

GERMANTOWN SCHOOL DISTRICT
GERMANTOWN, WISCONSIN 53022
MINUTES OF THE BOARD OF EDUCATION
June 13, 2016

1. The meeting of the Board of Education was called to order by Board President Bob Soderberg in the District Office Board Room at 7:00 p.m. District Administrator Jeff Holmes read the official meeting notification. Roll call: Soderberg – yes, Medved – yes, Loth – yes, Borden – yes, Barney – yes, Larson – yes. Board Member Spies absent (excused).
2. Motion by Larson, second by Barney to approve the agenda. Motion carried.
3. Scott Fulton addressed the Board regarding updating student handbooks.
4. Motion by Larson, second by Barney to approve the May 23, 2016 Board of Education meeting minutes. Motion carried.
5. Trane representative James DeGuire updated the Board on the status of the district energy project, including completed and upcoming projects.
6. Director of Teaching and Learning Brenda O'Brien provided an update on the purchase of Foss System kits for elementary science with costing that will be brought to the Board for approval at the June 27, 2016 meeting, and presented staff feedback from PEAK training.
7. Board Member Brian Medved updated the Board on discussion that took place at the June 8, 2016 ad-hoc Standards Committee meeting.
8. Director of Human Resources Cynthia Coley provided an enrollment update.
9. Board President Bob Soderberg recognized the 355 high school seniors that graduated on June 5th and 2016 WIAA State Champion for long jump Shon Pratcher, and indicated that the staff recognition and Distinguished Service Awards were held on Friday, June 10, 2016. Superintendent Holmes informed the Board that former Germantown High School student Brian Keller has been selected in the MLB draft by the New York Yankees.
10. Recommendation from Personnel Committee to hire a 1 FTE high school Cross Categorical teacher, a 1 FTE Reading Specialist to assist the Special Education population, and pursue adding a 1 FTE Special Education teacher at the elementary level. Motion carried.
11. Personnel Committee Chair Sarah Larson updated the Board on additional items discussed at the June 7, 2016 committee meeting including the Alternative Compensation Model and district goal achievements, and indicated a staffing history had been provided by Director of Human Resources Cynthia Coley.
12. Motion by Larson, second by Barney to accept the Offer to Purchase and Addendum A from Brian Kazmierczak and Richard Stephan, for the 21.6 acre Holy Hill Road property (aka Bainter property) located on Holy Hill Road between Highway 145 and Goldendale Road as presented in the attached WB-13 Vacant Land Offer to Purchase document for an amount not to be less than \$163,000 with the proceeds designated to purchase other property in the MacArthur Elementary area as needed for parking. Motion carried.
13. Motion by Larson, second by Medved to proceed with sending out the community survey. Motion carried.

14. Motion by Barney, second by Loth to accept the donation of \$1,769 from Outsource America, Inc. to County Line for a field trip to the Milwaukee Zoo and Discovery World, accept the donation of \$632.60 from Target's Take Charge of Education program to Kennedy Middle School, accept the donation of \$1,000 from the Kennedy Middle School PTA to fund the 8th grade class Civil War re-enactment, accept the donation of \$1,000 from Germantown Little League for batting cages for the high school softball program, and accept the donation of \$500 from the Phil Datka Memorial Fund for the high school Best Buddies Program. Motion carried.
15. Motion by Barney, second by Larson to approve 2016 summer school contracts for Dan Winsey, Jonathan Bell, Andrew Stone, Maureen Warnimont, Dawn Books Kosanke, Theresa Midlikowski, Connie Meyer, Traci Wangerin, Pamela Koskovich, and Kathleen Vincent. Motion carried.
16. Motion by Medved, second by Larson to approve the overnight travel request for 11 FBLA members and advisor Steve Martin to travel to Atlanta, Georgia June 26-July 3, 2016 to attend the National FBLA Competition with funding as presented. Motion carried.
17. Motion by Borden, second by Barney to approve the resignation of Rachel Straus, and thank her for her six years of service to the students, their families and to the Germantown School District and approve posting and filling the vacancy; approve the resignation of Laura Kozicki, and thank her for her fifteen years of service to the students, their families and to the Germantown School District and approve posting and filling the full-time elementary vacancy, and approve the resignation of Elizabeth Stegemann, and thank her for her two years of service to the Germantown School District, its staff, students and families and approve posting and filling the full-time School Psychologist position for the 2016-17. Motion carried.
18. Motion by Larson, second by Borden to enter into closed session pursuant to Section 19.85(1)(e) and 19.85(1)(f). Roll call vote. Motion carried.
19. The Board entered into closed session at 8:00 p.m. Board Member Spies arrived at 8:00 p.m. and attended the closed session meeting.
20. The Board returned to open session at 8:35 p.m.
21. Motion by Medved, second by Barney to ratify the 2015-2016 Collective Bargaining Agreement with the GEA increasing base wages by 1% as set forth in the Summary of Tentative Agreement and Notice of Salary Increases. Motion carried.
22. Motion by Medved, second by Larson to increase supplemental pay and other non-base wages by 1% as set forth in Exhibit B of the Summary of Tentative Agreement and Notice of Salary. Motion carried.
23. Motion by Larson, second by Medved to adjourn. Motion carried.
24. Board President Soderberg declared the meeting adjourned at 8:36 p.m.

Jayne Borst
Recording Secretary


Lester Spies
School Board Clerk

ADDENDUM A

Seller: School District of Germantown
Buyer: Brian Kazmierczak and Richard Stephan
Property: Holy Hill Road, Village of Germantown, Washington County
(tax key no. GTNV 171 984)

This Addendum A to the Offer to Purchase (the "Addendum") is made this 13 day of June, 2016, by and between Brian Kazmierczak and Richard Stephan (collectively, the "Buyer") and School District of Germantown (the "Seller"), for the property located at Holy Hill Road, Village of Germantown, Washington County (tax key no. GTNV 171 984) (the "Property"). Together, the Offer to Purchase and this Addendum are referred to herein as the "Offer" and shall be read as one agreement, provided that, in the event of any conflicts or inconsistencies between the Offer to Purchase and this Addendum, the terms and provision of this Addendum shall control. Capitalized terms used in this Addendum but not otherwise defined shall have the meaning ascribed to them in the Offer to Purchase.

LEGAL DESCRIPTION OF PROPERTY: Lot Two (2) of CERTIFIED SURVEY MAP NO. 4608, recorded in the Washington County Registry on December 28, 1995 in Volume 31 of Certified Survey Maps on pages 65-67, as Document No. 707143 and being all of Parcel 2 Certified Survey Map No. 4339, being in the Northwest $\frac{1}{4}$, of the Northeast $\frac{1}{4}$, of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

DISCLAIMER AND RELEASE:

- a. As is. Buyer acknowledges that he will be afforded an ample opportunity to inspect the Property and any improvements thereon pursuant to the terms of this Offer, and that he will rely upon such inspections in determining whether to purchase the Property. Buyer further acknowledges that, regardless of whether such inspections have in fact been performed, Buyer is not relying upon any statements, warranties or representations of Seller, or its agents or employees with respect to the Property. The Property is being sold in an "as is" and "where is" condition, with all faults, and without any warranties or representations, expressed or implied, as to condition, location or otherwise, including without limitation, with respect to environmental matters.
- b. Release of liability. Buyer hereby waives, releases and forever discharges Seller and Seller's affiliates, and their respective predecessors, successors, assigns, shareholders, partners, members, officers, directors, employees, contractors, agents, and other representatives (collectively, the "Released Parties") from all claims, causes of action, demands, losses, damages, liabilities, costs and expenses (including attorneys' fees and court costs) of every kind or character, known or unknown, which Buyer has or may have in the future on account of or in any way arising out of the condition of the Property, including without limitation, the hazardous waste or waste (including petroleum and petroleum by-products)

associated in any way with the Property or the applicability of any federal, state or local laws, regulations or ordinances relating to any environmental contamination affecting the Property, as such laws, regulations and ordinances may be amended from time to time. Buyer shall not make or institute any claims against any of the Released Parties which are inconsistent with the foregoing. The provisions of this paragraph 1 shall survive closing or any termination of this Offer.

INDEMNIFICATION:

Except as specifically provided otherwise in this Offer, Buyer shall indemnify and hold Seller harmless from and against any and all loss, cost, damages, injury or expense arising out of or in any way related to claims for injury to or death of person, damage to property, or contract liabilities associated with the ownership or operation of the property or the business conducted thereon, arising out of events or transactions before or after Closing.

ATTORNEY'S FEES:

If a suit is brought to enforce this Offer, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.

BUYER:

Brian Kazmierczak

Richard Stephan

SELLER:

School District of Germantown

By: 

Robert Soderberg, Board President

By: 

Board Clerk