

MINUTES
of the Special Meeting of the Board of Directors
of the ENUMCLAW SCHOOL DISTRICT #216
6:30 p.m., Black Diamond Elementary Gym
November 5, 2009

I – PRELIMINARY

A. Call to Order:

The special meeting of the Board of Directors was called to order by Cathy Dahlquist, President of the Board of Directors, at 6:30 p.m. in the gym at Black Diamond Elementary School.

B. Pledge of Allegiance:

Randy Stocker led the pledge of allegiance to the flag.

C. Roll Call:

All board members were present.

II – WORKSHOP STUDY SESSION

A. Enumclaw School District/Black Diamond/Yarrow Bay Presentation:

Mr. Nelson introduced himself and shared a PowerPoint presentation to review the Tri-Party School Mitigation Agreement between Enumclaw School District, the City of Black Diamond and Yarrow Bay. He also addressed the questions that had come to him since the last presentation. The district has been as proactive as possible in the mitigation process. Often schools wait until too late to this process and schools are considered last. Conversations with Yarrow Bay and the city of Black Diamond began in August of 2006. Mr. Nelson stated that he wanted this agreement to have as positive an impact on our school system at the end of the development as at the beginning. This district values neighborhood schools. All of these planned elementaries are within walking distance for students. He directed the audience to take a look at the maps they received to see the placement of schools.

Mr. Nelson addressed the question regarding the calculation of students in the formulas. Numbers were used from the Tahoma, Kent, and Issaquah districts to approximate how many students will be generated by these developments. These numbers are also used to calculate the number of students generated over time as they move to high school age.

Mr. Nelson shared the terms of the agreement and information regarding the two master plan developments. He also stated that when the time comes to build schools, bonds will

go before the voters. This agreement is for 7 schools: 4 elementary, 2 middle, and 1 high school. This district values smaller elementary schools with 450 students which is the reason for the 4 schools in the plan. Should 3 elementaries be built instead of 4, the acreages would be larger.

Explaining the conveyance of land, Mr. Nelson stated that no money from the tax payers or the district general fund will be expended on these pieces of land. Few negotiated agreements have this. Also, the mitigation fees have been locked in, as a change in Black Diamond City council could impact these amounts. The fees are lower for the first five years of the agreement and increase for years 6-15. At the beginning of development, a levy base needs to be built. It is important to stimulate new businesses in the community to increase the tax base. It is critical at the onset to have key pieces of land identified.

Regarding due diligence, our school system funds and is responsible for an evaluation to determine whether the designated lands are useable for schools. This is done by an independent firm and would include experts from all different areas including mine hazards and wetlands on the seven sites.

In conclusion, Mr. Nelson stated that Yarrow Bay has purchased two major pieces of land and the district has made a plan in response to those developments coming in.

Mrs. Dahlquist reminded the audience that this was a formal board meeting and asked if anyone present wished to address the board as a whole to please step forward and state their name. She explained that the board does not respond to statements made. At the conclusion of the public comments, Mr. Nelson would make some closing comments.

III – PERSONS WISHING TO ADDRESS THE BOARD AS A WHOLE

Chris Clifford, Renton, shared his concerns regarding the fees. He encouraged the board to take the money they could get now. Mr. Clifford expressed concern that the land set aside for the schools may not be good land. He stated the board should get their answers now.

Jay McElroy, Green Valley Road, stated that he is very concerned about the impact of this development on his neighborhood which is comprised of 5-10 acre tracts and a mostly retired population. He said the schools located on Green Valley Road are a major concern and hoped the density of housing could be minimized.

Judy Carrier, Green Valley Road, expressed her concern about the development and wondered how much planning had gone into this. She also expressed her concern regarding the impact on her neighborhood. Ms. Carrier stated there are a lot of wetlands on the property and thought it could affect where the schools are built.

Julie Early, Black Diamond, remarked that 30 citizens have researched the Lake Sawyer Park which currently closes at dusk. It has community ball fields and having a high school use the fields has not been a part of the plan. She does not believe this part of the agreement (joint use of the park) is reasonable. Ms. Early believes Yarrow Bay should use its own land to fulfill this obligation. She stated that there is a better 40 acre site available. The citizens of Black Diamond do not support the joint use of the park and a different site should be chosen.

Steve Sundquist, Green Valley Road, stated that he is concerned about the schools and the potential for light pollution from the outdoor lighting at night. It has been speculated that the high school will move to one of the elementary sites. He is also concerned about junk land with mines underneath being used for school sites.

Jami Kuzaro Balint, attorney for Yarrow Bay, stated that she has worked with Mr. Nelson and attorney Denise Stiffarm for the last three years. She shared that she is an Enumclaw High School grad. Yarrow Bay and the district have been driven by the same goal. Yarrow Bay has been in Black Diamond since 2004 and has done a lot of planning. Ms. Balint stated that the mine hazards and the wetlands are on the maps. She grew up on Lawson Hill and is familiar with the concerns. Yarrow Bay takes those seriously and would not give the district trash land. They will make sure schools are built in Black Diamond. It means a lot to buyers to have a developer who is intent on building great schools. She concluded that it is good to be working with the district.

Joe May, Black Diamond, expressed his concern about the joint use of the park. He stated that Yarrow Bay purchases large pieces of land and then is not responsible for the success of a development. If there is no master plan development, there is not a need for schools. He also stated the growth should pay for itself. Mr. May said Yarrow Bay has fought the 50% open space in the MPD even though the master design was 50%. He does not believe everything in the plan will come to fruition.

Andy Benedetti, Green Valley Road, echoed his neighbor's concerns, stating that he lives across from the school locations. These would have an impact on his lifestyle. He asked that consideration be made to move the schools or have a large buffer zone so they are not offensive and create less disturbance to the environment.

Andrew Williamson, Black Diamond, said Lawson Hills is a great site and to bring it on. He stated that we have a quality superintendent and board and need a new school. He looks forward to having a school on top of Lawson Hill.

IV – CLOSING COMMENTS

Mr. Nelson thanked the audience for their heartfelt comments. He introduced attorney Denise Stiffarm, who is working on the agreement for the district. Mr. Nelson stated that he would take a few moments to clarify some things. He said the 2,000 student number is in reference to the elementary schools, not the high school. The high school would originally have about 800 students and ultimately grow to 1,200 - 1,400. Mr. Nelson stated that Black Diamond and Enumclaw are one district, even though the bridge divides us. There are two city governments and one district. We are not the developer, but as a school system, we have to respond proactively to do what we can for the taxpayers.

The park issue is being studied. He understands the park went from county to city use. It is common for a park to share use with a school district. Auburn and Federal Way Schools have examples of shared use with a city property. Enumclaw School District would have first use of the park and it is not an unusual partnership. Mr. Nelson said he is hearing the concerns people have.

Mr. Nelson stated that due diligence is his highest concern. He had to become selfless with this agreement, developing a plan that will be good even when he is no longer superintendent. Mr.

Nelson had to think about an infrastructure 20 years out. As far as the DEIS, which includes the wetlands, the middle school site has 24 useable acres and 3 acres of wetlands. An expert will be hired to review this information. Fiscally, it is not prudent to initiate that process until we arrive at that piece and safeguards have been built in to the agreement.

Addressing the Green Valley Road concerns, where the homes and schools are located is not in our control. This is Yarrow Bay property. The two school sites will be accessed through the MPD. There is no access from Green Valley Road. There is a 30-foot buffer between the road and the schools. They have tried to be thoughtful about the placement of buildings. Mr. Nelson concluded by stating that the district would try to get good information on the website in response to the themes that were heard. The number of homes per acre is not part of our information.

V – ADJOURNMENT

This meeting adjourned at 7:37 p.m.

President, Board of Directors

Secretary, Board of Directors