

Chewelah School District #36 – *Where Dreams Begin*

Board of Director's Regular Work Session Meeting

January 6, 2022 at 6:30 PM

District Office 210 N Park and Virtually via Zoom

1. Call meeting to order
2. Flag salute
3. Modifications to the agenda
4. Approval of the agenda
5. Sale of old middle school property
 - a. Reasons behind selling the property
 - b. Sale procedure
6. First reading Policy 6882 Sale of Real Property
7. District-wide measurements of success planning
8. Approve reimbursement request for Jason Perrins' City University professional development expenses in the amount of \$1,695.00
9. Adjourn

Face coverings required for all in-person attendees

In accordance with Governor's Proclamation 20.25.15, which prohibits the Board of Directors from allowing individuals without face coverings to enter or remain in any indoor space, all in-person attendees must wear a face covering at all times during the meeting. Individuals who choose not to comply with the requirement may access the meeting virtually via Zoom at <https://us02web.zoom.us/j/82905612726>

Individuals with disabilities who may need a modification to participate in a meeting should contact the superintendent's office, at 685-6800, ext. 1002, no later than three days before a regular meeting and as soon as possible in advance of a special meeting so that special arrangements can be made.

SALE OF REAL PROPERTY

The Board has exclusive control of the acquisition and disposal of all district property. This power shall be exercised only when the Board determines by resolution that such property is or is not necessary for school purposes.

Once the Board has considered all the factors relating to a proposed sale of real property, it shall comply with all requirements of the law, including:

- A. A market value appraisal by a professionally designated real estate appraiser or by a general real estate appraiser certified under chapter 18.140 RCW, selected by the Board shall be secured.
- B. No sale of real property is to take place if the sale price would be less than 90 percent of the appraisal made by the appraiser unless the property has been on the market for one year, in which case it may be reappraised and sold for not less than 75 percent of the reappraisal value if the sale is approved by the unanimous consent of the Board.
- C. If the appraised value exceeds \$70,000 notice that such a sale is being considered is to be published in a newspaper of general circulation within the District for at least two consecutive weeks. The notice shall describe the property and specify the date, time and place of a public hearing scheduled to consider the property specified for sale. Evidence concerning the proposed sale along with the advisability of selling the parcel is to be taken into account by the Board at such a hearing.
- D. A charter school located within the district boundaries has a right of first refusal to purchase or lease, at fair market value, a closed district facility or property or unused portions of a district facility or property by negotiated agreement with mutual consideration. The consideration may include the provision of educational services by the charter school.
- E. Bids may be secured or a licensed real estate broker may be engaged. If the latter, the commission shall not exceed 7 percent. Any appraiser selected by the Board to appraise the market value of a parcel of property may not be a party to any contract with the District to sell the parcel for a period of three years after the appraisal. No bid award shall be made within a forty-five-day period following publication of notice of the intended sale in a newspaper of general circulation in the District.

Receipts from the sale of real property shall be placed into the debt service fund or in the capital projects fund. However, ~~after an evaluation of the sufficiency of the capital projects fund, receipts may be deposited into the district's general fund to be used exclusively for nonrecurring costs related to operating school facilities.~~ Proceeds from the sale of the property may be used to reimburse district funds for costs associated with the sale. The reimbursements may be deposited back into the fund from which the sale-related expenditure occurred.

Legal References: _____ RCW 28A.335.090
 _____ RCW 28A.335.120

Conveyance and acquisition of property
— Management — Appraisal
Real property — Sale — Notice of and
hearing on — Appraisal required —
Broker or real estate appraiser
services — Real estate sales
contracts, limitations

RCW 39.33.010

Sale, exchange, transfer, lease of public property authorized — Section deemed alternative

Ch. 18.140 RCW

Certified Real Estate Appraiser Act

RCW 28A.335.060

Surplus school property — Rental, Lease or use of — Disposition of Moneys Received From

RCW 28A.710.230

Facilities-State matching funds for common school construction. (E2SSB 6194 – 2016 legislative session)

Management Resources: *Policy News*, June 2001

Use of Real Estate Appraisers Modified Surplus Property

Policy News, February 2005

2011 – June Issue

2016 – July Issue

Adoption Date:

School District Name:

Revised: 08.98; 06.01; 02.05; 2.06; 06.07

Classification: Optional Encouraged

**CHEWELAH SCHOOL DISTRICT #36
EXPENSE REIMBURSEMENT CLAIM FORM**

Each person must submit a claim and receipts for his/her own expenses. If you are filing a claim on behalf of others, include names for the expenses claimed. This form is for reimbursements not related to travel. Any travel advance payment or reimbursements must be made on the Travel Advance and Reimbursement Claim Form.

Pay to: Jason Perrins
Address: PO Box 47 Chewelah, WA 99109
Street/Box Number City/State/Zip

<u>Explanation/Description</u> (Use one line for each receipt)	<u>Amount</u>
<u>Professional Development, City</u>	<u>\$1,695.00</u>
<u>University</u>	

Total expenses claimed for reimbursement \$ 1,695.00

I certify under penalty of perjury that this is a true and correct claim for necessary expenses incurred by me and that no payment has been received by me on account thereof.

Jason Perrins 1/3/22
Employee Signature Date

Supervisor's Use

Account Code _____ Amount \$ _____

Account Code _____ Amount \$ _____

Account Code _____ Amount \$ _____

Principal/Director Signature _____ Date _____

I, the undersigned, hereby certify under penalty of perjury that this is a just, due and unpaid obligation against Chewelah School District #36, and that I am authorized to certify said claim.

Auditing Officer

 **Account Inquiry**

 **Setup Direct Deposit**

 **View 1098-T**

Jason Perrins

Account Inquiry | View 1098-T

Summary | Activity

Account Summary

You owe 1,695.00.

☐ Due Now	1,695.00
☐ Future Due	0.00

**** You have a past due balance of 1,695.00. ****

NOTE: Your student account balance may not reflect pending funds from 3i GI Bill®, Military TA, employer, payment plan, etc).

What I Owe

Term	Outstanding Charges & Deposits
Summer 2021-2022	1,695.00
Total	1,695.00

Currency used is US Dollar

Remittance Addresses

☐ I have read and accept the Refund Policy

[Start a Payment Plan](#)

[Make a Payment](#)

 [Go to top](#)