

**Douglas County School District
Special Meeting
Airport Training Center
Monday, July 24, 2017
4:30 p.m.**

MINUTES

Approved 8/8/17

Present:

Board Members:

Ross Chichester, Vice-President
Karen Chessell, Board Member
Keith Byer, Board Member
Carey Kangas, Board Member
Robbe Lehmann, Clerk

Absent:

Thomas Moore, President (Present by phone for Item 3)
Linda Gilkerson, Board Member

Present:

Personnel:

Teri White, Superintendent
Rommy Cronin, Executive Education Services Director, Area 3

Others Present:

**1. Call to Order
(For Possible Action)**

Mr. Chichester called the meeting to order at 4:30 p.m. Mr. Lehmann led the Pledge of Allegiance.

Mr. Lehmann moved to adopt the agenda, seconded by Mrs. Chessell.

Motion carried, 6/0.

2. Public Comment No. 1

Mr. Chichester called for public comment.

Eric Guevin, Fire Marshall from Tahoe Douglas Fire District, shared information regarding a state of Nevada fire prevention poster contest and invited all DCSD schools to participate. The themes for this contest will be "Seconds Count," and "Two Ways Out". The winners of the poster contest will have their posters displayed in the state of Nevada at different establishments. The students will learn about smoke alarms and fire emergency preparedness.

**3. Consideration of Fourth Amendment
to Purchase and Sale Agreement for KMS**
(Discussion and For Possible Action)

Mrs. White reported on the developments regarding the sale of Kingsbury Middle School. Douglas County School District is under contract with Lake Parkway, LLC. The Board has placed this property for sale according to Nevada Law and the school district has no authority to determine the future use of the property. Those decisions are based with the Planning Commission Department, County Commissioners, and the Tahoe Regional Planning Association (TRPA). The purchase agreement has been extended three times.

Mrs. White requested the Board to consider a Fourth Amendment to the original agreement wherein the buyer would put forth additional funds to secure an extension to Escrow. And require Closing of sale on, or before, July 31, 2017. A vote to decline to approve the Amendment would cause the sale to fall out of Escrow. The \$40,000.00 additional deposit would be refunded to the buyer and the District would receive the original \$15,000.00 deposit of funds. The District would begin the process of advertising the property for sale. A vote to approve the Amendment would permit the buyer an extension to July 31, 2017, and should he not be able to close at that time, the sale would fall out of Escrow and the District would receive the non-refundable deposit funds in the amount of \$55,000.00.

Mr. Taylor handed out a letter to the Board. Mrs. White suggested it be read aloud.

Mr. Chichester called for questions.

Mr. Patrick Taylor, Lake Parkway, LLC, read his request, for the record, to the Board members.

Dear Board Members,

As you know we're here today for the approval of an extension to the closing of the sale.

We have several options for the Board to consider today listed below.

1. Extend escrow to July 31st with the agreed terms of the 4th amendment to escrow.
2. Extend escrow for 45 days from July 31st and we'll pay a purchase price of \$3,175,000.00 and add additional \$25,000.00 earnest money deposit.
3. Extend escrow for 90 days from July 31st and we'll pay \$3,225,000.00 and add \$75,000.00 to the earnest money deposit.
4. Extend escrow for 6 months and we'll pay \$3,375,000.00 and add \$150,000.00 to the earnest money deposit.

Mrs. White suggested these were not on the agenda and may want to confer with legal counsel.

Mr. Moore commented that item #1 on Mr. Taylor's request is the only item that can be discussed, as the other items are not agenzized and cannot be discussed.

Mr. Chichester called for comments from the Board.

The Board is concerned that the property value could be worth more now. The last updated appraisal was in 2015.

Mr. Patrick Taylor commented that the property has been for sale for 8 years and that his company has offered to purchase this property at full asking price and split the utilities for one year.

Mr. Moore commented that this District has operated on good faith from the beginning, he thinks the property is worth more. Mr. Moore is in favor to give the extension to July 31, 2017 and is not inclined to extend it or entertain any other offers from the buyer.

Mr. Lehmann agreed with Mr. Moore, and is concerned about the ability to close in one week and is not sure if Patrick Taylor understands what goes into a closing to happen in one week, but Mr. Lehmann supports the extension to July 31, 2017.

Mr. Kangas, Mr. Byer, and Mrs. Chessell, also indicated agreement to extending the Closing to on, or before, July 31, 2017.

Mr. Chichester commented that we are only selling this property and not making any changes to it.

Phil Humphries wanted to know why this wasn't scheduled for the lake and is not in favor of the sale.

Karan Thomas would like to know if notice will be given when the sale is complete and if the District will entertain any other offers.

Teri Addition would like to know the annual cost of maintenance of the property and the future use of the property, commenting that there is tremendous growth in Tahoe now.

Ken Barrett is concerned about the future use of the property, and commented that the last appraisal was in 2012. He believes another appraisal is in order. He does not believe that this decision is a good use of funds.

Dan Smith is concerned about how the Board has determined the price and is concerned about how the property will be used in the future.

Doug Ingalkirk, a friend of the buyer, reminded the audience that there had not been another buyer in 8 years and doesn't understand the public concerns being presented.

Jenay Aiksnoras is in favor of the sale but wants to keep the beauty of the area.

Mr. Byer wondered if we added 200-300 students to enrollment would we have to purchase another site or would we just add to the existing schools.

Mrs. White commented that we would not buy land as we currently have capacity at our two Lake schools, George Whittell High School and Zephyr Cove Elementary School. By law, the proceeds for the sale of this property go into the Capitol Improvement Account (CIP) and will come before the Board for approval of how to prioritize and use the money for improvements.

4. Public Comment No. 2

Mr. Chichester called for public comment. There were none.

Mr. Lehmann made a motion to consider the Fourth Amendment to Purchase and Sale Agreement for Kingsbury Middle School and extend the Closing to July 31, 2017, seconded by Mr. Moore.

Motion carried, 6/0.

5. Adjournment
(For Possible Action)

At 5:00 p.m., Mr. Lehmann made a motion to adjourn the meeting, seconded by Mrs. Chessell.

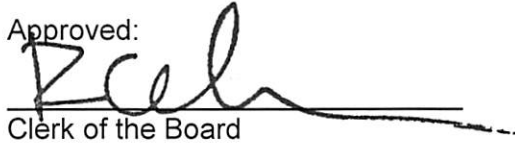
Motion carried, 6/0.

Submitted by,



Michele Curtis
Executive Secretary to the Board of Trustees

Approved:



Clerk of the Board

Note: Upon approval by the Board of Trustees in a public meeting, these minutes become the official minutes of the meeting held on the above date. Board minutes are kept on a permanent basis and are available for public review in the office of the Superintendent.