

Official Minutes
Weld Re-3(J) Board of Education
April 12, 2017

District Office

1. **Call to Order** by President Haffner at 6:32 p.m.
2. **Roll Call** Directors Baumgartner, Gustafson, Haffner and Jensen present. Director Grundy arrived at 6:34 p.m.
3. **Pledge of Allegiance**
4. **Approval of Agenda**
Director Gustafson moved to approve the agenda as presented. Director Baumgartner seconded the motion.

Baumgartner – Yes	Grundy – Absent	Gustafson – Yes	Haffner – Yes	Jensen - Yes
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5. **Purchase and Sale Agreement between Renaissance Homes & WCSD Re-3J Re: Hudson Highlands Property**
The first draft of a Purchase & Sale Agreement was reviewed. This was created by district legal counsel and provided to the seller's agent. The district received a response from the seller today. District legal counsel and NV5 (Todd McCowin) have not had a chance to thoroughly review the document. The updated PSA is much longer than the draft that was initially sent to the seller and is not in line with the initial discussions. Dr. Rabenhorst had been informed that the seller would like to move more quickly on the sale of the property, though with the updated, longer, PSA there is uncertainty of how quickly this sale could happen. Dr. Rabenhorst will be communicating with the seller's agent and district legal counsel within the next two days. Board members discussed moving forward with the purchase of the property and its potential future development and use.
6. **Intergovernmental Agreement between Town of Hudson and WCSD Re-3J**
The letter from the Town of Hudson attorney was reviewed. Dr. Rabenhorst and Attorney Farrington communicated the Board's consensus response to this letter. Essentially, the Board's position was rejected, though the Town continued to agree to pay a portion of the soccer field development in exchange for a Joint Use Agreement for the soccer field. The Town rejected paying for street and utility infrastructure to continue 4th Avenue east and paying for any share of a public parking lot adjacent to the soccer field in exchange for the Board's agreement to not construct a Transportation Facility. The Board discussed next steps in this process. Dr. Rabenhorst recommended to continue with the purchase of the land, work on the rezoning, and plan development of a soccer field only (no parking lot and no Transportation Facility at the present time). Consensus was to move forward with the land purchase and discontinue any IGA with the Town of Hudson due to their rejection of the Board's offers. The Board acknowledged their statutory requirement to offer a hearing to the Town of Hudson once a construction plan is determined and presented to the Town Planning Commission.
7. **Capital Construction Update**
Dr. Rabenhorst updated the Board on recent developments in the capital construction projects.
 - There is a potential property in Keenesburg that the district may consider for transportation. Dr. Rabenhorst described what is known to date regarding this property. The property is on the Northeast side of I-76. It currently has a place to store 3-4 buses inside and a separate building with a bay that will allow for maintenance to work on up to two buses at one time. The purchase of this property and all upgrades are estimated to be within what was budgeted in the Bond for the transportation facility.
 - A draft IGA with the town of Keenesburg is still not ready for first review. NV5 has solicited proposals regarding scope and oversight of the WWTF project. Three proposals were submitted and NV5 is currently reviewing them. Dr. Rabenhorst will approve the design consultant selection, when recommended by NV5. When chosen the design consultant will help with the

IGA, design and construction of the WWTF. The district will likely submit for a DOLA grant in August for this project.

- Dr. Rabenhorst noted that the kickoff meetings occurred at the high school and Lochbuie/Hoff. More information regarding these meetings will come at the next board meeting.

8. 2017 Graduation Attendance

Dr. Rabenhorst confirmed that all Board members would be in attendance at the 2017 WCHS graduation ceremony. Board members should be present by 12pm for pictures.

9. Approval of Roofing Contracts for WCHS, Hoff and Lochbuie

The contracts for the roofing at WCHS, Hoff and Lochbuie, to be completed by Garland, were reviewed. These contracts exceed the \$250,000 threshold authorizing superintendent only approval. These roofs will have a 30 year warranty and 24hr on call service when a leak is found. The roofing work is scheduled for completion this summer.

Director Baumgartner moved to approve Contract Project #25-CO-170297 between Weld County Re-3J School District, and Garland/DBS, INC. for the Weld County Re-3J School District Weld Central High School roof project. Director Jensen seconded the motion.

Baumgartner – Yes	Grundy – Yes	Gustafson – Yes	Haffner – Yes	Jensen - Yes
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Director Baumgartner moved to approve Project #25-CO-170296 for Hoff Elementary and #25-CO-170295 for Lochbuie Elementary. Director Grundy seconded the motion.

Baumgartner – Yes	Grundy – Yes	Gustafson – Yes	Haffner – Yes	Jensen - Yes
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Director Grundy reminded the Board that the Re-3J Education Foundation fundraiser with Chick-fil-A is on April 26th.

10. Adjournment at 7:56 p.m.