

North Shore Schools
Board of Education
Work Session
Minutes
December 1 2025

The meeting was called to order by President Macari at 7:00 p.m. in the Middle School Library. Present were Trustees Cashman, Colacioppo, Dillon, Hanley, Mosca and Svendsen. Also present were Superintendent Dr. Christopher Zublionis and Assistant Superintendents Dr. Carol Smyth, Mr. James Pappas and Director of Facilities Matthew Backes. There were 5 people in the audience.

President Macari led those present in the pledge of allegiance.

President Macari explained that the work session, although not a regular Board Meeting, was posted on the digital sign, on social media, on the District's website and on each schoolhouse. She also noted that although the public is invited to attend the meeting, there will be no public participation at this meeting. The meeting is being livestreamed.

Dr. Zublionis thanked Mr. Pappas and Mr. Backes for the work they did with our new architects, BBS, over the last few weeks to have the most accurate information for this meeting. He reviewed the agenda for the evening which will be to review the projects, financing, proposed vote and phasing of projects. Dr. Zublionis explained the proposed vote would include two separate referendums for the Capital Reserve and one referendum for a Bond.

President Macari thanked all Central Office Administrators for the enormous amount of work that went into preparing material and estimates for the evening's meeting. The Board then reviewed the proposed projects for each referendum. Beginning with the Capital Reserve an overview of each project is as follows:

1. North Shore High School Track Replacement: *The current track is approximately (10) years old. The track has an asphalt base and full pour polyurethane track surface. Every March, bubbles appear on the track and the surface needs to be repaired. We are currently looking into options to replace the track with a similar track surface. The architect and environmental testing company are working together to take cores of the track to understand the condition of the asphalt, the drainage, and composition soil underneath the asphalt so they can design the new track surface project and eliminate potential problems.*

Trustees discussed this project and agreed the track needs to be replaced. Mr. Backes explained that Landtek said they will hold their estimates from a year ago. Trustees are interested in seeing the engineering report once it comes back. Funding will come from the Capital Reserve Fund and needs to be done this summer.

2. North Shore High School Stadium Lighting: *We have been working with the top stadium lighting company who will install (4) light poles at the 20-yard lines of the football stadium. These downward facing light fixtures would illuminate the football field and track so this space can be used throughout the season.*

Trustees discussed the new technology for lighting which does not shine outside of the field. They spoke about the height of the lighting poles and whether the sound system can be attached to the lights. Dr. Zublionis will develop a light usage plan, get feedback from the community and post the

usage plan prior to voting with a Q&A. This project would also come from the Capital Reserve Fund and be part of two propositions, amend and spend.

Next the Board moved on to the proposed projects for a Bond referendum:

1. Large Space A/C Upgrades: *We have worked with our architects and engineers to develop a project to add air conditioning to the large gathering spaces that are currently not cooled. At Sea Cliff the gym would receive VRF mini splits on the walls in cages similarly to the way we have them at the High School. At the Sea Cliff auditorium, we would demolish the air handler room that currently provides heat only and install a (10) ton air handler with a heating coil that would provide heating, cooling, and fresh air to this space. At Glenwood Landing we would be installing wall mounted VRF mini splits in the gym and ceiling and mounted cassettes in the cafeteria. At Glen Head we would be installing wall mounted Variable Refrigerant Flow (VRF) mini splits in the gym and Gathering Room. We would include in the project design an alternative for wall mounted VRF mini splits in the Middle School gym and the replacement of the High School Auditorium cooling equipment, if there is funding left at the end of the project.*

Trustees discussed the middle school as an add alternate project. Mr. Backes explained the middle school is a large project so if there are funds available, they will be able to do that as well. Most of the projects will be done as split units.

2. Glen Head Elementary School Elevator Modernization: *The Glen Head Elevator was last upgraded in 1986. This elevator is inspected monthly but has needed additional service over the last few years. There have been days that we were waiting for parts for the elevator that was “out of service”. We have partnered with an elevator company to develop an elevator modernization project that would re-use our elevator car but replace the safety equipment and controls. This project will include a new controller, a new power unit (hydraulic pump and tank), new piping, new buttons, new fixtures, new door operator, new inside door, new door detection system, and new safety equipment. This project will bring this elevator up to modern safety standards.*

Mr. Backes explained that the elevator requires constant maintenance and needs to be replaced.

3. North Shore High School Auditorium Ceiling Replacement: *We have developed a project to replace the ceiling in the auditorium. This is one of the last spaces in the High School that has an original ceiling. All other ceilings in the High School have been upgraded utilizing in-house installers, but this ceiling is too large of a project for our maintenance department. This will be a replacement of the ceiling in this space by removing the plaster and replacing it with a sheetrock ceiling. The plaster ceiling is getting to the end of its useful life.*

Trustees discussed the age of the ceiling, the shape it is in and how and when the replacement will take place. Mr. Backes explained it is the original ceiling, is cracked and the replacement will take place over the summer.

4. Glen Head Elementary School Gathering Room Upgrades: *This project would be renovating the balcony area in the Glen Head Auditorium so that we can accommodate more people for small events. The existing seating is original, and the balcony has been used as a space for storage for a number years. We would be removing the existing seating in the balcony, installing modern auditorium seating, painting the floors under the seating, and installing carpeting in the rows.*

Trustees discussed the renovations resulting in approximately 300 total seats.

5. Elementary Music Room Upgrades: *Included in this project, we would be removing a temporary wall in a music room which is no longer needed, replacing carpets, and doing some small renovations in these spaces to upgrade the rooms.*

6. North Shore High School Bleacher Replacement: *We are looking to replace the original bleachers with new modern stadium bleachers. This will include removal of the old bleachers and the current handicap seating area next to the bleachers and replacing them with a larger more modern bleacher system that will have enclosed decking, a front handicap ramp with handicap seating in the front row, and an increased grade for better viewing. In addition to providing a more useful seating area, these upgrades will add an additional 10% to the current seating capacity.*

Mr. Backes noted the current bleachers seem to be metal on top of the original wood bleachers. The proposed project will be closed decking with a higher pitch. Trustees discussed lighting around the bleachers and suggested a similar bleacher project for the tennis court area.

7. North Shore High School Pathways and Pathway Lighting: *In coordination with the upgrades to the fields at the high school, the project would include the installation of defined pathways around the fields with pathway lighting. Currently, we are looking at solar powered pathway lighting that has been utilized at other districts. This would be a very cost effective way of lighting the pathways around the sports complex without the need to run dedicated electrical lines to power the lights.*

These lights would be a lamp-post style light and have a cost of including installation of roughly \$10,000 per light post. Currently, the architects are looking into these lights as an option and a more defined cost.

Trustees discussed the height of the lighting poles and the construction of the pathways. Concern about a tree along the pathway was expressed. Mr. Backes will address this concern.

8. North Shore Middle School Field Upgrades: *At the Middle School we will be looking to remove the brush along the golf course side of the field and replace the fence which has fallen down. The brush that has taken over this fence and moved into the fields has made playing some sports difficult. When balls go into the brush, they are abandoned. Drainage would be added to the main fields to correct the current ponding issue, and the fields would be leveled and seeded.*

Trustees discussed the middle school fields which are sunken, poor drainage, broken fencing, part of which is barbed wire. It was noted that the pathway for getting to the middle school fields is unsafe. Mr. Backes explained that pathway is meant for vehicle access. He has put up new signage to direct spectators to the walkway which leads to the stairs and to the fields. Dr. Zublionis suggested adding walkways to the fields as a Bond project.

9. North Shore High School Field Upgrades: *The High School Sports Field Upgrades include the installation of new turf baseball and varsity softball infields, replacement of the backstops and dugouts, building a walking path to the baseball field, and possible upgrades to the mixed sports field in the center of the HS field area. This would include the removal of the JV softball field.*

Both options which follow include both the leveling of the fields with drainage, as well as the upgrades to both baseball and softball infields with new dugouts and backstops.

Additionally, the estimate in Option A includes the creation of a multi-purpose field.

OPTION A

Includes the installation of a Multi-Purpose Turf Field and creating a complete Turf Softball Field. This option also includes the installation of a Turf Infield at the baseball field. Dugouts and Backstops will also be upgraded at both the current softball and baseball fields.

OPTION B

This project includes the installation of turf infields at both the current softball field and baseball field. This option also includes the leveling and installation of drainage across the entire back athletic fields. As with option 1, dugouts and backstops will also be replaced and upgraded. An OPTION C was added - Includes the installation of a Multi-Purpose Turf Field at the Middle School. Trustees discussed all three options. It was determined that option A would not work as drawn as the center grass field would interfere with the softball field. Trustees discussed the usable life of the turf fields, the pros and cons of turf, specifically with the baseball/softball fields due to rain, health and safety risks, and costs of maintenance for both turf and grass. It was noted that 70% of the student body are athletes and should be represented as well as our academic and fine and performing arts students. Trustees all agreed it is important to educate the community on the projects. They asked for assurance that all coaches are aware of Option C. President Macari reminded fellow Trustees that previous Boards passed a large bond to address infrastructure needs and to update libraries and add STEM labs during financial uncertainty so future generations could benefit from those decisions. She suggested this Board follow that model. A majority of board members leaned toward Option C (a multipurpose field at the Middle School) but asked for more information and some input from the community before making a final decision.

Dr. Zublionis next reviewed financing of the projects. He noted that the funds for the track and lighting projects are already in the Capital Reserve fund. The rest of the projects would be included in a Bond which the district would borrow funds for. Mr. Pappas then reviewed how funds would be borrowed over time and as our current debt falls off it is anticipated to keep the Bond tax neutral. Dr. Zublionis went on to explain that they are proposing a vote for these projects on February 10, 2026. The ballot would consist of two resolutions; one to amend and spend on the Capital Reserve Fund and one to vote on the Bond projects. He would like to have these resolutions approved at the next Board meeting of December 11 or if necessary, at a special meeting before the winter break.

The Board discussed how to share the message of changing the location of a turf field to the Middle School. A further discussion is necessary before making a final decision.

Dr. Zublionis discussed how the projects would be phased in, once the vote takes place and assuming they are approved, they will start with the high school projects (high school stadium) and then the Glen Head elevator.

Adjournment

The meeting was adjourned at 9:50 p.m.

Elizabeth Ciampi
District Clerk