



**Wenatchee School District No. 246
Wenatchee, Washington
Minutes of February 22nd, 2011
Public Hearing Meeting
District Office**

Board

Kevin Gilbert, President
Gary Callison, Vice President
Walter Newman
Jesús Hernández
Laura Jaecks

Staff

Brian Flonas, Superintendent

I. PUBLIC HEARING – 6:00 p.m.

Kevin Gilbert, Board President, opened the public hearing meeting at 6:00 p.m., with the Pledge of Allegiance at the district office. The following agenda/outline was read to those present.

1. **Opening statement and introduction by President:**

a. At this time the Board is conducting a public hearing regarding the proposed Agreement among the School District, Wenatchee Valley College, and Wenatchee Valley College Foundation for the transfer of real property.

b. I would like to make some preliminary comments regarding the procedure that we will follow this evening.

(1) The Board will receive evidence and comments for and against the propriety and advisability of the proposed transfer.

(2) Comments may be submitted orally or in writing.

(3) We would request that those of you who wish to submit evidence or comments please print your names on the sign-up sheet which is at the back of the room. I will call upon you in the order in which you have signed the sign-up sheet. After all persons who have signed the sheet have made their comments, I then will ask if there are any other comments.

c. Please make your comments as briefly as the subject permits so that all who want to speak will have the opportunity to do so.

d. At the end of the public comment period, the Board will discuss the matter and then may or may not make a final decision this evening.

2. **District presentation:**

a. First, I would like the School District's Lawyer, Phil Johnson, to give a brief explanation of the terms and conditions of the proposed Agreement.

b. Second, I would like Superintendent Flonas to give his comments regarding the proposed Agreement. [call on Brian]

3. **Public Comment:**

We now will begin with the public comments. [refer to list]

4. **Board discussion:**

5. **Decision**

II. WENATCHEE VALLEY COLLEGE/FOUNDATION & WENATCHEE SCHOOL DISTRICT LAND EXCHANGE:

WSD Counsel Phil Johnson presented a brief summary and history of the land exchange agreement to the board.

The board president, Kevin Gilbert asked for public comment from the sign-in sheet taken at the beginning of the meeting.

1) John Sauer: Mr. Sauer told the board he does not have a problem with the exchange of property between WVC and WSD. What he objects to is the proposed project that the WVC Foundation/College

has concerning the Well's House on the WVC property - removing it and building the Music & Arts Center on that location. Served on the Safe the River Committee and plans to run this campaign the same way. He intends to hire an attorney and form a committee. Thank you for the opportunity to voice my opinion.

2) Dr. June Darling: She is a WVC Trustee and member of the Downtown Rotarians. She is in support of the new location for WSHS. Ms. Darling has attended the functions at the current WSHS location and feels they deserve a better facility and sees this opportunity as a win/win situation for both organizations – a new Music & Arts Center for the college and a new high school for WSHS.

John McQuaig: Chairman for the WSD Facilities committee for five years. WSHS has always been a challenge in getting the bonds to pass. It is a much-misunderstood issue. A new facility without a bond is a victory for the school district. He embraces the idea wholeheartedly. The building projects for the WVC is the college's issue and doesn't affect this transaction.

Jeff Johnson: Principal of WSHS, he wanted to thank the board, college and WVC Foundation and all those involved in this project. The students at WSHS are a bunch of great kids who deserve a better facility and will truly benefit from the vision and possibilities of this new location. He wanted to thank everyone for making this happen.

Connie Bean: President of the WVC Foundation, she wanted to thank the board for their support. She worked for WSD when WSHS first started and never thought that it would still be in facilities that it is still housed in. She asked everyone to let our legislators know this how important this piece of the puzzle is to move forward on this project. She thanked the board for the opportunity to address them.

Bart Clennon: Former WSD board member, Rotarian, and former WSD Bond chairperson. He thanked the board for their efforts and he is a huge supporter of WSHS and WSD. He feels it's a shame that the students had to have an awards assembly in the present facility that they are housed in this week. We can do better for our students and they've been in that building way too long. He said he supports this project with great enthusiasm, and asked the board to approve this project tonight, and thanked the board for their efforts.

Rufus Woods: Community member and business owner. Mr. Woods is a huge supporter of WSHS and the students. He feels if we do not nurture these students and value them it is putting them at risk for the future. It is a great compromise to not move forward with this project. A bond is not feasible at this time. We are all about education for all students and these students need a better facility. He thanked the board and encouraged them to move forward.

Gil Sparks: Local attorney and President of the Downtown Rotarians. He thanked the board for their time and all the effort they put in. He explained that the Rotary Club took on the WSHS as a project. He pointed out that we all know something needs to be done about this facility and he sees it as a win/win situation for the community. He supports wholeheartedly on behalf of WSHS and the college. He thanked the board for the time they are giving everyone to speak their opinions.

Barbara Wilson: WVC Foundation board member, Rotarian, former teacher and teaching is her passion. She feels this is a very deserving project and hopes with her whole heart that this works out and she feels these students deserve a better place to go to school.

Pete Fraley: Mr. Fraley, local attorney & WVC Foundation Board member wanted to thank the board on behalf of the local WVC Foundation. He also wanted to thank the attorney general's office and Phil Johnson for working on this project to help it go forward. He thanked WSD Board for this opportunity and feels we cannot let this project pass us by without taking advantage of it and asked the board to approve this trade for the good of all concerned.

The WSD board thanked the citizens for their comments and Dr. Newman said he is favor of moving forward and voting on the resolution. Mr. Callison thanked everyone for his or her comments and agreed he wanted to move forward with the resolution. Mr. Hernández thanked everyone for his or her time and thoughts and thanked them for the support for this tremendous opportunity. He is in hopes that the community will embrace this great cause. Ms. Jaecks added that she too is in favor of moving forward with a vote on the resolution and that she was thrilled to see so many community leaders in support of this great project and thanked them for their comments.

RESOLUTION NO. 01-11

WHEREAS, a public hearing was held by the Board of Directors of Wenatchee School District No. 246 on February 22, 2011, to receive evidence and comments for and against the propriety and advisability of entering into an agreement with Wenatchee Valley College ("College") and the Wenatchee Valley College Foundation ("Foundation") for the transfer of real property in Wenatchee, Chelan County, Washington ("the Agreement") on the following principal terms and conditions:

1. School District Property. The School District would transfer to the College the buildings and surrounding land at 1521 Ninth Street, which is the current site of WestSide High School, and the adjoining house and surrounding land at 1605 Ninth Street (“the School District property”). The School District property consists of approximately 4.17 acres.

2. College/Foundation Property. The buildings and surrounding land at 1508 and 1510 Ninth Street, which are the current site of the College’s Music and Arts Building, and which is formerly known as the Eagles property, (“College/Foundation property”), would be transferred to the School District. The College/Foundation property consists of approximately 8.04 acres.

3. Payment by School District. The market value of the College/Foundation property which would be transferred to the School District is \$2,922,000. The market value of the School District property which would be transferred to the College is \$1,095,000. In order to equalize the values of the properties, at closing, the School District would pay to the College/Foundation the sum of \$1,827,000, which is the difference in the market values of the College/Foundation property and the School District property.

4. Closing. The closing of the property transfers would occur after satisfaction of contingencies described in the Agreement, but no later than 120 days after the date of signing of the Agreement.

5. Possession. After closing, both the School District and the College would lease the transferred properties to the other in accordance with leases to be signed at closing.

- a. The College would have the continued possession of the College/Foundation property until completion of construction of its new Music and Arts Building.
- b. The School District would have continued possession of the School District property until completion of remodeling and relocation of WestSide High School to the College/Foundation property.

The exact dates of transfer of possession would be established by agreement of the School District and the College.

6. Right of First Refusal. At closing, the School District would grant to the College and the Foundation a first right of refusal to purchase back the College/Foundation property if the School District were to decide to sell the College/Foundation property within the next 25 years.

7. Use of the Properties.

- a. The College will use the School District property for ordinary and necessary operations of the College.
- b. The School District will use the College/Foundation property as the new site for WestSide High School.

WHEREAS, the School District published a public notice of reasonable size in display advertising form, setting forth the date, time, and place of the public hearing on February 11, 2011, in the *Wenatchee World*.

WHEREAS, the School District disseminated a news release pertaining to the public hearing among printed and electronic media in the Wenatchee area.

NOW, THEREFORE, after considering the evidence and comments presented at the hearing be it resolved by the Board of Directors of the Wenatchee School District No. 246 that:

1. The School District property will no longer be required for School District purposes once the School District has completed renovation of the College/Foundation property for the new site of WestSide High School and, as a result, is deemed to be surplus property.

2. It is in the best interest of the School District to transfer the School District property to the College and to acquire the College/Foundation property from the College in accordance with the terms and conditions of the Agreement, the principal provisions of which are described above, among the School District, College, and Foundation.

3. The School District hereby decides to and shall enter into the Agreement with the College and the Foundation for the transfer of the School District property to the College and the acquisition of the College/Foundation property by the School District on the terms and conditions of the Agreement, the principal provisions of which are described above.

4. The Superintendent is authorized and directed to prepare a final Agreement in accordance with this Resolution and then to present the Agreement to the Board at a later meeting for final review and signing.

DATED: February 22, 2011

MOTION MADE: Laura Jaecks made the motion to approve Resolution #01-11 entering into an agreement with WVC & WVC Foundation for the transfer of real property as outlined in the resolution and presented by WSD legal counsel Phil Johnson.

SECONDED: By Jesús Hernández

APPROVED: Unanimously

MEETING ADJOURNED: At 6:30 pm by President Kevin Gilbert.