

Minutes of the South Summit School District Board of Education Special Session Meeting held on **December 6, 2016**, beginning at 5:00 p.m. in the District Office Board Room at 285 East 400 South, Kamas, UT.

Present: Mr. Craig Hicken, Mrs. Suni Woolstenhulme, Vice President; Mr. Steve Hardman, Mr. Jim Snyder, Mrs. Debra Blazzard, Superintendent Shad Sorenson, and Mr. Kip Bigelow, Business Administrator

Guests: Jeff Dodge, Richard Judkins and Ross Wentworth.

1. President Hicken welcomed everyone and called the Special Session to order at 5:18p.m.
2. The Special Session is called for the Board to conduct business pertaining to the Wagstaff property acquisition.
3. Agenda Item:
Property Acquisition. President Hicken welcomed the representatives of Naylor, Wentworth & Lund Architects (Jeff Dodge, Richard Judkins and Ross Wentworth) who then presented information regarding due diligence matters pertaining to the Wagstaff property acquisition as follows:
 - a. Wetlands: There are issues regarding the wetlands areas of the property. The cost-estimate to mitigate the wetlands on the property are approximately \$100,000.00 (worst-case scenario).
 - b. Environmental: The homes on the property are on a low-grade septic tank that will need to be removed. There is also a malfunctioning leach field that is draining into the storm water (the pipe would be disconnected) that would be in violation of the Clean Water Act if the homes continue to be rented.
 - c. Utilities: There are infrastructure issues.
 - i. Sanitary Sewer: Sanitary sewer stops on the east side of the canal ditch (across the street) and will require a lift station.
 - ii. Waterline: The water line is on the north side of the highway. Kamas City plan requires a loop south then east back into the City. It is possible that these sewer/water costs may be recouped if the City agrees to such.
 - iii. Electricity: If the electrical lines are buried, the stimated cost is approximately 2 million dollars. Relocating the line above-ground is estimated to be \$150,000-\$200,000.
4. It was also noted that:
 - a. The property has enough land to accommodate a secondary or elementary school, but there will be certain costs associated with planning for such.
 - b. Mitigation costs can be used as reasonable leverage during property acquisition negotiations. Naylor, Wentworth and Lund Architects will prepare a list of estimated costs/encumbrances.
 - c. Kip Bigelow reminded the board of the following deadlines:
 - i. Due Diligence Deadline: January 16, 2017
 - ii. Settlement Deadline: January 31, 2017
5. Motion by Mr. Steve Hardman to adjourn at 6:00 p.m.
Seconded by Mrs. Debra Blazzard.
Yeas: Mr. Hicken, Mrs. Woolstenhulme, Mr. Snyder, Mr. Hardman, Mrs. Blazzard
Nays: None

Board President

Business Administrator