

MINUTES
of the Special Meeting of the Board of Directors
of the ENUMCLAW SCHOOL DISTRICT #216
6:30 p.m.
December 1, 2014

I – PRELIMINARY

A. Call to Order:

The special meeting of the Board of Directors was called to order by April Schroeder, President of the Board of Directors, at 6:30 p.m. at Black Diamond Elementary.

B. Roll Call:

All board members were present except for Gia Landis who was excused.

Mrs. Schroeder explained the work study process.

II – ADMINISTRATION/BUSINESS

A. Black Diamond Presentation:

Principal Gerrie Garton was introduced and stated the SIP journey has been exciting for their staff. She shared two of her favorite children’s books: “Grateful” was one of the books. It is the time of year to be grateful. “The Polar Express” is a well-loved book! This is the season to believe and Black Diamond Elementary does believe in every one of its students and staff. Mrs. Garton shared that the presentation is a collaborative effort by many people. She then shared the leadership process at Black Diamond. Everyone has the opportunity to apply for leadership positions in their building. The leadership team was introduced.

At the district leadership meeting, it was determined that the SIP needs to be a working document. The staff began looking at data in September during PLC time. Building leadership set student achievement goals for the year and how to meet those goals. The plan was then shared with the entire staff. Community members were also invited to review the plan and make suggestions. The staff saw the plan again before it was presented to the board for approval. This evening, staff wanted to bring the SIP to life in real classrooms with real students.

In a Prezi, staff members discussed the five components of reading. These components are practiced in every classroom, every day. Staff members Derek Tulluck, Shannon Cunningham, Kim Stone, Susan Laurnen, Sara Davis, Morgan Franz, Brenda Harris, Jeff Kurtz, and Lynn Lofstrom each shared a component and how it is facilitated in their classrooms. At the conclusion of the presentation which included pictures and videos from the classroom, Mrs. Garton told the board how happy they were to have them visit Black Diamond Elementary. Mr. Cassell commented that he could see how the kids are being drawn in to reading and writing by the high level of personal interaction.

B. Feasibility Update:

As the board moved to the second portion of the agenda, Mr. Nelson invited district attorney Denise Stiffarm to join him at the board table.

Mr. Nelson reminded the board that, after the School Mitigation Agreement was signed, King County adopted more restrictive regulations for building schools in the rural area and that this action affected three of the identified school sites. As a result, the District knew that these impacts would need to be addressed as a part of feasibility review. Mr. Nelson also identified that, in the course of feasibility review, certain unknowns remain with regard to the Lawson Hills Elementary Site. In the last several weeks the District has been discussing with Yarrow Bay potential ways to address these site concerns in a thoughtful and timely manner.

Mr. Nelson shared the conceptual agreements with Yarrow Bay to address these issues that would be brought to the Board for review and action. These agreements would provide additional land, over and above the land committed in the School Mitigation Agreement, including:

- Land is identified within the City of Black Diamond for school facilities at the First Middle School Site and Elementary School D. This is consistent with the King County regulations that provide for playfields to be built on the rural portions of those sites, and also consistent with how the School Mitigation Agreement identified Elementary School D.
- Additional land is provided at the First Middle School for the District, at its option, to choose to build a larger middle school.
- Additional land is provided at Elementary D to provide the District with an additional choice of where it could build larger elementary schools if the District chooses to do so.
- And an alternative site is provided in Lawson Hills. The District will have its choice, prior to the time Elementary C is required to be conveyed under the School Mitigation Agreement, of choosing this site over the identified Lawson Hills Site.

Mr. Nelson noted that, after NAC's presentation of the current status of the feasibility study, he and Ms. Stiffarm would walk through the agreed concepts step by step.

Mr. Nelson discussed the history of the District's planning for the master planned developments. The board began the conversation regarding the Yarrow Bay MPDs back in 2007 before Mr. Nelson was superintendent. The board set a strong vision knowing this would be a 20-25 year process. Boards will change and superintendents will change during the duration of this agreement. The District felt it important to set up future boards and superintendents in a way that they can make good decisions to support students. The additional items shared will enhance the existing Comprehensive School Mitigation Agreement. He introduced Matt Rumbaugh to present NAC's feasibility study and noted that the board has been provided with updates regarding the process at recent board meetings.

Mr. Rumbaugh shared that he enjoyed the teacher's presentation this evening and found it inspirational. He stated that NAC's task was to look at the sites to determine if they are feasible to be developed as schools. They look through different lenses to make that determination: published documents; environmental data resources; site reconnaissance, exploration of sites, and meetings with developers. His presentation included maps of the 7 school sites plus one alternative site.

Mr. Rumbaugh's feasibility presentation can be viewed on the district website. He reviewed each of the school sites with maps, and then a Summary/Identified Issues list. The presentation also included test fit lay-outs for each of the sites. At the conclusion of the presentation, Mr. Rumbaugh stated that NAC would be completing the remaining due diligence items and their completed feasibility study would be in the board packet for the December 15th and presented for information. Decisions regarding the alternative elementary site do not have to be decided upon by the board now. Mr. Cassell commented that it appears that Site C will require a lot of fill. Ms. Stiffarm responded that there is language in the School Mitigation Agreement that Yarrow Bay would incur the expense of the required fill. Mr. Nelson stated that, in addition to the alternative elementary school C proposed, the District would now have a choice of building larger elementary schools, if it chooses to do so in the future, at any of the four elementary sites. Mr. Nelson and Ms. Stiffarm then reviewed the new commitments from Yarrow Bay in detail with the board and advised that this would require board action at the December meeting.

Proposed Agreement Terms

First Middle School Site:

- Yarrow Bay will provide the potential for an earlier conveyance of this site to the District. The School Mitigation Agreement provides that the site is conveyed to the District when the District receives bond approval to construct a school on the site or, if not previously conveyed, at the end of the Agreement term if the City has granted final plat approval for at least 1,600 units. Yarrow Bay has agreed to convey the site, regardless of bond approval, at any point following the City's grant of approval for at least 1,600 units.

Enhanced Middle School Acreage:

- Yarrow Bay will provide additional land in the City and adjacent to the First Middle School Site to provide for school facilities to be built on the combined property. This land would be conveyed at the same time the First Middle School Site is conveyed to the District.

Middle School Expansion Acreage:

- Yarrow Bay will provide additional land adjacent to the Enhanced Middle School Acreage to permit the District, at its choice, to build a larger middle school. This would accommodate an approximately 900 student facility.
- The District will have up to 12 years to make this decision.
- This option will preserve the District's interest in the Second Middle School Site in the event future zoning or land use regulations provide for school construction on that site.
 - It will also preserve the District's option of receiving value for the Second Middle School Site if a boundary revision is not possible.
- It gives the District an option of building one larger middle school instead of two small middle schools. This could be cost-effective from both a capital and operations perspective, and it may fit better with the developed community.
- If the District chooses this option in the future, the School Mitigation Agreement would be amended to reflect the release of the Second Middle School Site.

Alternative Elementary School D:

- This is already provided for in the CSMA. We want to simply restate this commitment and recognize that Yarrow Bay is providing land within the City for school facilities and adjacent land outside the City for playfields, all as consistent with the recently adopted King County Comprehensive Plan provisions.

Alternative Elementary School D Expansion Acreage:

- Yarrow Bay is providing additional land adjacent to Elementary D in order to provide the District with an additional option regarding the location of larger elementary schools. The District currently has the right in the School Mitigation Agreement to choose whether it wants to build three larger elementary schools or four smaller schools. However, the School Mitigation Agreement only reserves expansion acreage at Elementaries A-C. This additional commitment will provide the District with increased flexibility.
- If the District chooses to build a larger elementary at this location, the School Mitigation Agreement will be amended to reflect that choice.

Alternative Elementary School C:

- To address the District's concerns regarding unknown conditions at the Identified Elementary School C location, Yarrow Bay has offered to reserve an alternative 10 acre site within Lawson Hills. The District will have the option of seeking conveyance of this alternative site or the identified site. If the District chooses the alternative site, the School Mitigation Agreement will be amended to release the District's interest in the Identified Elementary C Site.
- Yarrow Bay continues to have the option under the School Mitigation Agreement to identify an alternative site in the vicinity of Lawson Hills.
- Yarrow Bay will still be obligated under the School Mitigation Agreement to perform certain site improvements at the Identified Elementary School C location if the District chooses that location.

Alternative Elementary School C Expansion Acreage:

- Yarrow Bay will provide 2.97 acres is secured adjacent to the Alternative Elementary School C to provide for the District's right to build three larger elementary schools.
- If the District exercises its right and chooses to build a larger elementary school at Alternative Elementary School C, the School Mitigation Agreement will be amended to reflect this choice.

Early Conveyance of the Second Elementary School:

- Yarrow Bay will provide the potential for an earlier conveyance of this site to the District. The School Mitigation Agreement provides that the site is conveyed to the District when the District has bond approval and the City has approved granted final plat approval for 1,750 units. The school site is conveyed at the end of the Agreement Term if the 1,750 unit threshold is met.
- Yarrow Bay has agreed to convey this site per the terms of the School Mitigation Agreement or earlier if there is preliminary plat approval of a plat that contains one of the identified elementary school sites (including the Alternative Elementary School Site C).

The additional acreage will be secured by option agreements until the time that the District makes a decision relative to each site. This preserves the District's interest on title to each site.

Mr. Nelson concluded that he believes that Yarrow Bay's new commitments provide even greater benefits with additional flexibility. He was pleased to present these enhancement pieces with additional options.

Mrs. McGann asked how these proposals affect the School Mitigation Agreement. Ms. Stiffarm responded that Yarrow Bay's new commitments are over and above the School Mitigation

Agreement. There is no contradiction of the School Mitigation Agreement and an intent that the School Mitigation Agreement remain in full force and effect. These additional commitments can be agreed to between the board and the developer. Down the road, when and if the board makes certain decisions, the School Mitigation Agreement would have to be amended. Mrs. McGann asked what would happen if the urban growth boundary changed. Ms. Stiffarm stated that the boundary could only go out – not constrict. There would not be a loss of land and the district is secure in the existing sites. Mr. Nelson encouraged the board to ask questions as they pondered this information. Mr. Rumbaugh will get the complete feasibility study to the board prior to the December 15th board meeting.

Mrs. Schroeder asked Mr. Nelson if an executive session was necessary. Mr. Nelson stated there was no need for an executive session.

III — EXECUTIVE SESSION

No executive session was needed.

IV – DEBRIEF MEETING

No discussion

V – ADJOURNMENT

This meeting adjourned at 8:30 p.m.

President, Board of Directors

Secretary, Board of Directors