

**WESTLAKE CITY SCHOOLS
BOARD OF EDUCATION MINUTES**

**Monday, September 11, 2006 – 5:30 p.m. – Work Session
Administration Building – Board Room
27200 Hilliard Blvd.**

Call to Order: Time: 5:30 p.m.

Roll Call:

Mrs. D'Ettorre Wargo	<u>Present</u>	
Mr. Beal	<u>Present</u>	Entered the meeting at 5:41 p.m.
Mr. Mays	<u>Present</u>	
Mr. O'Malley	<u>Present</u>	
Ms. Rocco	<u>Present</u>	

Pledge of Allegiance: President D'Ettorre Wargo led the assembly in the Pledge of Allegiance.

Acknowledgment of Visitors: President D'Ettorre Wargo welcomed all in attendance.

Approval of Agenda

Motion by Mr. Mays
Seconded by Ms. Rocco

Roll Call Vote:

Mrs. D'Ettorre Wargo	<u>AYE</u>
Mr. Mays	<u>AYE</u>
Mr. O'Malley	<u>AYE</u>
Ms. Rocco	<u>AYE</u>

*Hearing of Public (Agenda Items – 15 Minutes) – None.

A. New Business

1. FY 2007 Appropriations

- Treasurer Pepera presented the proposed FY 2007 appropriations and related fiscal forecast.

Mr. Beal entered the meeting at 5:41 p.m.

2. Resolution to Approve Certificated Staff Member

Exhibit A-2

B. Discussion Items

1. Citizens Advisory Committee Projects

- President D'Ettorre Wargo discussed possible CAC projects and asked the Board for input.

Mays: He would like to see research completed in the areas of “ideal” campus settings and realignment of schools.

Board: All are in agreement with Mr. Mays’ suggestion.

*Hearing of Public (15 Minutes)

President D'Ettorre Wargo read a prepared statement clarifying the Board’s decision regarding the disposition of the Bradley Road property.

“The Westlake Board of Education voted not to accept the City of Westlake’s final offer to buy the 41.9 acres of school-owned property on Bradley Road. Since questions have been raised in the community regarding this decision, I would like to review the Board’s reasons for not accepting that offer.

First, we believe our primary responsibility to the taxpayers of Westlake is to provide a quality education while managing the school system in the most economical and cost-effective way possible.

School districts in Ohio have limited funding streams. We must protect our assets and generate as much funding as possible to maintain quality education and facilities for the students of Westlake.

The Board received an appraisal on the Bradley Road land in June 2005. Although the city’s offer was slightly higher than that appraisal, recent land sales in 2005 and 2006 indicate that the Bradley Road property is worth more per acre than the city’s offer. True market value is determined by what a willing buyer will pay – not what an appraisal says.

The city’s final offer on March 23 indicated there was no room for further negotiations. In addition, a stipulation allowing the Board to repurchase the property at a later date is not practical or necessary. A land-use study conducted in June 2005 by Lesko & Associates indicated that the school district does not need the Bradley Road property for future expansion purposes. The study shows that the district has enough land available on each school site to build additions to existing facilities, or to build new facilities adjacent to existing buildings, to accommodate an enrollment increase.

The citizens of Westlake are not overwhelmingly in support of having their taxes increase to support the school system, as evidenced by the close margin of victory in the May 2006 levy issue. Therefore, we must be vigilant in exercising our fiduciary responsibility to all of the taxpayers in Westlake by maximizing the value of our assets.

We look forward to ongoing dialogue with the city or any other entity that will provide us with the maximum revenue the Bradley Road property will generate.”

Bill Hornung: Are there any other land assets the District can sell?

Pepera: Not to my knowledge.

Hornung: Did the Schools and the City both have an appraisal?

Wargo: She is not aware whether or not the City had an appraisal of the property, but the schools had one completed in 2005.

Mays: The Board is not aware of a City appraisal. In any case, it is likely a potential buyer's appraisal is lower.

Hornung: Will the Board consider a second appraisal?

Ernie Lackner: Why did the Board get an appraisal if it wasn't utilized? He would like to see a document trail of correspondence between the City and the Schools.

Mays: He commented to the audience the sequence of the information exchange between the City and the Schools on the Bradley Road property over the last five years.

Pepera: He cautioned the Board about prematurely disclosing confidential financial information on the Bradley Road property as this may negatively impact further negotiations with a potential buyer.

David Marlette: He doesn't think disclosing the District's counter-offer would impact the auction process. Have any developers shown interest? What makes the Board put full faith and trust in the land-use study?

Wargo: The land-use study performed by Lesko & Associates confirms the district has ample land associated with its current facilities to provide for expansion needs.

Marlette: He is concerned with the use of this land (Bradley Road) and would like to see it put to good use, not speculative development.

O'Malley: In his opinion, he felt the appraiser utilized faulty comps in the appraisal process.

Sandy Nemeth: She thinks a second appraisal is a good thing to do. What impact would the number of homes have on enrollment? Would like to see land stay as land.

Beth Veccio: She is concerned that the land is an asset and should be put to good community use. The City and Schools should re-open negotiations.

Jim Delayla: Can the Board discuss what transpired during negotiations? He can't believe the City and Schools can't work together on this issue.

Mays: Has the City told the Soccer Association there is an alternate plan to provide fields if they cannot secure the Bradley Road property?

Delayla: Not to my knowledge.

O'Malley: The whole process with the City on this issue has moved slowly while permanent improvement needs in the District are in excess of \$5M.

Laura Lathem: Expressed frustration with the City and Schools. She suggests a current appraisal be completed.

Tim James: What is Plan "B" for recreation facilities in Westlake? What is the Board's commitment to maintaining ballfields in the future?

Rocco: There is a division between the City and Schools' primary functions and responsibilities.

Kathy Ielapi: She would like the Board to consider further negotiations with the City.

Dan O'Brien: The reason the City halted the lease pursuit was at the request of the Soccer Association. The Soccer Association takes care of the fields, not the Schools. The Board should re-evaluate how they would accept or reject an offer.

Ann Beyer: The City indicated at their Council meeting there are legal limitations to what they can offer.

Jim Finucan: He doesn't see how money from an auction over the current offer from the City should jeopardize field space.

Beal: If a developer offered \$3.5M for the property, would you reconsider?

Finucan: No.

Hornung: The bottom line is the purpose of the land. Make a small investment and give back to the community.

Delayla: The schools used a process to buy this building (administration building) from the City. Why isn't this process good for this purpose?

C. Adjourn to Executive Session

Time: 7:02 p.m.

Purpose: Discuss Sale of Property

Motion by Mr. Mays

Seconded by Mr. Beal

Roll Call Vote:

Mrs. D'Ettorre Wargo AYE

Mr. Beal AYE

Mr. Mays AYE

Mr. O'Malley AYE

Ms. Rocco AYE

Others in attendance: Costanza, Pepera, Puffer

Adjourn Executive Session and Return to Regular Session

Time: 7:30 p.m.

D. Adjournment

President D'Ettorre Wargo adjourned the meeting at 7:31 p.m.

President

Treasurer

*The public may address the Board during the periods of the meeting designated for public participation. Each person addressing the Board shall give his/her name and address. If several people wish to speak, each person is allotted three minutes until the total time allotted is used. During that period, no person may speak twice until all who desire to speak have had the opportunity to do so. The period of public participation may be extended by a vote of the majority of the Board present and voting.

EXHIBIT A-2
RES. #06-269

RESOLUTION TO APPROVE EMPLOYMENT FOR CERTIFICATED STAFF MEMBERS

RESOLVED THAT

the Westlake Board of Education approves employment for certificated staff members as follows:

Jeanne Bishop	Effective:	09/12/06
Science/Planetarium	Rate:	MA+30, Step 10
(.20 Contract)		

Motion by Mr. Beal

Seconded by Ms. Rocco

Roll Call Vote:

Mrs. D'Ettorre Wargo AYE

Mr. Beal AYE

Mr. Mays AYE

Mr. O'Malley AYE

Ms. Rocco AYE

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06-504

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