

ATHENS AREA SCHOOLS
Board of Education
East Leroy, Michigan 49051
October 20, 2025

SPECIAL MEETING
East Leroy Elementary Front Entrance
5:30 P.M.

East Leroy Elementary
4320 K Drive S, East Leroy
Telephone: (269) 729-5427

1. Call to order, President Knowles presiding at 5:30 pm.
Members Present: Harvey: ✓ Hunt: ✓ Knowles: ✓ Loew: ✓ McClure: ✓ Penick: ✓ Setlak: ✓
A quorum is present. There were 5 guests in attendance, including Chad from Frederick Construction.
Note: Board member Setlak arrived at 5:35 pm.

PLEDGE OF ALLEGIANCE

2. Approval of Agenda.
MOTION: Move that the Board of Education approve the agenda as amended. (item 3D was removed)
Motion by: Penick, Second: Harvey; Ayes: 6, Nays: 0, Absent: 1; Motion Passed.

As directed by the BoE at our September 15, 2025 meeting, this special meeting is being held to discuss moving forward with the sinking fund. Superintendent Beaudoin explained the process for this special meeting and Chad from Frederick Construction explained details regarding the suggested projects. We will be doing a walk-through of our buildings for the BoE to review, discuss, and to assist in the decision-making process. There are 5 areas Tower Pinkster and Frederick Construction have recommended for discussion, and if desired, action.

They are as follows:

- a. Boiler-room improvements/boilers at the Old Middle School.
- b. Boiler-room improvements/boilers at the High School.
- c. Replace the fire alarm system at the High School.
- d. Replace the existing wood deck and entry stairs at the Elementary School.
- e. Complete Old Middle School Administration and Classroom renovations including the exterior painting walks and drives.

Chad noted that in planning for projects we should allow Tower Pinkster approximately 6 weeks to draft designs and an additional 4 weeks for the bidding process. The BoE would then decide how to proceed. Only 1 of our 3 boiler systems is currently working at the Middle School Complex.

We have money in our current sinking fund which should cover the Middle School projects. In addition, we could leverage the vestibule grant, if provided, to reduce oversight costs for other projects in the High School. Once we have a budget, we can provide better costs. We may also wish to consider combining projects which could include significant savings in the areas of project manager costs and fees.

MOTION: Move that the Board of Education go into recess at 5:40 pm.
Motion by: McClure, Second: Harvey; Ayes: 7, Nays: 0; Motion Passed.

3. Presentations / Discussions
 - A. Tour East Leroy Elementary: at 5:42 pm we moved to the main Elementary entryway. Discussions included: building a 42" foundation wall including back-fill, having the deck come out wider from the building, new steps, replace uneven sidewalk along east side of administration doors – all the way to tie into the north sidewalk. Chad indicated Tower can sketch up designs and they will provide an estimate. Note: the boiler system at the Elementary building was new in 2024.
We left the Elementary location at 5:52 pm.

B. Tour Middle School Building: at 6:05 pm we arrived at the Middle School Complex; all 7 BoE members were present along with 4 guests. Discussions included: remodeling the old front science room into a conference/meeting room including renovating, stub-out gasses and leveling floor; remodeling old Kindergarten room into office space with petitions (not walls, as staff likes the current open format) – this would provide daily usage of the building, items currently stored in this area could be moved to the bus barn or desks used to improve classrooms; Boiler room – we could remove boilers not working or condense from 3 to 2 units, new units will be more efficient, discussed piping changes, new LED emergency lights which can tie into the building control system, or do a standard upgrade to get everything up to code; discussed a new softener. The boilers are a priority – we need to have a plan in place in case the remaining boiler brakes down during the season. We also discussed renting or refurbishing. Chad feels renting could be a cost-effective option – he will price an appropriately sized temporary unit, and provide some comparisons regarding monthly rates, savings costs, etc. We left the Middle School Complex location at 6:23 pm.

C. Tour High School Building: at 6:30 pm we arrived at the High School Complex; all 7 BoE members were present along with 4 guests. Discussions included: securing the vestibule – there are funds available through a grant for our SRO to have an office to the right of the entry doors; the current teachers' lounge would become a Welcome Desk Reception area to transact with visitors; the teachers' lounge could be moved across the hall to Room 17; the fire system is antiquated, estimate is \$90,000 for an entire new fire alarm system; there are 2 boiler units, in 2010 we made it a closed-loop system, prior to that it was a steam system, these are near their end-of-life, these units need to be replaced. We returned to the library at 6:50 pm to conclude the tours.

D. Tour Electric Bus at High School Building: this portion was cancelled for this evening.

MOTION: Move that the Board of Education reconvene the meeting at 6:53 pm.

Motion by: McClure, Second: Setlak; Ayes: 7, Nays: 0; Motion Passed.

Superintendent Beaudoin shared some ballpark figures and answered questions; he will follow-up with Chad; any costs under the threshold will not require BoE action.

4. Public Comments. none

5. Board Comments. none

6. Adjournment.

MOTION: Move the meeting be adjourned.

Motion by Penick, Second: Setlak; Ayes: 7, Nays: 0; Motion Passed.

Time of adjournment: 6:57 pm.

Minutes signed by: Teri S. Loew, Acting/Secretary of the Board of Education

Minutes prepared by: Teri S. Loew, Board of Education Secretary

Approved for publication by the Board: November 17, 2025