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**APPROVAL OF BOARD MEETING MINUTES**

**POLICY ISSUE/SITUATION**

Enclosed are the minutes for:

- February 21, 2012 - Executive Sessions
- February 21, 2012 - Business Meeting

**BACKGROUND INFORMATION:**

Minutes of the School Board's Business Meetings, Study Sessions, Work Sessions, Public Hearing and Special Sessions (executive and regular) are presented to the Board for approval at School Board Business Meetings.

**RECOMMENDATION:**

**(12-142)** BE IT RESOLVED that the minutes of the following School Board meetings be and hereby are approved:

- February 21, 2012 - Executive Sessions
- February 21, 2012 - Business Meeting



**MEETING OF THE SCHOOL BOARD  
BEAVERTON SCHOOL DISTRICT 48  
Administration Center**

**Executive Session**

**February 21, 2012**

The School Board of Beaverton School District conducted an Executive Session at the Administration Center on Tuesday, February 21, 2012 starting at 5:30 p.m.

**Present:**

LeeAnn Larsen, Chair  
Karen Cunningham  
Jeff Hicks  
Tom Quillin  
Sarah Smith  
Mary VanderWeele

Jeff Rose  
Maureen Wheeler

Superintendent  
Public Communications Officer

**Media: 1**

School Board Chair, LeeAnn Larsen called the Executive Session to order at 5:30 p.m. under authority of ORS.192.660(2)(i), Superintendent Evaluation.

**CALL TO ORDER**

The meeting was adjourned at 5:55 p.m.

**ADJOURNMENT**

Carol Marshall, Secretary

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LeeAnn Larsen, Chair



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LeeAnn Larsen, Chair  
Karen Cunningham  
Jeff Hicks  
Tom Quillin  
Sarah Smith  
Mary VanderWeele

Jeff Rose  
Ron Porterfield  
Sue Robertson  
Maureen Wheeler  
Claire Hertz  
Dick Steinbrugge  
John Hartsock

Superintendent  
Deputy Superintendent of Operations & Support Services  
Chief Human Resource Officer  
Public Communications Officer  
Chief Financial Officer  
Executive Administrator for Facilities  
Project Manager

**Media: 1**

School Board Chair, LeeAnn Larsen called the Executive Session to order at 5:55 p.m. under authority of ORS.192.660(2)(e), Real Estate Discussion.

**CALL TO ORDER**

Ron Porterfield, Dick Steinbrugge and John Hartsock updated the Board on the progress of the real estate negotiations for a new high school in the south end of the District. The negotiations have not progressed.

The Board discussed the possibility of using the District's Eminent Domain Authority.

The meeting was adjourned at 6:10 p.m.

**ADJOURNMENT**

Carol Marshall, Secretary

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LeeAnn Larsen, Chair



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Mary VanderWeele

Jeff Rose  
Sue Robertson  
Claire Hertz  
Maureen Wheeler

Superintendent  
Chief Human Resource Officer  
Chief Financial Officer  
Public Communications Officer

**Media: 0**

School Board Chair, LeeAnn Larsen called the Executive Session to order at 6:10 p.m. under authority of ORS.192.660(3), Negotiations.

**CALL TO ORDER**

Sue Robertson updated the Board on negotiations with the Beaverton Education Association.

The meeting was adjourned at 6:20 p.m.

**ADJOURNMENT**

Carol Marshall, Secretary

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LeeAnn Larsen, Chair

**Business Meeting****February 21, 2012**

The School Board of Beaverton School District 48 conducted a Business Meeting at the Administration Center on February 21, 2012 at 6:30 p.m.

**Board Members Present:**

LeeAnn Larsen, Chair  
Karen Cunningham  
Jeff Hicks  
Tom Quillin  
Sarah Smith  
Mary VanderWeele

**High School Student Representatives:**

Luke Oskierko	Arts & Communication Magnet Academy
Sarah Landels	Aloha High School
Allie Fox	Beaverton High School
Jessica Palacios	Health & Science School
John Yee	International School of Beaverton
Naman Jain	Merlo Station High School
Mitchell Lee	Southridge High School
Macky Leveton	Sunset High School
Calvin Nguyen	Westview High School

**Staff Present:**

Jeff Rose	Superintendent
Carl Mead	Deputy Superintendent for Teaching & Learning
Ron Porterfield	Deputy Superintendent of Operations & Support Services
Sue Robertson	Chief Human Resource Officer
Claire Hertz	Chief Financial Officer
Steve Langford	Chief Information Officer
Maureen Wheeler	Public Communication Officer
Brenda Lewis	Executive Administrator
Holly Lekas	Executive Administrator
Vicki Lukich	Executive Administrator
Robin Kobrowski	Administrator for Curriculum, Instruction & Assessment
Dick Steinbrugge	Executive Administrator for Facilities

**Visitors: 85****Media: 2**

School Board Chair LeeAnn Larsen called the Business Meeting to order at 6:33 p.m. Jill Bogle, Melody Ball and Kristine Baggett led the group in the Pledge to the Flag.

**CALL MEETING TO  
ORDER AND  
PLEDGE TO FLAG**

Melody Ball, Jill Bogle, Art Literacy Program coordinators and Kristine Baggett, Beaverton Education Foundation Executive Director, were recognized for their partnership between the Beaverton School District Art Literacy Program and the Beaverton Education Foundation.

Recognition of  
Students, Staff and  
Community

Team AFOOFA and LEGO Ninja Warriors earned recognition for their 1<sup>st</sup> place Intel Champion's Award at the Intel Oregon FIRST LEGO League Championship Tournament.

Recognition of  
Students, Staff and  
Community  
(Cont'd.)

Angela Butterfield was recognized for receiving the National Center for Women & Information Technology (NCWIT) 2011-2012 Regional Award for Aspirations in Computing.

LeeAnn Larsen asked if there were any changes to the agenda.

**BOARD  
PROCEDURES**

There were no changes.

David Wilkinson, BEA President, addressed the Board with an update from the Beaverton Education Association. He thanked Maureen Wheeler and Mike Ali for attending the Rally for Education in Salem on Monday, February 20, 2012. He stated that teachers were feeling the strain of doing more with less resources and the threat of more layoffs and budget reductions.

**PUBLIC  
PARTICIPATION**

Mike Ali, OSEA President, reported that he attended and spoke at the Rally for Education in Salem on Monday, February 20, 2012. Better funding is needed from our state government. OSEA is seeing the strain on their membership from less people doing more work in less time.

Cathy Swider spoke to the Board regarding the FIRST LEGO Robotics Program. She encouraged the Board to promote the program in the schools.

**BOARD  
COMMUNICATION**

Karen Cunningham reported that the Legislative & Policy sub committee had its first meeting to develop policies and priorities for the 2013 session. Karen asked the Board for input before the April meeting.

Individual School  
Board Member  
Comments

Karen also reported attending the National School Boards Association in Washington D. C. They worked on education issues and lobbying members of Congress. She was able to see Suzanne Bonamici sworn in and had the opportunity to speak with her about school funding and the Oregon NCLB Waiver.

Mary VanderWeele spoke to two 8<sup>th</sup> grade classes on career day. Some students stated they are not able to even think about going to college because of the costs involved. Students need to believe they can go and work toward that goal.

Sarah Smith wanted the Board and the community to be aware that all schools will be changing to the semester schedule. The School Board needs to be prepared to answer questions as they arise.

Supt. Rose reported working on the budget process. He stated that at the end, they may not be proud of the outcome, but they can be proud of the process. He thanked the budget team, the Board, both associations and NIKE for all the support on the budget work.

Superintendent's  
Comments

He stated that employees will be stressed beyond just the money issue. This is a leadership challenge that belongs to the entire community.

Supt. Rose stated he appreciates being in the schools; he has visited all but about 8 schools so far this year.

He thanked all the candidates that applied for the open School Board position for their willingness to serve the District in this way.

John Yee, ISB High School Representative, presented a report on Stereotypes.

**HIGH SCHOOL  
BOARD  
REPRESENTATIVES**

Jessica Palacios, Health & Science High School Representative, presented a report titled 'What Does It Mean to be College & Career Ready'.

**DISCUSSION ITEMS**

Carl Mead reported that all Teaching & Learning resources, whether supported through general or grant funds, are aligned to support the four Teaching and Learning priorities. The priorities are:

Budget Mini  
Session: Teaching  
& Learning

1. Supportive, inclusive learning environments ensure each and every student, regardless of background, experiences success.
2. Learning Targets provide each and every student with a clear pathway to college and career readiness.
3. Effective instruction ensure each and every student demonstrates mastery of K-12 Learning Targets.
4. Ongoing, job-embedded collaboration strengthens the instructional core.

The total T & L Budget in 2012 is \$8,113,434 million. The following is a breakdown by cost center:

Early College	14%
Options	14%
Office of Teaching & Learning	26%
Office of Quality Curriculum Control	29%
Office of Professional Development	8%
Office of Accountability	9%

The NIKE School Innovation Fund funded 3 programs in 2011-2012:

Standards-Based Learning System 6-12	\$533,163
Aspiring Administrator	\$141,226
Leap Start	<u>\$125,612</u>
Total	\$800,000

Ben Cannon, Education Advisor to Governor John Kitzhaber reported on proposed changes and reforms to the State Educational Model.

## State Education Model Changes

Mr. Cannon explained that the Oregon House passed a bill that sets in law a goal of eliminating high school drop outs and ensuring that 40 percent of students earn a bachelor's degree or higher, 40 percent earn an associate's degree post-secondary credential and 20 percent have a high school diploma or equivalent. (40/40/20)

Senate Bill 909 created the Oregon Education Investment Board (OEIB), chaired by the Governor. The Board has been working on 2 main areas:

1. Oregon is choosing to apply for a NCLB Waiver. This required moving to annual teacher evaluations and confirming that the state is adopting college and career ready standards by 2014.
2. Developing a new accountability system with customized goals for school districts and schools that are struggling. The proposed Achievement Compacts will replace AYP with benchmarks to ensure progress along the entire educational path.

During Board discussion the following comments were made:

- 40/40/20 is a big goal. Mandates continue to come from Salem and funding is decreasing. Salem seems detached from reality in the districts. Bills like HB 3681 take the focus and resources off student achievement.
- There is concern with another unfunded mandate. How is individual student growth measured in the achievement compact?
  - We will look at graduation rates and 9<sup>th</sup> grade benchmarks. There is agreement in Salem that individual student growth is the best for all kids; it is very challenging to implement.
- What is the cost of continual underfunding of education?
  - 40/40/20 is an ambitious goal, but the goal needs to be high.
- The Beaverton School District Board values individual student growth and would love to be a part of the conversation in Salem.

Supt. Jeff Rose and Executive Administrator Brenda Lewis explained that House Bill 3681 was enacted by the 2011 Legislature and provides an additional method of school choice for Oregon students. The bill did not remove the traditional methods of inter-district transfer. Instead, HB 3681 allows local school boards to decide how many students to accept under the new law.

## HB 3681 – Oregon Inter-District Transfer Options

HB 3681 took effect on January 1, 2012 and will first be applied to the 2012-2013 school year. Prior to March 1, 2012, district boards must determine and announce the number of students they will accept via HB 3681 transfers.

The Board was presented with two options for consideration.



- Option #1 would provide 60 proposed slots over and above the approximately 132 transfer students currently approved and enrolled.
- Option #2 would provide for the 132 transfer students that are currently approved and enrolled and no others.

HB 3681 – Oregon  
Inter-District  
Transfer Options  
(Cont'd.)

Supt. Rose reported that the majority of the budget work has been on the March Teaching Sessions. The group has been refining the PowerPoint presentation and the activity. Principals have been signing up for dates. The dates will be widely publicized. The intent of the meetings is to promote understanding.

Budget Process  
Update

The Board discussed the following policies presented for a first reading:

First Reading of  
School Board  
Policies

BD/BDA – Board Meetings/Regular Board Meetings

The board discussed and decided to remove section 2 regarding email communications. The terminology is vague and can be included in the Board's operating agreement.

BFC – Adoption and Revision of Policies

No suggested changes

BFD – Board Policy Implementation

No suggested changes

A 5 minute break was called at 8:35 p.m.

**BREAK**

## **REPORTS**

Mary VanderWeele reported that the Policy Committee is working with a new process that brings the entire Board into the process earlier. If the Board has any recommendations on policies to let either Mary or Sarah know.

Updates from  
School Board  
Standing  
Committees

Mary VanderWeele also reported that the Community Engagement Committee is working on setting a meeting with Maureen Wheeler.

Karen Cunningham reported that the Board Development Committee is having some trouble getting together with out of town travel complicating the effort.

Claire Hertz reported the forecast came out in early February. They are not anticipating any changes in funding for the 2012-2013 budget.

Financial Report

Carl Mead and Brenda Lewis reported that the ultimate outcome of highly effective PLC work engages educators in collegial work toward defining student needs and delivering high quality instruction that will ensure student growth. This outcome is defined in our Strategic Plan as "Individual Student Growth – strengthen student learning experiences through teacher collaboration, student proficiency, differentiation and common assessment."

Strategic Plan:  
Professional  
Learning  
Communities  
(PLC's)

A high number of our schools (41 of 51) have implemented time for PLC's in their schedules. The fidelity of implementation to the 5-stage PLC Cycle varies as widely as the amount of time committed to the process. To effectively implement a PLC, consistent time is essential to learn and engage in the 5-stage PLC cycle. At a minimum, specific time on a weekly basis is essential to deliver on the outcomes of an effective PLC which includes understanding assessment, ability to analyze assessments, consultation with colleagues, develop interventions and refine teacher practices.

Strategic Plan:  
Professional  
Learning  
Communities  
(PLC's)  
(Cont'd.)

Our work this year with principals and assistant principals has been to better define, refine and clarify the purpose of a 5-stage PLC. The importance of this work lies in the consistency and effectiveness of our staff to engage, study, learn and apply newly acquired knowledge and skills and evaluate these outcomes. The intent of this work is to ensure consistent and effective practices at all 51 schools for development and learning that will ensure our students are prepared for college and career.

Aaron Persons, Principal of Whitford Middle School, showed a video showcasing student's perspectives on Standard Based Learning.

Whitford  
Standards-Based  
Learning Pilot  
Update

Marineli Meneses, parent of a Whitford student, reported that her daughter has had struggles in school until they moved and her daughter started attending Whitford. She has flourished under the Standards-Based Learning system.

Whitford has been using standards-based progress reports for each grading period during the 2011-2012 school year. All Whitford teachers are measuring student achievement using growth and progress towards mastering academic learning targets. Student progress towards meeting these targets is used to differentiate instruction and identify students for placement in extension and intervention courses. This data is also used to recognize honored students for their achievement of academic and behavioral learning targets.

Newsletters, Back-to-School Night, parent nights, and conferences have all focused on providing information to our parent community and collecting feedback about our standards-based teaching, learning, and reporting system. They conducted parent surveys in the spring of 2011, fall of 2012 and winter of 2012. They were not satisfied with the participation rate for the 2011 surveys. In response, They conducted a random phone survey of parents for our 2012 survey.

The following comments were made during discussion:

- Students can see the relationship between homework, behavior and achievement using this teaching method.
- The Board appreciated hearing the update, seeing the hard work and success at Whitford and hearing the parent perspective as well.

- The Board thanked the panel for their hard work and sharing the information with other schools and districts.

Whitford  
Standards-Based  
Learning Pilot  
Update  
(Cont'd.)

## **ACTION ITEMS**

The School Board followed an inclusive process to recruit a new school board member to fill the vacancy in Zone 7 due to the resignation of Lisa Shultz last fall.

**(12-131)**  
Appointment of  
School Board  
Member for Zone 7

The School Board interviewed six applicants during the Winter Work Session on Monday, January 30, 2012. The following individuals were interviewed: Michele Sandstrom, Indi Petranek-McHugh, Linda Degman, Mary Duncan, Wendy Castineira, and David Mackay.

LeeAnn Larsen asked each Board member to write down and then state their two top candidates and what strengths make them the top candidates.

Linda Degman, Michele Sandstrom, Indi Petranek-McHugh, and Mary Duncan were mentioned as top candidates.

LeeAnn Larsen then asked the Board to write down their top choice from the four candidates mentioned in the first round. Linda Degman was unanimously chosen to fill the position.

Linda Degman will be sworn in at the March 12, 2012 School Board Business Meeting. Linda thanked the Board and stated she looks forward to serving in this way.

**(12-132)** Tom Quillin moved to adopt Transfer Option 2:

**(12-132)**  
HB-3681 – Oregon  
Inter-District  
Transfer

- Beaverton School District will not actively recruit students from other Washington County districts with the goal of “do no harm” in an attempt to maintain the balance of transfers between districts.
- Priority will be given to existing transfer students regardless of level. We have approximately 132 students approved to attend BSD schools at this time. They will be given priority for these slots. No additional slots would be open. We will determine capacity beyond this number as enrollment shifts. The district where the transfer student currently attends will be responsible for communicating the transfer process.
- This process allow us to limit entry of students who require specialized special education programs, thus maintaining those services for resident students. Most of our specialized programs are at or above capacity.
  - Beaverton High School houses all specialized programs, plus an additional program that serves students with autism spectrum disorder and cognitive disorder.

- West T.V. Elementary houses a specialized program for students with autism spectrum disorder.
- Cedar Mill Elementary houses a Behavior Learning Center program.
- Washington County district will work to create a common open enrollment transfer form for families.
- Washington County districts will work to create a similar timeline for the secondary transfer request (hardship) process.

**(12-132)**  
HB-3681 – Oregon  
Inter-District  
Transfer  
(Cont'd.)

Sarah Smith seconded and the motion passed unanimously.

Ron Porterfield explained the general obligation bond approved by the voters in 2006 included funds for the District to acquire land for a future comprehensive high school. The District continues to experience enrollment growth, which has resulted in an aggregate enrollment at our high schools that already exceeds capacity. In addition, the five-year time frame needed to develop a new comprehensive high school makes it imperative that a site for the new school be acquired now to accommodate the anticipated impact of student enrollment in the near future.

**(12-133)**  
Use of the District's  
Eminent Domain  
Authority

After an extensive search, staff has identified a suitable site located at 17595 SW Scholls Ferry Road Beaverton, Oregon. This site is currently owned by the Harold Ward Revocable Living Trust and the Residuary Credit Shelter Trust.

Representatives of the Trust have indicated a willingness to sell the property to the School District; however the parties have been unable to reach a price agreement. For the past several months staff and outside legal counsel have made several attempts, both verbally and in writing, with representatives of the Trust and their legal counsel to work collaboratively in acquiring the property at a reasonable and fair cost. In light of the District's inability to agree on a price of this parcel with the Trust, the School District's only avenue for setting a fair price is through the use of its eminent domain authority.

During discussion the Board had the following comments:

- This is a very hard decision and process, please keep working toward an agreement.
- Does the staff agree that this property is the best option for siting a high school?
  - Yes.
- Have you done all you can to negotiate in good faith?
  - Yes. The last formal offer was on February 3, 2012; the Trust did not respond or counteroffer.
- This is a willing seller; it is only the value of the property in question?
  - Yes.
- The money that is set-aside for this can only be used on purchasing a piece of property, correct?
  - Yes.

The Board agreed on two wording changes on the resolution.

**(12-133)** Mary VanderWeele moved to approve the use of the District's eminent domain authority under ORS 35.205 et. Seq. relating to the Harold Ward Revocable Living Trust and the Residuary Credit Shelter Trust property of approximately 30.73 acres for a school site. See attachment A.

**(12-133)**  
Use of the District's  
Eminent Domain  
Authority  
(Cont'd.)

Jeff Hicks seconded and the motion passed unanimously.

Karen Cunningham moved to approve the consent grouping.

**CONSENT  
GROUPING**

Sarah Smith seconded and the motion passed unanimously.

**(12-134)** BE IT RESOLVED that the employees who are recommended herein for administrator and teacher elections, leaves of absence, and resignations/terminations by accepted by the School Board as submitted at this meeting.

**(12-134)**  
Personnel

**(12-135)** BE IT RESOLVED that the minutes of the following School Board meetings be and hereby are approved:

**(12-135)**  
Approval of Board  
Meeting Minutes

January 9, 2012	Business Meeting
January 30, 2012	Work Session
January 30, 2012	Executive Sessions

**(12-136)** BE IT RESOLVED that the Grant Report and Proposals be and hereby are approved.

**(12-136)**  
Grant Report and  
Proposals

**(12-137)** BE IT RESOLVED that the School Board and administrative staff received the minutes from Community Engagement Committee meetings as an information item.

**(12-137)**  
Minutes from  
Community  
Engagement  
Committees

**(12-138)** BE IT RESOLVED that the School Board received the quarterly report as an information item.

**(12-138)**  
Arco Iris Quarterly  
Report

**(12-139)** BE IT RESOLVED that the School Board approved the policy changes to the following policies:

**(12-139)**  
Second Reading of  
School Board  
Policies

BCBA – Student Representatives to the School Board  
JECB – Admission of Non-Resident Students

Supt. Rose stated that this was a very full meeting. He congratulated Linda Degman, on being appointed as our new School Board Member. He thanked the Board for their focus on the important issues presented during the meeting.

**CLOSING COMENTS  
AND NEXT STEPS**

The meeting was adjourned at 10:03 p.m.

**ADJOURNMENT**

Carol Marshall, Recording Secretary

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LeeAnn Larsen, School Board Chair

**ATTACHMENT A**

**BEAVERTON SCHOOL DISTRICT RESOLUTION 12-133**

WHEREAS, the Beaverton School District continues to experience increases in student enrollment at all grade levels thus continuing the need to add additional school facilities and;

WHEREAS, the District has completed their periodic update to their Long Range Facility Plan (Reference A) which was adopted by the School Board on June 7, 2010 as required by ORS 195.110 and;

WHEREAS, the City of Beaverton and Washington County have acknowledged the Long Range Facility Plan as part of their Comprehensive Plans and;

WHEREAS, the School Board reaffirms that high school students residing within the District should have the choice to attend a comprehensive high school. (Historically, an overwhelming majority have exercised this choice.) The School Board further reaffirms that a comprehensive high school should be located on a land parcel of approximately forty (40) acres in size, in order to accommodate a complete high school curriculum and extra-curricular activities; and

WHEREAS, the Long Range Facility Plan shows a current comprehensive high school student capacity in permanent building space of 9,340 students and;

WHEREAS, comprehensive high school enrollment was 9,548 as of September 30, 2011 and is predicted to increase by 1.11% per year based on historical data and projections as prepared by Portland State University Population Research Center and;

WHEREAS, high school enrollment has eclipsed high school capacity (excluding portables) and;

WHEREAS, the deliberative process, involving the community, multiple other government agencies, and professional consultants, of acquiring land, obtaining entitlement from authorities having jurisdiction, programming, planning, obtaining financing, developing construction documents, bidding, constructing, and outfitting a comprehensive high school for 2,200 students requires at least five years and;

WHEREAS, the District presently has no undeveloped high school sites under its ownership or control and,

WHEREAS, the District does have capital funds available from the 2006 General Obligation Bond specifically earmarked for the acquisition and entitlement of a comprehensive high school site and;

WHEREAS, the School Board prefers to align school attendance boundaries with logical communities of interest on a geographic basis, as much as practical; and;

WHEREAS, significant future growth of the District's high school enrollment is projected to occur in the Northwest and Southwest quadrants of the District; and

WHEREAS, the School Board has determined that because of the existing and projected comprehensive high school enrollment and because the District's Southwest quadrant is a targeted growth area for the City of Beaverton, it is important to the District's educational objectives that a comprehensive high school site be acquired within the District's Southwest quadrant to serve present and future needs; and

WHEREAS, a comprehensive high school site must satisfy several siting criteria, including size, topography, environmental conditions, location, configuration, geotechnical conditions and utility serviceability in order to provide a cost-effective, feasible and suitable site; and

WHEREAS, the District is unable to identify a parcel or parcels of sufficient size for a comprehensive high school within the District and within the Metro Urban Growth Boundary (Attachment 1) other than the Harold Ward Revocable Living Trust and The Residuary Credit Shelter Trust, hereafter the Trust, parcel and a portion of the adjoining parcel of sufficient size and appropriate location, representing an appropriate and economic acquisition of property for District needs and;

WHEREAS, the District has had conceptual site plans which outline the development of the comprehensive high school including on and off site improvements, utilities, and transportation prepared (Reference B) which demonstrate that the Trust parcel/and a portion of the adjacent site provide for the greatest public good with the least private injury under the circumstances and;

WHEREAS, the District has made direct and repeated efforts to work cooperatively with the Trust to obtain its parcel for a reasonable and fair cost on a negotiated basis and;

WHEREAS, the School Board must purchase high school sites which are optimal sites over the long-term, indicative of the District's commitment to preserving and using such sites for many years; and

WHEREAS, the District's existing high school sites range in continuous usage from Beaverton High School (112 years) to Sunset High School (53 years) to Aloha High School (44 years) and Westview High School (18 years) and Southridge High School (13 years), with the two latter schools reflecting the District's recent rapid growth and the pre-existing purchase of those schools' sites well in advance of enrollment pressures.

WHEREAS, the School Board has received no practical or feasible alternatives to the Trust parcel which would satisfy the District's criteria for an appropriate, efficient and effective comprehensive high school site;

WHEREAS, the District has confirmed, through its appraisers and other real estate professionals, that the cost of raw land within the District's boundary and the Metro Urban

Growth Boundary suitable for comprehensive high school sites is extremely difficult to identify and acquire for a reasonable price on a negotiated basis and;

WHEREAS, the School Board believes that it is in the best interest of the students, patrons and taxpayers of the District to acquire without delay property capable of serving as a site for a comprehensive high school to serve the District's needs;

NOW THEREFORE, the School Board hereby FINDS as follows:

a. Based upon the foregoing information and the policies of the District, this is an appropriate time to acquire the Trust parcel for the future comprehensive high school construction so that an identified school site will be available to the District as enrollment increases that warrant a bond measure request for construction of a new comprehensive high school facility in this area.

b. The Trust parcel is largely unimproved. It qualifies as a vacant site, affording the District the flexibility necessary for high school siting. It is adjacent to property through which a new road extension was constructed, making this locale highly suitable for its accessibility, transportation improvements and utility installations. The Trust property will not require redevelopment.

c. In numerous discussions with the Trust's representatives and its legal counsel, it is clear that the Trust property is available for immediate sale, has been marketed and is being targeted for development by its owners on the assumption that it will be included in the Metro Urban Growth Boundary. Therefore, District acquisition at fair market value would be consistent with the Trust's intended use of the property and would cause no material injury to the Trust under these circumstances. This makes the Trust property unique when compared to other possible acquisitions.

d. Identified funds earmarked in the 2006 General Obligation Bond Measure presently exist to acquire such a comprehensive high school site.

e. The time line for development of a new comprehensive high school and financial prudence indicates that immediate acquisition is appropriate in light of the current desirable costs of real property and the unavailability of parcels suitable for District needs within the District. Under any realistic scenarios presented to the School Board, residential growth and increased student enrollment will continue within District. The District needs to be ready to meet these demands on the school facilities.

f. The District's administrative staff has evaluated the property, including on-site inspections. The administrative staff has also evaluated the property in comparison to other alternative sites and has had a knowledgeable; outside consultant perform an independent alternatives evaluation. Both staff and the consultant have concluded that the Trust property offers the most optimal high school siting location, best satisfying siting criteria and the School Board's policies for high school siting.

g. District administrative staff and consultants have developed a conceptual plan for the new comprehensive high school, generally shown on Reference B, which the Board believes is an appropriate site for such purposes and which should be actively pursued by the District.

h. No practical alternatives exist to acquire real property within the District which in the School Board's good faith judgment better provides for the greatest public good with the



least private injury under the circumstances now facing the District. Assemblages are costly and problematic, large sites meeting District criteria are largely non-existent and subject the District to potentially expensive acquisition costs.

i. The Trust property will not, itself, be sufficient for a complete high school site. However, the adjacent property is under a single ownership and can be efficiently aggregated with the Trust property to create a site meeting key criteria. This can be done without acquiring more property than necessary nor causing material detriment to the adjacent owner's property. Such an assemblage of properties is not feasibly available elsewhere, nor would another assemblage satisfy District siting criteria as well as the Trust property and the adjacent property.

As a consequence of the above Findings and background information, the School Board HEREBY RESOLVES and directs the District's Superintendent or designee as follows:

1. The Superintendent shall immediately commence all necessary processes under ORS Chapter 35 (Eminent Domain Procedure), including litigation, if needed, for the acquisition of the Trust parcel as the location generally identified on Attachment 2.
2. Consistent with the School District's obligations under ORS 35.235, the Superintendent shall immediately initiate negotiations with the owners of the proposed school site to attempt to agree with respect to compensation for the proposed school site, including any alternatives for acquisition of such property. The Superintendent shall report to the School Board the results of such negotiations.
3. In the event that the negotiations with the property owners are unsuccessful, the Superintendent and legal counsel are directed to proceed with condemnation of all or any portion of the proposed school site which the Superintendent believes is consistent with this Resolution and other direction from the School Board.
4. Nothing in this Resolution shall preclude the Superintendent from continued opportunities to negotiate with the parcel owners; even after condemnation proceedings have been initiated.
5. The Superintendent and legal counsel shall continue to monitor and participate in all land use processes relating to the Trust parcel so that the School District's interests are adequately represented and protected.
6. The Superintendent shall not be required to obtain any further resolution or authorization from the School Board in order to commence the condemnation process. The School Board is satisfied that this Resolution and the periodic reports required of the Superintendent are sufficient to inform the School Board as to the status of such matters. The School Board believes that acquisition of a school site should occur without further delay and without the necessity of further, formal action by the School Board. This Resolution is intended to provide the Superintendent full authority to act to acquire the Trust parcel without delay.

ADOPTED this 21st day of February 2012 by vote of the Board of Directors of Beaverton School District No 48J.

**Attachments:**

- (1) Angelo Planning Group Memorandum, February 10, 2012
- (2) Site plan of Trust property boundaries

## References:

- (A) Beaverton School District 2010 Facility Plan:  
([http://www.beaverton.k12.or.us/pdf/facil/facil\\_FINAL\\_2010FacilityPlan060210wappendices%202.pdf](http://www.beaverton.k12.or.us/pdf/facil/facil_FINAL_2010FacilityPlan060210wappendices%202.pdf))
- (B) Boora Architects Land Use Planning and Site Selection Report for Ward/Cemetery Site, April 2011:  
([http://www.beaverton.k12.or.us/pdf/facil/facil\\_Boora%20Ward%20Cemetery%20report.pdf](http://www.beaverton.k12.or.us/pdf/facil/facil_Boora%20Ward%20Cemetery%20report.pdf))