



# BOARD OF EDUCATION COMMITTEE OF THE WHOLE Minutes

June 5, 2017

The Board of Education Committee of the Whole met on June 5, 2017 at 5:33 p.m. in the Joseph M. Porto Community Room at Marie Murphy School, 2921 Illinois Road, Wilmette, Illinois. The President called the meeting to order and asked the Board Recorder to call the roll.

The following members were present:

Louise Dechovitz, Vice President  
Dan Garbis  
Gil Gibori  
Sheryl Swibel  
Jamie Taylor  
Rick Zelinsky, President

Absent:

Joel Raynes

Also Present:

Debbie Cotter, Video Recorder  
Beth Dever, Chief School Business Official  
Suzanne Harris, Board Recorder  
Dr. Kevin Jauch, Superintendent/Board Secretary  
Matthew Palcer, Principal, Marie Murphy  
Terry Sofianos, Director of Pupil Services

## DISCUSSION ITEMS

### **A. Avoca Center Update**

Superintendent, Kevin Jauch, gave a report to the Board in response to information they requested during the closed session on May 18, 2017 to discuss the setting of price for sale or lease of the Avoca Center property. Dr. Jauch consulted with the district's legal counsel to provide accurate information to the Board in regards to leasing public land.

The Board requested guidelines for a school district receiving income from a rental property. The District can lease to any municipality or educational entity for educational, recreational or community purposes. While the term community purpose is vague, it does not include commercial use. If the lessee is a tax-exempt organization, the income received from the rental agreement will also be tax exempt. The lease cannot exceed 25 years.

If the district lost tax exemption status as a result of the lessee, the district would only be responsible for property taxes for that parcel of land. If that were to happen, the terms of the lease agreement could be written to have the lessee address the property tax payment. The property itself can be leased by any measure of area and can be specific to the exact amount of space the amenity occupies, not necessarily the entire tax parcel. Mr. Gibori inquired as to whether a portion of any taxes paid would return to the school district.

Dr. Jauch has contacted the Village of Wilmette and the Wilmette Park District to see if they are currently engaged in any land leases and, if so, what their rates are currently. If the District were to enter into a land lease, insurance liability, scheduling, oversight and maintenance could all be addressed in the lease agreement. In order to build on public land, the district would need to obtain approval from the Village of Wilmette as well as the North Cook Intermediate Service Center.

In the event the District decides to sell the property, they will have to first declare that parcel as surplus. Upon doing that, another local government body could make a claim to the land via eminent domain, but would have to purchase it from the District at the fair market price.

#### **B. Recommendation to Hire Avoca West Head Custodian**

Chief School Business Official, Beth Dever, presented the Board with the recommendation to hire a new Head Custodian for Avoca West. Ms. Dever conducted nine interviews for the position. Ms. Dever narrowed her selection of candidates and invited Avoca West Principal, Jessica Hutchison, Avoca West Custodian/Bus Driver, Eva Rios, Marie Murphy Head Custodian, Ted Behr, and the District Maintenance Technician, Andy Garcia, to join in a second round of interviews.

Ms. Dever recommended hiring Edwin Blanco for the position. His current work experience is very comparable to position at Avoca. Ms. Swibel inquired as to whether or not Mr. Blanco would be trained to drive a bus as part of his duties. This recommendation will be approved during this meeting.

## ACTION ITEM

#### **A. APPROVAL OF HIRING NEW AVOCA WEST HEAD CUSTODIAN**

Ms. Dechovitz moved that:

THE BOARD APPROVE THE EMPLOYMENT OF EDWIN BLANCO AS AVOCA WEST HEAD CUSTODIAN AT AN HOURLY RATE OF \$25.00 EFFECTIVE JUNE 13, 2017.

Mr. Garbis seconded the motion. Upon roll call, members voted as follows: Mr. Garbis, aye; Ms. Taylor, aye; Ms. Swibel, aye; Mr. Gibori, aye; Mr. Zelinsky, aye; and Ms. Dechovitz, aye. Motion carried.

## CLOSED SESSION

Ms. Taylor moved that the Board move into Closed Session for the purpose of:

The setting of price for sale or lease of property owned by public body. 5ILCS 120/29(c)(6); and

The appointment, employment, compensation, discipline, performance, or dismissal of specific

employees of the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. 5 ILCS 120/2(c)(1).

Ms. Swibel seconded the motion. Upon roll call, members voted as follows: Ms. Taylor, aye; Ms. Swibel, aye; Mr. Gibori, aye; Mr. Zelinsky, aye; Ms. Dechovitz, aye; and Mr. Garbis, aye. Motion carried.

The Board moved into closed session at 5:53 p.m. and reconvened in open session at 9:36 p.m.

Ms. Swibel moved that the Board return into open session, and Ms. Dechovitz seconded the motion. Upon a voice vote, with all members voting aye, the motion was carried.

## MEETING ADJOURNS

Ms. Taylor moved to adjourn the meeting, and Mr. Garbis seconded the motion. Upon a voice vote, with all members voting aye, the motion was carried. The Board meeting adjourned at 9:36 p.m.

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Board President, Rick Zelinsky

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Secretary, Kevin Jauch