



Schuyler Community Schools  
Board of Education Special Meeting  
Thursday, December 19, 2019 3:30 PM  
Schuyler Central High School Music Room  
401 Adam Street  
Schuyler, NE 68661-2400

Attendance Taken at 3:36 PM.

Mynor Hernandez: Absent  
Nina Lanuza: Absent  
Richard Brabec: Present  
Chuck Misek: Present  
Virginia Semerad: Present  
Brian Vavricek: Present  
Present: 4, Absent: 2.

I. Call Meeting to Order

**STRIVE - COMMIT - SUCCEED - District Mission Statement**

**Schuyler Community Schools in partnership with parents, students, and the community is committed to educate students to become skilled, knowledgeable and responsible citizens in a global society - District Vision Statement**

Notice of this meeting was given in advance according to State Law 84-1411, by giving notice of the meeting to the public. Notice of this meeting was also given in advance to all members of the Board of Education

I.A. Pledge of Allegiance

All present participated in the Pledge of Allegiance.

I.B. Declaration of Open Meeting

This meeting has been preceded by advance notice and is hereby declared to be in open session. A copy of the Open Meetings Act is posted in the front of the meeting room.

**Nebraska Open Meetings**

**Act:** [http://nitc.nebraska.gov/documents/statutes/NebraskaOpenMeetingsAct\\_current.pdf](http://nitc.nebraska.gov/documents/statutes/NebraskaOpenMeetingsAct_current.pdf)

II. Approval of Consent Agenda

Discuss, Consider and Take Action on the consent agenda

Motion to approve the consent agenda Passed with a motion by Virginia Semerad and a second by Brian Vavricek.

Mynor Hernandez: Absent, Nina Lanuza: Absent, Richard Brabec: Yea, Chuck Misek: Yea, Virginia Semerad: Yea, Brian Vavricek: Yea

Yea: 4, Nay: 0, Absent: 2

### III. Action Items

#### III.A. Building, Grounds, and Transportation

This committee is responsible for recommending approval of building/grounds and transportation programs, vehicle replacement schedule, building and maintenance and upgrade schedule.

III.A.1. Discuss, consider and take all necessary action with regard to possible approval and authorization to execute a real estate purchase agreement for the purchase by the school district of the real estate located at 2023 Colfax Street, Schuyler, Nebraska.

The school district was approached by EHC Schuyler Realty, LLC about our interest in the purchase of the vacated nursing home at 2023 Colfax Street. The facility was closed in March of 2019. The facility was sold for \$1,600,000 and is currently assessed at \$1,200,000. The purchase price for the building with contents is \$700,000 (\$22,50 per sq ft.). The cash we will use for the purchase is \$700,000 of the \$1,200,000 bond premium (cash above the sale of the bonds) as outlined in our 2018-19 audit report. This money will be replaced over the next two fiscal years through the State Aid **TWO-YEAR NEW SCHOOL**

**ADJUSTMENT:**

**1st year**

District Basic Funding per formula student X (.20 X Estimated Student Capacity)

**2nd year**

District Basic Funding per formula student X(.10 X Estimated Student Capacity)

The 31,127 sq. ft. facility would make it possible to make additional space in our current middle and high school buildings, create centralization of district wide programs, personnel and storage, provide space for special education and alternative education services, central meeting space for district level and professional development training, and technology support services.

In addition, we would be able to plan to host joint ventures in early childhood, daycare, and Dual Language program expansion in the future. Attached below is detailed information about the property.

MOTION by Brabec that the Board of Education of this School District approves entering into a real estate purchase agreement for the purchase of the real estate located at 2023 Colfax Street, Schuyler, Nebraska, including all buildings and other improvements located thereon, from the seller, and that the Board hereby approves and adopts the attached resolution. Board member Semerad seconded the MOTION. After discussion and on roll call vote, the following Board members voted in favor of passage and adoption of the above Motion and Resolution: Brabec, Semerad, Misek, Vavricek. The following Board members voted against the same: None. The following Board members were absent or not voting: Lanuza and Hernandez. The above Motion and Resolution having been consented to by a majority of the members of the School Board of this School District, were declared as passed and adopted by the President at

a duly held and lawfully convened meeting in full compliance with the Nebraska Open Meetings Law. DATED this 19th day of December, 2019. COLFAX COUNTY SCHOOL DISTRICT 19-0123, A/K/A SCHUYLER COMMUNITY SCHOOLS BY: Richard Brabec President, Board of Education ATTEST: Virginia Semerad  
RESOLUTION BE IT RESOLVED by Colfax County School District 19-0123, a/k/a Schuyler Community Schools, a Class III School District under the laws and statutes of the State of Nebraska, at this special meeting of its Board of Education, ("SCS"), that the real estate purchase agreement for the real property located at 2023 Colfax Street, Schuyler, Nebraska ("Purchase Agreement") between SCS and the seller, EHC Schuyler Realty, LLC ("Seller"), in the form on file with official SCS records and as presented at this meeting or with such changes as are deemed necessary and in the best interest of SCS and approved by the Superintendent of Schools, should be and is hereby authorized and approved; BE IT FURTHER RESOLVED that the President of the Board of Education, Superintendent of Schools, or other designee for SCS, should be and is hereby delegated the authority and is authorized and directed to sign, execute, and deliver such Purchase Agreement and any development plans, development agreements, subdivision agreements, interlocal agreements, documents, or other agreements called for in such Purchase Agreement for and on behalf of SCS, and is further hereby delegated the authority and is authorized and directed to execute and deliver any necessary deed(s), subdivision agreement(s), interlocal agreement(s) or other instruments under such Purchase Agreement or in the development of the described property according to the Purchase Agreement, and is delegated the authority and is authorized and directed to retain any necessary professionals for assistance, to pay the purchased price, development costs all costs and expenses, and to take or cause to be taken all other action necessary or appropriate to close the sale, purchase, and conveyance transaction, and to develop the described property and pay all development costs and expenses as provided therein according to such Purchase Agreement or any approved changes thereto, or those in the best interest of SCS upon presentation of deeds or other required plans, documents, or development proposals from the Seller, or others on the described property to be purchased, received, and developed by SCS under this Purchase Agreements. Passed with a motion by Richard Brabec and a second by Virginia Semerad.

Mynor Hernandez: Absent, Nina Lanuza: Absent, Richard Brabec: Yea, Chuck Misek: Yea, Virginia Semerad: Yea, Brian Vavricek: Yea  
Yea: 4, Nay: 0, Absent: 2

#### IV. Adjournment

Motion to adjourn Passed with a motion by Brian Vavricek and a second by Virginia Semerad.

Mynor Hernandez: Absent, Nina Lanuza: Absent, Richard Brabec: Yea, Chuck Misek: Yea, Virginia Semerad: Yea, Brian Vavricek: Yea  
Yea: 4, Nay: 0, Absent: 2