

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Special Work Session Meeting - July 14, 2014 - 5:00 PM
District Administration Building, 210 County Road 101 N Plymouth, MN

AGENDA

1. **CALL TO ORDER**
2. **History of Recent District Purchased Land** 3
Presenter: Jim Westrum
Time: 10 mins
3. **Update on Elementary School Concepts**
Presenter: WOLD Architects & Engineers
Time: 15 mins
 - A. Parcels under consideration
 - B. District owned land (30 acres at Co Rd 47 and CSAH 101)
 - C. Land adjacent to City of Plymouth land
 - D. Possible strategic partnerships - District, City, Residential developers, Athletic assoc.
4. **Update on High School Campus**
Presenter: WOLD Architects and Engineers
Time: 15 mins
 - A. Campus access
 - B. Possible land use
 - C. Fields discussion
 - D. Possible strategic partnerships- District, City, Athletic associations
5. **Discussion: City of Plymouth and Wayzata School District Partnerships**
Time: 30 mins
 - A. Historical Perspective
 - B. Agreements 5
 - C. Current Reality 8
 1. What's working well
 2. What needs improvement
 3. What is no longer relevant or needs to be discontinued
 4. What needs to be added
 - D. Future Vision
6. **Next Steps**
Presenter: Jim Westrum
Time: 10 mins
7. **ADJOURN**

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

MISSION

Our Core Purpose:

The mission of Wayzata Public Schools is to ensure a world-class education that prepares each and every student to thrive today and excel tomorrow in an ever-changing global society.

VISION

What We Intend to Create and Experience:

The vision of Wayzata Public Schools is to be a model of excellence where all students discover their unique talents, develop a love and tenacity for learning and demonstrate confidence and capacity for success through:

Exceptional Student Learning, Experiences and Relationships:

- High achievement by each and every student—no exceptions, no excuses;
- Content-rich, rigorous and personalized education;
- Meaningful relationships with teachers, staff, mentors and peers in a welcoming, nurturing and safe environment.

Community Trust, Confidence and Partnership:

- Comprehensive learning opportunities meeting diverse learner needs and community aspirations;
- Committed to being the first choice for students and families;
- Maintaining the highest levels of satisfaction and pride by staff, parents and community.

Operational Excellence:

- Attraction, development and retention of exemplary, creative and valued employees;
- Effective and efficient use of time and human, financial and physical resources;
- Culture of continuous improvement and responsive innovation;
- High performing district governance, management and partnerships.



Jim Westrum, Executive Director of Finance & Business Services
210 County Road 101 North, P.O. Box 660 | Wayzata, MN 55391-0660
763.745.5023 | Fax: 763.745.5091 | www.wayzata.k12.mn.us

To: Wayzata Public Schools School Board Members
Plymouth City Council Members

From: Jim Westrum

Date: July 8, 2014

Re: Wayzata School District Recent Purchase/Sale of Land Discussion

The Wayzata School District currently owns two parcels of land in Plymouth - approximately 38 acres of the former Elm Creek Golf Course directly adjacent to the existing Wayzata High School and another 30 acre site at the corner of County Road 47 and CSAH 101. The following information provides a recent historical perspective on the two current school district properties:

Wayzata Public Schools 38 acre parcel of former Elm Creek Golf Course

- July 2013 – District closed on this parcel, including swapping a District owned 20 acre parcel of land on County Road 47 with Gonyea and purchasing an additional 18 acres from GWS and Scherber
- Agreement with Gonyea assumes the District will sell back a portion of the former Elm Creek Golf course land not needed for school or access purposes – most likely along the creek
- The land that was swapped on 47 would have required the District to acquire additional acreage to build a school on the site and was determined to be better suited as residential
- Although consideration was given to an elementary school on the former Elm Creek Golf course site, it has since been determined that the site will be needed solely for high school expansion, field displacement, and access

Wayzata Public Schools 30 acre parcel at the corner of County Road 47 and CSAH 101

- June 2, 2014 – District closed on the purchase of this property
- Site location is in close proximity to projected residential development
- Site location is in close proximity to high school (for fiber optic connectivity)
- Site location is sufficient to build a new 800+ student capacity elementary school
- Land not needed for District purposes may be sold to possible developers
- The District disclosed that a portion or all of the property may be sold or swapped to maximize the utilization/cooperative opportunities with other organizations/governmental entities



City of Plymouth and Wayzata Public Schools Agreements

Aquatics Agreement

Through a joint powers agreement, the City of Plymouth Parks and Recreation Department offers an aquatic program in the two Wayzata Public Schools' pools. The pools are located at West Middle School and East Middle School. The aquatics program includes lessons and open swim. PPR pays \$2500.00 annually for use of the two pools and WPS schedules the pools and covers all maintenance costs. New "community" locker rooms were constructed at District expense. Current agreement initiated July 2005 through June 2015.

Joint Field Use/Scheduling Agreement

Through a joint powers agreement the Plymouth Park and Recreation Department schedules school district fields (except for CMS and WHS turf). This collaborative effort allows outdoor field users to have one point of contact for field scheduling. It also allows for more efficient use of fields and how they are assigned to outdoor users. No fees are charged for use of district fields. Athletic associations pay Community Education directly for portable restrooms, lining and striping on district-maintained fields. Maintenance costs are shared in a variety of ways. No current agreement is in place as the last agreement expired in October 2002.

WHS School Park Complex Agreement

During the construction of Wayzata High School, the City of Plymouth and Wayzata Public Schools discussed the funding of two gymnasiums. PPR financially supported the construction of a fifth and sixth gym in the amount of \$700,000. With this contribution, PPR received first option of use, of the two gyms, after WHS activities conclude for the day. In consideration of the contribution of the two gyms at the high school by the city of Plymouth, the district also contractually agreed to provide the city the use of one additional gym at Central Middle School (small gym/gymnastics center). The joint use of the WHS campus was initiated in 1996 and runs through 2025. The agreement also includes wording about shared field use and notes the City's primary needs being in the summer months and WHS's primary needs being in the spring and fall.

Land Use Agreements

Through three land use agreements, District-owned land, which is adjacent to school facilities, is leased to the City of Plymouth. This allows for joint use of the space by both school and community users. In general, the City is responsible for the development of park amenities. School district plows and maintains parking lots and there is some shared maintenance although the majority is done by City staff.

Greenwood Playfields

Parking lot expanded with support by the City of Plymouth. The agreement was initiated in November 2000 and runs through October 2020.

Oakwood Playfields

Parking lot expanded with support by the City of Plymouth. The agreement was initiated in August 2000 and runs through May 2020.

East Middle School Playfields

The agreement was initiated in August 2000 and runs through July 2020.

Plymouth Ice Center

See attached document from the City of Plymouth

WAYZATA HIGH SCHOOL
USAGE AT Plymouth Ice Center

2014

Rates will be

Game rate - \$225 per hour

Practice rate - \$195 per hour

2013

WHS Boys Captains Practice (actually paid by Booster Club)	40 hours	\$7,400 (\$185 per hour)
WHS Boys Hockey Games	61.5 hours	\$13,222.50 (\$215 per hour)
WHS Boys Practice	151 hours	\$27,935 (\$185 per hour)
WHS Girls Captains Practice (actually paid by Booster Club)	16.5 hours	\$3,052.50 (\$185 per hour)
WHS Girls Hockey Games	49.25 hours	\$10,588.75 (\$215 per hour)
WHS Girls Practice	144.25 hours	\$26,686.25 (\$185 per hour)

2012

WHS Boys Captains Practice (actually paid by Booster Club)	40 hours	\$7,400 (\$185 per hour)
WHS Boys Hockey Games	70 hours	\$14,710 (\$205 per hour 1/1/12 – 3/31/12) (\$215 per hour from 4/1/12 on)
WHS Boys Practice	143 hours	\$25,702.50 (\$185 per hour)
WHS Girls Captains Practice (actually paid by Booster Club)	15 hours	\$2,775 (\$185 per hour)
WHS Girls Hockey Games	49 hours	\$10,237.50 (\$205 per hour 1/1/12 – 3/31/12) (\$215 per hour from 4/1/12 on)
WHS Girls Practice	84 hours	\$15,450 (\$185 per hour)

Practice rates for WHS are discounted \$5 per hour from market rate.

The gate receipts for hockey games are split City 60%-School 40%.



Current Reality

What is working well?

A shared desire for maximizing resources for the community

Shared use of the CMS Gymnastic facility

Shared use and of the two Wayzata pools for aquatics programming
Historically, a high degree of collaboration to provide a safe pool environment

Community access and use of school playground facilities with financial City support

City rental of CMS auditorium and gyms for camps and other programs

Shared maintenance of many school and city fields

Shared use of parking lots for community access to shared facilities

School district use of parks for school events

School district agreement for use of Plymouth Ice Center

School district rental of Plymouth Creek Center Dome

District participation in Plymouth on Parade

Wayzata High School's Club YES students assisting in City events

What needs improvement?

Regular and intentional communication to provide an opportunity for problem-solving

Clearer understanding and consistency in the maintenance of fields

All district gyms in high demand with limited availability
Most notably the WHS gyms 5&6 as a part of the joint use agreement

All district facilities and storage in high demand with limited availability

All City and School District fields in high demand with limited availability
Most notably WHS need for fields during spring sports season