

**Official Minutes of the Monticello Community School District Board of Education for the
Public Hearing and Regular Meeting of June 26, 2023**

The Board of Education held a closed session prior to their regular meeting on Monday, June 26, 2023, in the Middle School Break Room at 860 East Oak Street, Monticello, Iowa. Superintendent Brian Jaeger called the closed session to order at 5:30pm. A motion was made by Brenneman, seconded by Schlarmann to move to closed session at 5:32pm, per Iowa Code 21.5(1)(j) to discuss the purchase or sale of particular real estate, but only when premature disclosure could be reasonably expected to increase the price the board would have to pay for the property, or in case of a sale reduce the price the board could receive for the property. By roll call vote: Norton, aye; and Rieken, aye; Schlarmann, aye; Stadtmueller, aye; and Brenneman, aye. Nay: None. Motion carried.

At 6:02pm a motion was made by Brenneman, seconded by Schlarmann to reconvene to open session. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

There being no further business, the closed session was adjourned at 6:03pm.

President Craig Stadtmueller called the public hearing regarding the proposed sale/transfer of District owned real estate located in Monticello, Jones County, Iowa, locally known as the "Old Monticello Middle School", located at 217 S. Maple Street, Monticello, Iowa, and identified as parcel number 0227107001 to order at 6:08pm.

Two companies were there to present offers on the old MS, Theisen Real Estate, LLC and BR Development LLC. Stadtmueller invited the Theisen's representatives to present their offer first to purchase the old middle school. Chris Theisen presented on building a new Theisen's in the location and gave his proposal to purchase for \$100,000 with contingencies related to the agreement with the City of Monticello. Stadtmueller then invited the public to comment or ask any questions to Chris Theisen. Next, Stadtmueller invited BR Development LLC to present their offer. Ryan Fitzpatrick, Brian Ridge, and Teri Petrzalek (Architect with Morning Star Studio) presented and gave their proposal of building a 21-24 unit of market rate apartments in the older portion and then demolishing the new portion and adding a retail space. They gave two offers, one with Ridge Development LLC for \$20,000 with no contingencies except for a clean title. The other one was with BR Development LLC for \$100,000 with the following contingencies: satisfactory re-zoning of the property as needed, satisfactory executed development agreement between the City of Monticello and the Buyer as needed, satisfactory ALTA/boundary survey of the property, satisfactory title opinion, and satisfactory environmental reports and surveys. Stadtmueller then invited the public to comment or ask any questions to Brian Ridge, Ryan Fitzpatrick and Teri Petrzalek. Several comments and questions were asked by community members and the Board to both companies.

There being no further discussion, a motion was made by Brenneman, seconded by Norton to close the hearing at 7:19pm. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

President Craig Stadtmueller called the Board of Education regular meeting to order at 7:19pm on Monday, June 26, 2023 in the Board Room at the High School at 850 East Oak Street, Monticello, Iowa. Board Member Mandy Norton led the Pledge of Allegiance and read the Monticello CSD mission statement. Board Secretary, Judy Hayen, did roll call. The following directors were present: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Absent: None. Others present were Judy Hayen, Marcy Gillmore, Brian Jaeger, Pete Temple, Angie Kurt-Sconsa, Doug Herman with Lynch Dallas Law, representatives from Theisen's and from BR Development LLC, Dennis Dirks, Donnie Kremer, and several community members.

It was moved by Schlarmann, seconded by Brenneman to approve the agenda as presented. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

A motion was made by Brenneman, seconded by Norton to approve the Resolution for Sale of district owned property, located in Monticello, Jones County, Iowa, locally known as the "Old Monticello Middle School",

located at 217 S. Maple Street, Monticello, Iowa, to Theisen Real Estate, LLC in the amount of \$100,000 consistent with the terms of an offer to buy real estate and acceptance/purchase agreement. By roll call vote: Rieken, aye; Schlarmann, aye; Stadtmueller, aye; Brenneman, aye, and Norton, aye. Nay: None. Motion carried.

The Board thanked both Theisen's and BR Development for their presentations and their time for submitting bids for the old Middle School.

The Board then took a short break.

At 7:39pm, it was moved by Schlarmann, seconded by Brenneman to approve the bid for repairs/improvements to the High School Industrial Tech area dust collection system from Donaldson Torit in the amount of \$39,333.40 as presented. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

A motion was made by Schlarmann, seconded by Norton to approve the bid for a skid loader with bucket from Bobcat of Farley, Iowa, in the amount of \$43,921.76 as presented. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

It was moved by Rieken, seconded by Norton to accept the bid from Mark Bouska for a used 2007 Bluebird School bus in the amount of \$3,000 as presented. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

A motion was made by Schlarmann, seconded by Brenneman to approve the bid from Anderson, Larkin & Co. PC for our auditors for a 3 year term as presented. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

It was moved by Brenneman, seconded by Norton to approve the consent agenda items as presented. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

The following announcements were made:

- a. There will be no July Work Session
- b. The next Board Meeting is Monday, July 24 @ 6:00pm

There being no further business, Brenneman made a motion, seconded by Norton to adjourn the meeting at 8:05 pm. Ayes: Norton, Rieken, Schlarmann, Stadtmueller, and Brenneman. Nays: None. Motion carried.

Approved:

Attest:

Craig Stadtmueller, President

Judy Hayen, Board Secretary