



MINUTES
of the Special Meeting of the Board of Directors
of the ENUMCLAW SCHOOL DISTRICT #216
6:30 p.m., Enumclaw High School Library
November 12, 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. at the Enumclaw High School library.

B. Pledge of Allegiance:

Mrs. Hamilton led the pledge of allegiance to the flag.

C. Roll Call:

All board members were present except for Mrs. Merrill who was excused because of a family emergency.

II – WORKSHOP STUDY SESSION

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

Mr. Nelson welcomed the audience and shared that he would be presenting information regarding the Tri-Party School Mitigation Agreement. He pointed out a new document which included FAQs generated at the last meeting.

Mr. Nelson explained that the Tri-Party Agreement is between Enumclaw School District, City of Black Diamond, and Yarrow Bay. Yarrow Bay has purchased land for two developments. When the district found out about the developments, Mr. Nelson met with the City to discuss the project. The City of Black Diamond is the entity that approves the building project. As school superintendent and board, it was important to make the connections early in the process. Beginning early helped to mitigate the impact of the developments on our school district which hasn't occurred in some districts.

The three major themes of the agreement are: 1) Long term infrastructure, sustainability, and security; 2) Neighborhood school locations; and 3) Flexibility for the future. Mr. Nelson stated that research found other districts had been rather short sighted in their conversations. His goal was to make sure the district had security 15-20 years from now, even when someone else is the superintendent. He also stated that having neighborhood schools was something he didn't take lightly and getting land where we wanted it was key. When the mitigation funds are collected, it is the district's responsibility to find land

inside the city limits. It would be impossible to do that after the fact, particularly for a high school.

Discussing the two major developments, Mr. Nelson said either of these would have been huge in our district. Together the developments will have 6,000+ units. Since we haven't had this kind of growth in Enumclaw, the number of projected students was calculated using information from Kent, Tahoma and Issaquah School Districts and is for this moment in time. The projections are for 2,025 elementary, 680 middle school, and 837 high school students.

Mr. Nelson explained the terms of the agreement, stating that the goal it is to take care of schools.

650 Black Diamond students currently attend Enumclaw schools. Some have asked if Black Diamond and Enumclaw should be separate districts. Black Diamond can not separate from Enumclaw School District to become its own entity. Black Diamond students make up 15% of ESD revenue and student numbers. This district values having elementary schools with no more than 450 students. Surrounding districts have much larger schools. A huge part of the agreement is the 35 acre high school site within the city limits.

Regarding the conveyance of school sites, this district will never have to pay for any of these school sites. Building permit money paid to the City of Black Diamond will go to our district in the form of a payment or fee credit. The district has no control over impact fees. Should there be a change in Black Diamond city council and they make a change in impact fees, it would not impact us as they are locked in. The majority of the building in the developments will take place in years 6 – 30. The tax per \$1,000 will go down as houses begin to be built. The best hope is to get some businesses established so the property taxes will go down.

Mr. Nelson discussed the process for the school buildings. Bonds will be run to build the schools and state funding assistance dollars will help to lessen the taxes. The district is responsible for due diligence and hiring experts in each of the key areas who go through a checklist to confirm the school sites are good – that there are no mines, contaminates, etc on the sites.

The major themes of the agreement were reviewed. Mr. Nelson stated that they have been the common message at each of the meetings with new sound bites and expanded information added to answer questions that have been asked.

Additional information at this meeting included responses to the FAQs from previous meetings.

Mrs. Dahlquist announced that the meeting would now open to public comments. She explained that this is not a two-way communication. It is an opportunity for the board to hear what the public has to say. Mrs. Dahlquist asked the audience to come to the front, state their name, address, and share if they have children currently attending or who have attended school in the district. She stated that they would have the opportunity to speak for 3-5 minutes and appreciated them coming out to the meeting.

III – PERSONS WISHING TO ADDRESS THE BOARD AS A WHOLE

Gretchen Buet, Green Valley Road, Black Diamond, wrote a letter which she shared regarding the school site on Green Valley Road. Her observations come from 30 years of living on this road and her concerns were about the well traveled Green Valley Road. She stated the road is used by tourists and there have been many accidents on it because of the mountainous terrain. Trees fall across the road during storms. She asked the board to reconsider the location of the schools on Green Valley Road and suggested the Auburn-Black Diamond Road would be a better site.

Virginia Weihs, Auburn, has grown children. She shared her concerns regarding the impact of schools on well water. One of the middle school sites runs along her property. She asked whether their water would remain safe.

Chris Clifford, Renton, stated he could have children in the district in the future. He asked the board to hold off entering into an agreement with Yarrow Bay until the EIS has been finalized. He believes the high school site is a mine site that hasn't been reclaimed yet and is concerned that the district will be responsible for accidents and clean-up. Mr. Clifford also expressed concerns over hillside slippage. Discussing the Ravensdale Ridge site, the building company spent \$9 million cleaning it up. He believes Yarrow Bay has an exceptionally poor record. Mr. Clifford said the elementary sites all have wetlands. He believes the impact fees should be higher. He is also concerned about water systems.

Dick Hughes, Wynalda Drive, Enumclaw, stated he has one granddaughter in the district and 3 who graduated. In studying information regarding this massive development which would increase the population of Black Diamond to 20,000, he said that Black Diamond has been the isolated part of the district. He is concerned about the land that continues to slide into the Green River. Mr. Hughes suggested that as Black Diamond grows, they might shift away from the plateau or move to a closer district such as Kent or Maple Valley. He stated if we approve this agreement, we will be committed to huge bond issues to cover the building of schools which he believes would have to be built prior to people purchasing homes. Mr. Hughes said Enumclaw is looking at two annexation proposals. If they are approved, we will have to come up with money to cover growth in our schools here. Many would be concerned about committing to this enormous financial load.

Gwyn Vukich, Green Valley Road, Auburn, expressed her concerns about the new schools even though she resides in the Auburn School District. In Auburn, a new elementary school was built in anticipation of a large Yarrow Bay development coming in. No houses were built and now the elementary schools are down to 200 students from 600. The new school wasn't needed. She warned the district not to rush in and have the same thing occur. She also noted a development in Bonney Lake that went bankrupt after a school had been built. Ms. Vukich asked if the EIS from King County had been reviewed by the board and encouraged them to do that if they haven't already.

Leah Grant, 226th Avenue, Black Diamond (Kent School District), stated that she was concerned about sharing the park property on Lake Sawyer with the school district. More recreational facilities are needed, not fewer, and she doesn't believe it makes sense to use the property for ball fields. She is also concerned about the infrastructure necessary (e.g. roads) to support the developments. Ms. Grant believes the traffic will be horrendous from the new high school.

Gil Bortelson, Green Valley Road, Black Diamond, stated that his daughter attended Black Diamond Elementary and is an EHS graduate. He is very concerned about the school sites and the EIS, having just learned about the enormity of the project. Mr. Bortelson stated that it is a highly constrained environment, water bound, and lacking in highways for traffic loads. He said Green Valley Road is a designated heritage road. He shared the contrast in the logistics of a housing development that his sister resides at in Denver. Mr. Bortelson believes the night glare and noise will impact the neighborhood and has concerns on the placement of schools. Other concerns included water runoff, wells going dry from lack of infiltration, and flooding of homes. He stated that residents are already experiencing water shortages. He also asked the board to be mindful of today's environment of bankruptcies using Cascadia as an example and encouraged them to use a cautious approach to avoid similar situations.

Judy Carrier, Green Valley Road, Auburn, resides in the Auburn School District. She stated that many people have covered many concerns regarding the city and Green Valley Road. Ms. Carrier said they are not unfriendly to schools. They have dealt with Yarrow Bay for quite a while and are suspicious about where their hearts are. Neighbors have done a lot of investigating in response to the EIS draft. It would appear Yarrow Bay is not building a development the city wants. She requested that the website show the legal descriptions to the lots for schools. Ms. Carrier remarked that, although the neighborhood school plan is admirable, with a proposal for a park-like, open space and a rural atmosphere, it may not be safe for children to walk. She made the comparison to Green River Community College where criminal offenses occur because the area is wooded and the buildings scattered. She wonders if the builders will be able to keep all of their promises and believes there is a lot of work to be done.

Annette Smith, Green Valley Road, Auburn, shared that she was present to talk about the kids to come. She said the residents along Green Valley Road are getting older and new families will be coming to live there. Children will be walking to school and there will be a lot of traffic on the road making it unsafe.

Mrs. Dahlquist said she appreciated all those who shared their thoughts and thanked the audience for attending. She asked Mr. Nelson to close and to address the concerns regarding Green Valley Road.

IV – CLOSING COMMENTS

Mr. Nelson thanked people for coming, saying he had listened to amazing and caring people. The district wants the best for residents and our students. The district did not want to ignore the coming of the development, and chose to get in and have conversations with the City of Black Diamond and Yarrow Bay, to be proactive and responsive. The district wants to be good stewards to its taxpayers. Not many school districts have been involved in the process at this early stage. It is a good thing to be involved in the discussion now.

Mr. Nelson stated that there will be no entrance to schools or into the development from Green Valley Road. The school entrances are all within the development. There are no lighted fields on the elementary and middle school sites though Thunder Mt. has shading lighting on their premises, even in the parking lots. In regard to the well water concerns, during the permit process, these issues will be addressed. Concerning wetlands, the acreages that are listed for each building site are 10 buildable, useable acres. Because the city is not required to have impact fees, securing these now is an important part of stewardship.

Never will you find 100% of any new building paid for. Mr. Nelson stated that he proudly presents this package and, looking at other school systems, he knows this to be solid mitigation. The district will be very cautious with its money.

The 35 acre site for the high school is a nice site and the 6 acre park will never be district owned but will be jointly used by schools. Just as the local 6-plex is jointly used by the city of Enumclaw and the district, tennis and other teams could practice off campus in Black Diamond. Mr. Nelson stated that he and attorney Denise Stiffarm have sat side by side for three years in this process. Enumclaw and Black Diamond are one district and these will be our kids. He hoped that we have been very transparent and open in answering questions. This board of directors is responsible for the school sites, not the approval of the development itself.

V – ADJOURNMENT

This meeting adjourned at 7:58 p.m.

President, Board of Directors

Secretary, Board of Directors