



## Minutes of the Medina Central School District

### Board of Education Public Hearing

August 15, 2017

The Public Hearing Meeting of the Board of Education of the Medina Central School District of the towns of Ridgeway, Shelby, Barre and Albion, Orleans County, Hartland, Niagara County and Alabama, Genesee County, New York was held on Tuesday, August 15, 2017 at 6:30 p.m. in the District Office in said district. The meeting was called-to-order by Board of Education President, Mr. David Sevenski with the Pledge of Allegiance to the Flag.

**Members Present:** Dr. Ann Bunch  
Mrs. Lori Draper  
Mr. William Keppler  
Mr. Brian Koch  
Mrs. Brenda Lindsay  
Mrs. Renee Paser-Paull - arrived at 6:32 p.m.  
Mrs. Arlene Pawlaczyk  
Mrs. Wendi Pencille  
Mr. David Sevenski

**Also Present:** Mr. Mark Kruzynski

#### **Adopt the Revised Code of Conduct for 2017-2018**

Lori Draper moved, seconded by Brian Koch that the Board of Education adopt the 2017-2018 revised Code of Conduct, as presented. A copy is included in the permanent minutes. Yes-9, No-0; Absent-0 Motion carried.

#### **Adopt the Building Safety Plans for 2017-2018**

Wendi Pencille moved, seconded by Lori Draper that the Board of Education adopt the Building Level School Emergency Response Plans for all 3 schools dated September 2017, as presented. A copy is included in the permanent minutes. Yes-9, No-0; Absent-0 Motion carried.

#### **Authorize the Sale of Warren P. Towne Primary School**

Brian Koch moved, seconded by Renee Paser-Paull that the Board of Education authorize the sale of Warren P. Towne Primary School to Rainbox CCX International, Ltd for the purchase price of \$900,000, with all terms and conditions as presented.

#### **Board Discussion**

William Keppler – asked if anyone had checked into seeing if there would be legal implications because of all the things Korea has threatened to do  
Wendi Pencille – the Board has reviewed this proposal-all of the questions have been answered and she had no concerns  
Lori Draper – agreed with Wendi  
Ann Bunch – agreed with Bill-should we be contacting the attorneys  
Brian Koch – all of the questions have been answered  
Brenda Lindsay – should we have a review from our legal attorneys  
Renee Paser-Paull – agreed with Wendi  
Arlene Pawlaczyk – agreed with Wendi  
David Sevenski – has been considering the option to sell; yes it's hard to let it go, but it's

deteriorating and selling it is the smart choice

### **Public Forum**

The following are some of the comments from the Public Forum:

For

- 1) Take the better offer
- 2) There were memorials at the school – can they be used somewhere else
- 3) The taxes that would be paid will help the village
- 4) The trickle down effect could be enormous

Against

- 1) This is more than just a money issue – there is more at stake here
- 2) How many people would be served rather than the other proposal?
- 3) Impact on the other entity is better for the community

### **EXECUTIVE SESSION**

Wendi Pencille moved, seconded by Brian Koch that the Board of Education move into Executive Session at 7:20 P.M. to discuss a real estate matter which, if discussed in public, would substantially affect the value of the property. Yes-9, No-0; Absent-0 Motion carried.

### **COME OUT OF EXECUTIVE SESSION**

Wendi Pencille moved, seconded by Brenda Lindsay that the Board come out of Executive Session at 7:54 P.M. Yes-9, No-0; Absent-0 Motion carried.

### **VOTE TO SELL**

President Sevenski read the following:

The Board has considered both offers in detail, including the new offer received by Calvary before this meeting. The differences between both offers, while not discussed publicly, are vast and clear. At this time, it is the Board's Recommendation that the Board of Education authorize the sale of Warren P. Towne Primary School to Rainbow CCX International, Ltd for the purchase price of \$900,000, with all terms and conditions as presented.

At this point, I will ask the District Clerk, Janice Jovanelly, to poll the board for a Roll Call vote:

Dr. Ann Bunch	Yes
Mrs. Lori Draper	Yes
Mr. William Keppler	Yes
Mr. Brian Koch	Yes
Mrs. Brenda Lindsay	Yes
Mrs. Renee Paser-Paull	Yes
Mrs. Arlene Pawlaczyk	Yes
Mrs. Wendi Pencille	Yes
Mr. David Sevenski	Abstain

Yes-8, No-0; Abstain-1; Absent-0 Motion carried.

### **RESOLUTION**

WHEREAS, the Medina Central School District (the "District") owns that certain parcel of real property located at 181Bates Road, Village of Medina, County of Orleans, State of New York known as the Warren P. Towne Primary School (the "Premises")

WHEREAS, on January 10, 2012 the Board of Education for the District (the "Board"), determined that due to declining enrollment throughout the years, the Premises was of no longer needed for school purposes and the Premises was closed at the conclusion of the 2011-2012 school; and

WHEREAS, on February 25, 2014 the Board determined that it was in the best interests of the District to either lease or sell the Premises; and

WHEREAS, the District has received an offer to purchase the Premises from Rainbow CCX International Ltd for the purchase price of \$900,000.00 (the "Contract"); and

WHEREAS, the District desires to sell the Premises to Rainbow CCX International Ltd. upon the terms and conditions as set forth in the Contract.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board finds that the Premises is not currently needed for District purposes and selling the Premises is in the best interest of the District.
2. The purchase price represents the fair market value of the Premises based upon current market conditions.
3. The Board determines that the terms and conditions of the Contract are most beneficial to the District, representing the overall best price/value available for the Premises.
4. The District's execution of the Contract in substantially the same form here is hereby approved.
5. The Superintendent of Schools, President of the Board, and/or members of the Board, as appropriate or as otherwise required by law, are hereby authorized, empowered and directed to execute and deliver such documents and take all such action on behalf of the District as may be deemed necessary, appropriate or advisable to carry out the intent or purposes of the foregoing resolutions.
6. The execution, delivery and performance by the Superintendent of Schools, President of the Board, and/or the members of the Board, as appropriate or as otherwise required by law, for and on behalf of the District, of all such further instruments and documents required in connection with the sale of the Premises, each in form and substance approved by the Superintendent of Schools, President, and/or the members of the Board, as appropriate or as otherwise required by law, his or her signature thereon being conclusive evidence of such approval, are hereby in all respects approved, adopted and authorized by and on behalf of the District.
7. The foregoing resolutions shall remain in full force and effect until a copy of a subsequent resolution revoking or amending them, duly certified by the proper officers of the Board, shall be made by the Board.
8. This resolution shall be effective immediately.

Moved by: Brian Koch; Seconded by: Renee Paser-Paull  
Aye 8\_\_ Nay 0\_\_ Abstain 1 \_\_ Absent 0 \_\_

Accepted August 15, 2017  
Medina, New York

#### **Adjournment**

Moved by Wendi Pencille, seconded by Lori Draper that the Board adjourn the Public Hearing at 7:56 P.M. and open the Regular Business Meeting. Yes-9, No-0; Absent-0 Motion carried.

Respectfully submitted:

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Janice Jovanelly, District Clerk