiles will reach out to Traffic Resource Group (involved in connection road from stadium to Lake Road), per board member suggestion.

**4) Second Athletic Turf Field**

A donor is interested in providing funds toward the field project.

- a. Recommendation is to wait until it is determined where the road/s and possible maintenance building will be located before moving forward with turf field conversations.
- b. Updates and possible location for the field will then be shared with the committee and board.

**5) Paradise Elementary Property**

Paradise Township is interested in 22 acres adjacent to the Paradise Elementary building.

- a. Officials are willing to work with the district and install a secondary access road to the school, in addition to adding recreational ball fields and making them available to students for use at any time.
  - i. The secondary road would go from the building to Church Road.
- b. Paradise Township is willing to include first right of refusal in the agreement for the district to buy back the property if there is a sale.
- c. The Township's Grant funding is available now to make the purchase.

The August 8<sup>th</sup> School Board Meeting Agenda will include an Executive Session to discuss Real Estate after solicitors connect with the Township. A future meeting agenda will include an item for recommendation and discussion.

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- 6) Future Consideration of Secondary Access Road at New Salem Elementary  
a. After installation of secondary access roads at High School, SGE, and Paradise Elementary, New Salem Elementary is the only remaining district building that has only one entrance/exit. .

***UPDATE TO ROCKET WELLNESS CENTER***

Ioannidis reported ongoing meetings are occurring every other week with Everside. General contractors for renovation work are being considered. When quotes are received, an update will be brought to the board for consideration. Everside will be taking care of handicapped parking at the W. Jackson Street address, as well as windows, doors, etc. The district will cover costs to repair/replace the roof.

The target date for opening the Wellness Center holds at November 1<sup>st</sup>, the same time that the district's open enrollment period begins. The district and Everside have agreed upon and selected a nurse practitioner to lead the facility. That person has accepted the invitation to be onsite for the District Staff Opening Day exercises on August 17<sup>th</sup> and will be introduced to staff.

**PLANNING:**

Next Buildings and Grounds Board Committee meeting: August 15, 2022, 7 PM, at the Middle School in the LGI.

**ADJOURNMENT:**

Shearer concluded and adjourned the meeting at 9:12 AM.

**RESPECTFULLY SUBMITTED BY:**

Suzanne E. Sterner  
Board Recording Secretary