

SANBORN REGIONAL SCHOOL BOARD

MEETING MINUTES

January 22, 2020

To view the video of this meeting, please visit our website at www.sau17.net and click on School Board Videos under the School Board menu.

A meeting of the Sanborn Regional School Board was held on Wednesday, January 22, 2020. The meeting was called to order at 6:04PM by School Board Chairperson, Peter Broderick. The following were recorded as present:

SRSD SCHOOL BOARD MEMBERS:

Peter Broderick, Chair
Dr. Pamela Brown, Vice Chair
Electra Alessio
James Baker
Larry Heath
Jamie Fitzpatrick
Tammy Mahoney

STUDENT COUNCIL REPRESENTATIVE

Erin Gillespie

ADMINISTRATORS:

Thomas Ambrose, Superintendent
Matthew Angell, Business Administrator

1. CALL TO ORDER- Chair Broderick called the meeting to order at 6:04 PM with the Pledge of Allegiance led by 4 students from Memorial School (Samantha Brown, Savannah Segee, Lucy Sykora and Sophie Thurlow), who are part of the Sanborn Lightning Girls U11 soccer team that recently won the championship.
2. ACTION ON MINUTES- Review of Public Minutes of [1-8-20](#) **Chair Broderick asked for a Motion to approve the Minutes. Motion made by Dr. Brown and seconded by Mr. Heath.** No discussion.

Vote: All in favor

3. COMMUNICATIONS

3.1 Distribution of Manifest Documents-Payroll Check Register # 15 in the amount of \$852,825.10 dated 1-22-20. Manifest Check Register # 16 in the amount of \$946,461.72. Signatures were obtained by the Board and Administrators.

3.2 Signatures of School Board on 2020 Warrant- Signatures requested and obtained.

3.3 Nominations- none

3.4 Resignations-none

3.5 Superintendent's Report- Mr. Ambrose reported on the following:

◆ Swasey Gymnasium as related to the sale of the Seminary -The potential developer, Eric Chinburg, is wide open to the community using the gym for as long as they would like. This evening, I will present a Motion to the board regarding the leasing of the gym and Mr. Chinburg will be here to answer questions as well. It is important for everyone to remember that we are projected to lose 400 students in the next nine years. If we lose 400 students and the town of Fremont is no longer a part of the Sanborn Regional School District, we will not need the Swasey Gym to run an academic program. That does not mean that the Swasey Gym is not an incredibly important part of our community because it is. I've worked tirelessly for the last week to get information and to figure this out. I am absolutely supportive of making sure that we maintain an incredible athletic program for our kids, particularly the basketball which is the most impacted. I will also say that the district does need to use the Swasey Gym for the next four or five years. We should maintain the gym because we just put a lot of money into it; we put a roof on it, we made it ADA compliant, we maintain the floors and we put in a new propane heating system. So I feel like we should get a return on an investment for the next 10 years and then make a decision about what our needs are, but that would be up to the board. That's just my opinion based on my research.

◆ Potential Leasing of Middle School-We are working with an organization for the potential lease of the Middle School and that is a warrant article that was discussed at last Tuesday's hearing. I've not completed the negotiations, but the warrant article is designed to give us authorization to lease that school for purposes that are appropriate for the school, so I want to put everyone's concerns at rest. We're not going to put a canning factory in the Middle School in Newton. It is designed for educational purposes. Should this opportunity fall through, then we would look for another organization that may want to use it for

educational purposes. My hope is that the folks who vote in March will recognize that having another empty building for another 10 years is not in the district's best interest. I certainly don't expect people to just go on blind trust, but as soon as we clear up the issues with the seminary sale, I'll get working on sharing information about the lease of the Middle School. He stressed the importance of looking at information shared and attending the voting sessions.

4. COMMITTEE REPORTS

4.1 Policy- Dr. Brown reported Policy Committee has not met since the last meeting. The next meeting is February 5 at 4:45 pm in Room 102. Dr. Brown reminded subcommittee Chairs that they should complete a "Status Report" of their committee's work for this past year prior to March (.i.e., before school district elections) and forward it to the Superintendent. This is a short report for incoming board members.

4.2 EISA- No report

4.3 Facilities-Mr. Baker reported that Facilities met on January 8, 2020. The meeting began at 4:14 PM (after touring renovations being done to consolidate the 7th & 8th grades into the high school).

Attendees: Jamie Fitzpatrick, Larry Heath, Thomas Ambrose, Matt Angell, Jim Baker
The Committee reviewed and approved the Meeting Minutes of the Dec 4, 2019
The committee reviewed the Trust and Revolving Funds Balances as of Dec 31st, 2019:

The Special Education Fund Balance is: \$239,666.67

The Capital Improvements Fund Balance is: \$147,039.18

The Facilities Use Revolving Fund Balance is: \$191,769.71

Matt Angell presented a request for Swipe Card Access for the HS elevator. Matt explained that he would like to use the district's existing swipe card system so that a proximity card would need to be swiped to activate the elevator during school hours. There is an issue with students using the elevator to do things they should not be doing, such as vaping, and it is very hard to monitor without an administrator being in the elevator with students at all times. The swipe card access lock would be in use during school hours. The costs would be to install the proximity card access lock. We discussed the option of a wireless camera as an alternative. Tom Ambrose clarified that the goal is to keep students that do not need to use it out of the elevator,

rather than having to monitor the activity that might be taking place in the elevator. The Committee authorized \$3,000 for the expense of adding the swipe card access to the elevator at the high school.

The Committee discussed the design for the proposed security entrance at the Memorial School. Matt Angle explained that he would like the architect selected for the Middle School reorganization to design and come up with specifications to give to prospective bidders. Jim Baker asked Tom Ambrose to discuss a pre-existing design and Tom's ideas that would result in substantial savings over that design. Tom sketched out a comparison of the earlier design and his recommended changes. He discussed how the revised design would improve traffic flow and result in substantial construction savings. The architect would be writing up the specs for Tom's proposed design, not creating a new design. Jamie Fitzpatrick commented, that based on his experience, visibility by the office staff of the current entrance was limited and thinks Tom's proposed design would be more ideal. Tom would like the whole project to be completed summer. Jim asked for a letter from the architect stating the cost of the Architect's work on this before work is authorized. The Committee approved the work contingent on receiving in advance, an acceptable estimate of the cost for the architect's fees.

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approximate

Tom Ambrose asked if the committee would accept receiving an email of the letter from the architect with costs to vote on, rather than waiting until the next meeting to review and discuss. The committee agreed and Jim Baker requested that this process for clarifying architectural costs by project be adopted for all projects going forward. Matt Angell will make sure that's included in all future requests.

Matt Angel reviewed a request to install a washer and dryer at Memorial School. Matt explained that currently there is not a washer & dryer at the school and that sometimes students come in that need to have their clothes cleaned, sometimes it's an emergency. The PTO had offered to purchase a washer & dryer and because of a sale purchased them before the principal was able to approve the project. The washer & dryer are at the school waiting to be hooked up, however the location it will be placed requires plumbing and electrical to hook them up at a cost of \$2700. The Committee asked Matt to look into a different location for installing the equipment that would be less expensive but still convenient. Matt will look to see if there is a more cost effective location at better pricing and send the committee what he finds. The authorization request was tabled until the next meeting.

Matt Angel introduced a number of Facilities changes he like phased in:

Install [Magnetic Locks for HS Cafeteria Doors](#)

[Convert Room 126 at the HS to a Conference and Class Room](#)

[Add Camera\(s\) to HS Auditorium](#)

[Add "Safety Glass" Film to HS Existing Glass](#)

Approve a Traffic Study at the High School to include 7th & 8th grade vehicle traffic.

The Facilities Committee will review and report information on these plans and costs as they are developed. There are more details in the meeting video for anyone that is interested.

There were no Public Comments

The meeting was adjourned at 4:58 PM

The next Facilities Committee Meeting is scheduled for Feb 5th @ 3:45 PM in Rm 102. In attendance was myself, Ms. Alessio and Mr. Ambrose.

4.4 Finance-The Finance Committee has not met since the last meeting. The Next meeting is scheduled for February 12 at 3:45 PM in Room 102.

4.5 Public Relations-Ms. Mahoney reported that the group met on January 14, 2020. The committee reviewed the efforts that would be needed to inform the community about the upcoming Warrant articles. Mr Ambrose presented a couple of documents for the committee to review the first summarize articles 3 through 10 and the second offered answers to questions that have arisen about Article 6 which is the Seminary.

The committee agreed to the immediate release of the documents and Mr Ambrose will begin disseminating them through established avenues, including the district website, social media, Constant Contact email blast and student handouts. The district will also investigate whether information can be included in a planned community wide mailing. If not, Mr Ambrose will consult the board before incurring any additional costs. Article 6 has generated a large amount of interest in the topic and the committee discussed additional ways to present information and gather feedback. A public forum with the developer in attendance was suggested, and Mr Ambrose will make this arrangement. Ms. Alessio also

suggested distributing pictures of the building to promote an understanding of the deterioration that has occurred over time. Mr Ambrose relayed that the administration has arranged to work with the students regarding a drone video. (Superintendent Ambrose interjected that he actually did a YouTube video instead which will be viewed tonight). Ms. Mahoney also encouraged the community to watch the video on Facebook. As discussed at a previous meeting, Ms. Mahoney encouraged board members to use their own initiative to write articles regarding any warrant articles they want to support in the press. There were 2 public comments; Ms. Collyer regarding Articles 6 & 8 Q & A content and Ms. Cyr commented regarding the level of attachment to the Seminary.

4.6 Personnel- Dr. Brown reported that Personnel met on January 15. Mr. Fitzpatrick, HR Coordinator Diana Rooney, Business Administrator Matt Angell and I attended. We start updating 3 job descriptions – “Financial Accountant,” “Accounting Specialist,” and “Administrative Assistant.” We hope to complete the updates and move on to others at our next meeting, February 19 at 5 pm.

4.7 SST-No report

4.8 Seminary-No report

4.9 Budget-No report

5.0 Wellness-No report

5. STUDENT COUNCIL REPRESENTATIVE REPORT- Ms. Gillespie reported it's been pretty quiet with Student Council because mostly every class is working on preparing for Winter Carnival. The Student Council is in the process of making an anonymous compliments box for the atrium, going off of our kindness week that we had a while back that went really well. The seniors are also hosting the winter Semi this Friday at 7pm, and the Student Council has a Southern District Conference at Timberlane on February 4th.

6. 1st PUBLIC COMMENT- See agenda item 7.2

7. NEW BUSINESS

7.1 Gifts and Grants

7.1.1 Acceptance of \$5000 Donation from John C. Bletzer and Lara Bletzer-

Superintendent Ambrose said we are very pleased to announce a donation and am asking the board to vote and accept a \$5,000 charitable contribution to the Sanborn Regional School District from Lara and John Bletzer. Lara and John are the owners of 51 Church Street, the building that we rent for the central office, and they gave us back \$5,000 of the \$57,000 that we pay to rent the building. The donation is intended to help kids in need. I also wanted to let the community and the board know that the way we will handle that money is that principals and guidance counselors will actually talk to me directly about the need and then I will award the money based on the need, because every student is different and every need is different. So I just want to be very very careful with Mr. Bletzer's money and be personally involved in the distribution. The purpose of the hearing is to give anyone in the audience an opportunity to comment and then for the board to vote on acceptance of the funds.

Ms. Alessio asked that we make sure to connect with the welfare office for any referrals for the 3 towns. Mr. Ambrose agreed but said based on his discussion with the Counseling Department, there is certainly no lack of referrals.

Chair Broderick asked for a Motion to accept the \$5000 donation, moved by Ms. Alessio and seconded by Mr. Heath.

Vote: All in favor

- 7.2 Q &A Session with builder/developer Eric Chinburg regarding the Seminary Campus- Superintendent Ambrose welcomed Mr. Chinburg and began by showing a short video which details the conditions of the Seminary and Science Building. To view the video, [please click here](#). He added that he wants to be clear that the video does not encapsulate one of the most important costs, the ADA compliance issues and the abatement of lead, asbestos and mold.

In regards to the Swasey Gym, Superintendent Ambrose asked the School Board for a vote on where they would like to go with this but proposed doing a lease with 5 year segments and then reassess at the end of each 5 year period, adding that when we choose to no longer use the gym, the right of first refusal would go to the town of Kingston at \$1 a year.

Mr. Baker commented if Mr. Chinburg is fine with extending the lease at \$1 a year, I think the school board should have the option to renew for an additional five year increments. But if we fail to renew the Kingston Kingston we have an option to renew.

Mr. Ambrosre agreed saying it would alleviate a lot of concerns of the folks in the room based on what they've shared with me, either in voicemail emails or phone calls or Facebook.

Ms. Alessio asked what if the town of Kingston is not interested in leasing the gym?

Mr. Ambrose responded, then I would say that at the point at which the district no longer leases the gym, then that group of people would work with the town of Kingston to make an agreement with Mr Chinburg. Discussion ensued. Ms. Alessio said if the town is not interested, that a private group may and what if that were the case? Mr. Ambrose asked Mr. Chinburg if verbiage could be added to the Purchase and Sale Agreement (which is still being developed) that would satisfy Ms. Alessio's sentiment.

Mr. Chinburg responded, you could just allow that the right to continually extend a five year renewal would enable whoever's renewing, the school board or the town, to sublet it to some user that would not be detrimental to the overall property.

Mr. Ambrose asked for a Motion and a vote on the gym so the community is clear about what is going into the Purchase and Sale.

Ms. Alessio made a Motion that the School District enter into a 5 year lease with Mr. Chinburg for \$1 per year with the option to renew for a second 5 year term, otherwise the Town of Kingston has First Refusal to rent the lease back for \$1 per year and if not the School District or the Town of Kingston, then a private group could have an option to lease. Motion seconded by Ms. Mahoney.

Vote: All in favor

Superintendent Ambrose discussed the sale price of \$200K and how they had arrived at that number after reviewing the 2 previous appraisals that included the Chase Fields. He said that when you remove the amount of money for the Chase Fields from the appraisals and account for the deterioration of the buildings, and the needs of the buildings, one of the appraisals said to level the science building, that it was worth zero. Another appraisal said that the Science Building, Seminary Building and the Swasey Gym was worth \$710K and the other appraisal had it for \$770K for the Science Building and \$710K for the gym. The appraisers informed Mr. Ambrose that the building is worth what someone will pay for it. Mr. Ambrose added that the reality is is that that Mr. Chinburg is offering \$200,000, but he's going to have to invest \$6 to \$10 million dollars to make this work and he does not need financing, so this is not contingent on that happening.

The expenses of maintaining the Seminary Property have cost the district over 1.25M over the last 5 years with some of the costs being a roof on the gym, new boilers, heat, and building maintenance, name a few.

Mr. Ambrose asked if the Board would like to ask Mr. Chinburg any questions before opening it up to the public.

Ms. Alessio commented on how important it is to preserve a big piece of the center of the Town of Kingston and how fortunate we have been to connect with Mr. Chinburg, a quality developer like the Heritage Commission had recommended us finding. She stressed that we did not just give away the property; this was a responsible, thoughtful decision. She reviewed the history of *Envision Kingston* and a current warrant article to enact (RSA 79E) which would grant some tax relief for a short period of time to a developer that wants to restore historic buildings. Mr. Chinburg would qualify for that with the Seminary property.

Mr. Ambrose asked Mr. Chinburg to describe the plans he has for the Seminary Property.

Mr. Chinburg reviewed his record of 30 plus years in restoring and saving historic buildings and the passion he has for doing it. He sees market-rate apartments as the best solution for the Seminary property focusing on efficiencies, 1 and 2 bedroom spaces. He referenced a recent project in Somersworth of the historic Hilltop School that they purchased for \$1 from the town and even after that, it took 2 years to assemble the right package of financing investment to make it feasible.

Mr. Fitzpatrick asked if at some point time Mr. Chinburg's corporation changes hands, and he is no longer in charge of it, would the new owners have the ability to say, bulldoze the Seminary? Also, would any changes have to go before the Kingston Planning Board, correct? Ans: to first question-I would be happy to put something in the P&S to prevent that from happening and Yes to the second question.

Public Comment

Cheryl Gannon (Kingston)- Has 3 questions: First, what will happen to the 200K? Does that go into the district General Fund earmarked to be spent somehow? My second question is: can you explain the town vote for Kingston, and if there's a contingency for that passing for the sale to go through? And my third question is, is the whale boat still in the Science Building?

Mr. Ambrose answered that (Ques 1) the 200K will go to off-setting property taxes at the conclusion of the year that the purchase occurs, in 2 payments; 20K in the first year and 180K in the second year. (Ques 2)- the 79E passing in Kingston is incredibly important. because there will not be a deal if it doesn't as Mr. Chinburg needs the tax credit to make it work. (Ques 3) Only the tail is left of the whale and they will be removing it and bringing it to the high school.

Mary Cyr (Kingston)- I totally supports this...it's just such a shame to see what's happened to that beautiful building and these pictures that you're showing up here of Mr Chinburg's company are just beautiful. I would like to thank Mr. Chinburg for being here this evening. It means a lot to the community as far as demonstrating goodwill. I am also in support of this project, I think you do beautiful work.and as we stated previously it will take the right buyer for this property to appease all of the components that are at play in the town; the seminary trustees, the graduates, the district etc. My one question pertains to comment you made while you were here sir. You said, I have no interest in the Swasey Gymnasium. If that's the case, why is it included in the proposed purchase and sale agreement? (Ans)-Mr. Chinburg replied: From my perspective, it's just because right now, it's all on the same lot, and if there were to be a subdivision in carving that off prior to our deal, that will be fine with me. Sometimes you need the extra landmass to make your density requirements work, but I'm completely open if the town desires to subdivide the gym off and not have it part of this deal, it's the same difference to me. Mr. Ambrose added, just to be clear, I want to make sure everyone knows the board discussed out, and the board is not interested in me doing. So, the board is selling the entire lot.

Moira Bashaw (Kingston)-I'm wondering who pays for the maintenance for the Swasey Gym? You mentioned the roof, if there are some repairs who would be responsible for those repairs? Are we going to be sinking money into the gymnasium that we're just not going to recoup? How much will it cost to run Swasey moving forward? (Ans) Mr. Ambrose- the school district pays for maintenance and we do need 10 years to recoup our investment on the repairs that have been done. The annual cost can be between 20K and 25K. The declining enrollment situation will factor in over time and changes will have to take place. Mr. Chinburg- added regarding my previous comment about the gym:

I know the community has an interest in it, so I don't have designs for it. But if the end of the day the school system says, I don't want it anymore. and the town says I don't want anymore. I love buildings, and if you come to me and say our kids need to practice, and it cost 20K a year to keep it afloat, then we would say okay let's work out a deal where it brings in enough to keep it afloat.

John Cogswell (Kingston)- Regarding elections at the Swasey Gym, will they be moving the location to one of the other school properties after the sale if parking is an issue? Will the tennis courts still be available for use? Thank you..you are a blessing as that building has been an albatross that the town doesn't need anymore. (Ans.) Ques 1 :Mr. Chinburg-the parking requirements for apartments are far fewer than commercial space or I would think even for schools, so my guess is that there's ample paved area right now and there wouldn't need to be more, so with 10 acres here I don't see that as a concern. Ques 2-I don't know if we've discussed the tennis courts specifically, so I don't know that.

Ursula Giannusa (Kingston)-How many units are you looking to put in altogether? If more people move in, how does that factor out as far as declining enrollments?
Ans: Ques 1. 50-70 apartments Ques 2-I suppose that makes it more important that the town keep the renewal rates on the gym.

Vanessa Matias (Newton)-Question for the board, help me understand why you wouldn't want to parcel off that land (Swasey) and keep it? Especially with Maintenance fees.
(Ans)-Ms. Alessio-We will have it for \$1 per year, for as long as we want it. I don't see the need with declining enrollments. (Ans)-Chair Broderick-my fear is that we would be in the same situation 10-15 years from now.

Judy Cronk- Smith (Kingston)- 1954 graduate of Sanborn and children are graduates. Many alumni would like to see the seminary sale happen. Would there be an opportunity to tour the buildings to see why it needs this to happen and why the 200K would be well spent. (Ans)-Mr. Ambrose-The building does not carry liability insurance but we will investigate that as it is a wonderful idea.

Erin LaValley (Kingston)-Mr. Chinburg, could you give us an estimate as far as with the units, how many would be studios, how many would be one bedrooms and two bedrooms? (Ans)-I typically do 1/3 of each. Our demographic is Millennials and vibrant empty nesters. There will not be 3 bedrooms as we are trying to to units that are relatively smaller.

James Sarrette (Kingston)-On all that land, are you going to put any more buildings or are you only going to be the two buildings? Also, what will happen with the grounds building in the back?(Ans-Ques 1)-I don't have any plans to do additional buildings. I know that the density was alluded to, the fact that the zoning doesn't allow very much. We're going to need to do something with water and septic capability. That's why I was a little reluctant to you know give up the tennis courts, for example. There's a lot of unknowns because there is no public water and sewer.(Ans. Ques 2)-Mr. Ambrose- We will be leasing the grounds buildings. And the technology building for \$1 a year as well temporarily.

John Conant (Windham)-Former Sanborn Graduate of 1961. As far as the external architecture, will there be a lot of changes at all? (Ans) No, part of the tools in the toolbox to make some magic work will be getting federal historic tax credits, and the criteria are very strict, and you need to bring it back to its original glory, essentially with no major changes.

Kelley Cullivan (Newton)- I just had a question regarding the condition of the interior of the building. In the video, we saw that there was a lot of water damage everywhere in both buildings.How many years has this building been empty? (Ans to Ques 1

(Ambrose)-16 The amount of mold with 16 years of water damage must be overpowering. Can you even clear that amount of black mold out of buildings?

Ans.Ques 2 (Chinburg)-It is a lot of work but it can be done. (Ambrose)-Essentially, the entire interior of both buildings needs to be completely removed and rebuilt from the core structure back up.

Charlton Swasey (Kingston)-I heard a lot of talk here tonight about community. I've heard nothing about the town of Newton. And I think the board, lost sight of the fact that Newton owns this property too. Hard to tell what you can get for the property if it has never been put up for sale or put out to bid. The maintenance fees are high too and I have never heard those numbers before. The district should subdivide the property and keep it for the future for both towns. Shouldn't maintain it and have no equity. How big is it? (Ans) Broderick -10 acres

Stan Shalett (Kingston)- I live in Kingston, and have been living there for over 30 years. I've seen this town develop. And I'm very proud to be a citizen of the town. Is there a possibility to make the development into some condominiums, or this is just going to be apartments? Do we have to go through the National Park Service's application? (Ans Ques 1- Chinburg)-There is not a possibility for condominiums, at least in the first five years of it being in existence because, to make this work, we are going to have to seek national federal historic tax credits. Those require that the ownership does not change for a period of five years from occupancy. After that, it could be condominiumized, but that's not generally how we operate. (Ans-Ques. 2) Yes. we do.

Lindsey McDougall (Kingston)-Next question will be to the school board or school district, are we planning or are you planning on putting preservation easement on the property to ensure it is protected from any changing of hands even down the road to protect the building from demolition or major operations? Also, in terms of ADA compliance. Is that still required if it's for residential use?

(Ans.Ques. 1-Ms. Alessio)- We will be working with the Heritage Commission and following any regulations we need to preserve the building. (Ans Ques.2-Chinburg) Yes, there are certain smaller structures, they don't have to do but this would not qualify for that so we would have to figure out how to get an elevator into the seminary, and of course the science buildings on one level so that would be easy.

Jim Doggett (Newton)- Inside both buildings there are still some architectural details that were actually class gifts. Things like these and the Sanborn arches outside the Seminary entrances, what will become of those? (Ans-Chinburg)-Anything that is yours, we would be happy to give back to the school, but the arch is beautiful and anything that is part of the fabric of the property and history, we would want it to stay. We were just finishing the historic hilltop school in Somersworth, we left blackboards with lesson plans from 1979 on the blackboard in the living room, where we protected them so they're there. So, we

were not trying to remove the fact to the current user, that it was a school. So features that we can keep we'll keep, and if someone wants stuff that we would be happy to give it to them. I am open to any requests.

Dr. Brown (School Board Member (Newton))-I have been studying your projects and they are just wonderful. I was wondering, since this is a historic building (a magnificent beast) part of the Kingston town, whether in any of your projects you have maybe had a vestibule where people can step inside the front entrance and there are artifacts from the history of the building so that when people take tourists through the area they can actually be inside the buildings, I'm not saying you have breakfast with someone residing there. (Ans-Chinburg)-Yes,in multiple ways. In lobbies, we've done the electronic locks that are open during the day and people come in and see historic stuff. We've also done easements through a building so if there's a coupla or a bell tower that can be available to the public with notice. So, absolutely.

Chair Broderick thanked Mr. Chinburg for his time tonight.

Vanessa Matias (Newton)-Has the Board considered a contingency plan if the warrant article doesn't pass due to the concern for Swasey? Could the sale still go through (like a Plan B) because I'd hate to see this not go through because of the concern for Swasey. Could there be an alternate warrant? (Ans-Ambrose)-so I think that it's important for everyone to recognize that the plan B is the fact that we worked with Mr Chinburg to be able to lease the building for as long as we want. That is the Plan B. The board has been united that the entire parcel of land will be sold. But teasing back the gym is really important, and we're doing that because we hear everything. If this doesn't pass the district will be forced to assess the expense on the entire property and whether or not to continue. (Additional And.Mr. Angell)-In redefining the deed description for the property and the application for making this a historic building is very specific as to what the boundary is now to carve out the gym, we have to redo that application and get it reapproved, and then we could move forward, so it would take time. So, if you had a contingency on there, I don't see us, pushing through any changes for more than a year.

8. OLD BUSINESS

8.1 Yearbook Revenue Follow-up- High School Principal, Brian Stack, reviewed a 2019 Budget Worksheet showing estimated and actual revenues for the high school's yearbook. To view, [click here](#).

Discussion ensued on ways to increase revenues including having a sales team.

8.2 Policies for 2nd Read

Dr. Brown began by asking for a Motion to approve revised policies GBD, IHBA and JFABD as amended Motion seconded by Ms. Mahoney.

Dr. Brown reviewed the changes from the 1st Read. Discussion ensued.

8.1.1 GDB-Non-Union Support Staff Wage and Benefits-Revised

8.1.2 IHBA-Evaluation Requirements for Children with Specific Learning Disabilities-Revised

8.1.3 JFABD-Education of Homeless Children and Unaccompanied Youth –Revised

Vote: All in favor

Dr. Brown asked for a Motion to approve Policy JBABE as amended following 2nd Read. Motion moved by Ms. Mahoney and seconded by Mr. Baker.

8.1.4 JFABE- Education of Children in Foster Care-New

Vote: All in favor

9. SECOND PUBLIC COMMENT

Mary Cyr-(Kingston)- I would like to thank Superintendent Ambrose and the school board for hearing and being sensitive to the public concern or some more transparency and direct access to Mr. Chinburg. So, thank you for arranging and approving, deviating from your normal protocol of not allowing an exchange, you know, Robert's Rules. I think is very important and very wise. I'm only disappointed that more people who were very vocal and outspoken about it didn't seem to find it worthy to come tonight. I think you guys have been nothing but honest, open and transparent about this. And you've done your best work for this community. And it is a big complicated ball of wax. When have those who don't want to lose any integrity in that building, and the folks who want to get maximum equity out for allocation to taxpayers or to defer some costs, but I think that you truly have been very deliberate and methodical in acting in the best interest of the public and bringing forth this particular developer to satisfy the needs and wants

of many, this very big complicated followup to concerns. So I just wanted to acknowledge that and thank you all very wholeheartedly.

10. OTHER BUSINESS

10.1 Next Meeting Agenda

-Deliberative Meeting at 7 and Pre-meeting at 5:30 PM

(Mr. Fitzpatrick informed the group that he will be travelling for work during the week of the Deliberative).

10.2 Announcements

10.2.1 The next Sanborn Regional School Board meeting will be held **prior to the Deliberative Session on Wednesday, February 5, 2020 from 5:30 to 6:30 pm** in Room 102 at Regional High School, 17 Danville Road in Kingston, NH with the **Deliberative Session to follow in the high school auditorium at 7 PM.** (Snow date for the Deliberative Session is Thursday, February 6, 2020 at 7PM)

10.2.2 The **Filing Period** for positions on the Sanborn Regional School Board, the Sanborn Regional Budget Committee and the District Moderator will open on **Wednesday, January 22, 2020**, and end on **Friday, January 31, 2020** at 5:00 p.m. The candidate filing forms may be obtained at the SAU Office from 8:00 a.m. to 4:00 p.m. located in the Christie Building at 51 Church Street in Kingston.

The **Second (Voting) Session of the Annual School District** will be held on **Tuesday, March 10, 2020** from 8:00 a.m. to 8:00 p.m. in the **Swasey Gymnasium** (Sanborn Seminary Campus) for Kingston voters and in the **Newton Town Hall** for Newton voters.

11. NON-PUBLIC SESSION- RSA 91-A: 3 II

Motion made by Mr. Heath to enter into Non-Public Session at 8:24 pm, seconded by Mr. Baker. A Roll Call vote was held of all members present.

Vote: All in Favor with a Roll Call Vote

12. **ADJOURNMENT**- Meeting adjourned 8:24 PM

Minutes Respectively Submitted by:

Phyllis Kennedy
School Board Secretary

Continuing Public Minutes-Next Page

**Sanborn Regional School Board Public Session
Continuing Public Minutes
January 22, 2020
Kingston, NH**

Motion by Mr. Heath to enter Non-Public session at 8:30 PM, seconded by Mr. Baker.

Vote-All in Favor with a Roll Call Vote.

Motion by Mr. Heath to exit the Non-Public session at 8:42 PM, seconded by Mr. Fitzpatrick.

Vote-All in Favor with a Roll Call Vote.

Motion made by Mr. Heath to seal the Non-Public Minutes in Perpetuity, seconded by Mr. Fitzpatrick.

Vote: All in Favor with a Roll Call vote

Meeting Adjourned at 8:42 PM

Recorder: Matt Angell