

COCALICO SCHOOL DISTRICT

Denver, PA

A special meeting of the Cocalico School Board was called to order on Monday, August 27, 2018 by the President, Mr. Allen Dissinger, who welcomed all those in attendance.

Board Members Present

Juanita Fox	Desiree Wagner	Rev. Kevin Eshleman
Lin Sensenig	Randall Renninger	Allen Dissinger
Douglas Graybill	Brett Buckwalter	

Administrators Present

Dr. Ella Musser	Dr. Stephen Melnyk	Dr. Nathan Van Deusen
Sherri Stull		

Guests Present

Kurt Eckenroad	Philip Leinbach	Jeff Mitchell
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Mr. Dissinger called the meeting to order and introduced guest Mr. Jeff Mitchell, a representative from the East Cocalico Township Zoning Board. Mr. Dissinger then turned the meeting over to Dr. Ella Musser, Superintendent, who provided a quick overview of a three-year LERTA proposal initiated by East Cocalico Township Supervisors looking to expand the tax base. Mr. Mitchell then spoke of how widely LERTA is utilized in Pennsylvania and explained that there are different plans offered throughout the Commonwealth. He cited the many “For Sale” signs posted along Route 272 and how there seems to be nothing moving, no activity on the real estate market. Mr. Mitchell shared that he decided to get involved with the LERTA project after UGI was granted approval for tax abatement. He felt that many other businesses may be deserving of participation in the LERTA program. As such, Mr. Mitchell reported that the Township was considering a threshold of at least \$25,000 in increased assessed value in order for a business property to be considered for LERTA. He added that businesses could actually end up spending a lot more than the \$25,000 in actual construction costs before reaching the increased assessment threshold. LERTA applications would be provided to businesses upon approval of building plans, but the approval could not be made until reassessment of the property value upon completion of the project. Mr. Mitchell pointed out the areas of interest on an East Cocalico Township map; they included the general commercial tract along Route 272 and the light industrial area along Colonel Howard Boulevard. Reverend Kevin Eshleman, School Board Member, commented that LERTA equates to future tax benefits for everyone, because businesses will carry a greater share of the tax payments. Ms. Desiree Wagner, School Board Member, shared that while she is in favor of the program, she has concerns regarding the increased traffic that would result on the Boulevard. Mr. Mitchell responded that traffic

studies are conducted in conjunction with such construction projects and some plans are already being considered.

Mr. Philip Leinbach of AEM Architects provided a PowerPoint presentation of Cocalico School District's Facilities Assessment Study. Mr. Peter Meckley, also with AEM, stated that the study entails a five-year improvement plan. Mr. Leinbach outlined the capital improvement needs, prioritized needs and estimated costs, recommended project organization, and phasing implementation identified in the study. He shared that the study focused on elements such as a facility overview, maintenance and repair needs, programs and space needs, comprehensive project approaches, and recommended projects with respective phasing. Mr. Leinbach further explained that the provided estimates include soft costs at today's prices, with each project being assigned a priority number. Priority 1 items are recommended for completion within two years (by 2019-2020), Priority 2 within five years (by 2022-2023), and Priority 3 in six years or more. He then reviewed the various recommendations for each school, including security upgrades, reconfigurations of current spaces, addition of instructional spaces and parking, and upgrade/replacement of building mechanicals.

Time was given for questions and answers after each presentation. There being no more business to conduct, the meeting was adjourned. Mr. Dissinger then announced an Executive Session would be held immediately afterward to discuss Superintendent, Administrative, and Management goals as part of their evaluation system.

Sherry L. Stull
Secretary