

**MEETING MINUTES OF THE BOARD OF TRUSTEES OF THE WOOD RIVER  
WALDORF METHODS SCHOOL  
October 2, 2012, 6:30-9:30 PM  
Community Campus Room 211**

October 2, 2012 - Minutes

Meeting of the Board of Trustees of the Wood River Waldorf Methods School

Attendees:

Mary Gervase

Travis Scott

Joy Spencer

Ben Rogers

Phoebe Pilaro

Guests:

Randy Flood – TMS parent, real estate agent

Peter Schmidt

Jeanne Kiel – real estate agent

Kate Woods

1. Call to Order
2. Open with Verse by Rudolph Steiner
3. Mary gave background information about The Mountain School and the vision for the new Waldorf Methods Charter School for the meeting guests
  - Randy Flood summarized work done last year by a TMS parent committee concerning location of the new school. Parents met twice to discuss location.
  - parents prioritized that the school have river access, farm animals, gardens – like the existing school
  - parents could not decide where the “ideal” location would be
  - our board needs more information about demographics about the movement of kids up and down the valley for education
  - what type of facility is needed considering fire safety, water availability, transportation options, etc.
  - Mary suggested that the school be centralized so that gas and oil impact is minimal, per conversation with Dale Bates
  - Peter suggested that the new location be located further south in the Valley, such as Hailey or Bellevue based on the agricultural aspects of the school (more land available there and the growing season is longer)
  - Peter talked about a new project, new organization to found an economic and natural

resource program that would utilize forests and farms to produce food

- says to search “Hardwick” on the internet
- points out that there is currently no use of natural forest products in Hailey, no sawmill – suggests that the wood could be used for building material or for heat
- farms could help to create revenue for school, potentially \$50,000 / 2 acres
- negotiating with CSI to start internship for students (high school and college) who want to go into farming
- Working with Wood River Land Trust on two properties
  - 30 acres, on the North side of Hwy 20, half mile from flashing light
  - Silver Creek preserve, 25 acres
- looking at both properties with CSI
- says that no one wants to touch the Democrat property because of the mining rights, arsenic may leach into water, owner may end up having to pay for remediation
  
- Mary says that the new school may lease property to start up, and hopefully buy later
- She asked guests for input about tax benefits for land owners who donate land to a non-profit school
- state used to provide federal grant monies - \$250,000/per year for 3 years but this grant is no longer available. Albertson Foundation also offers a one time \$250,000 grant once a charter school is officially approved.
- If feasible, would like to own the land to ensure long term stability for the school
- or lease the school from another entity, such as the WRLT

3. Jeannie Information about a **proposed new school site, just south of St. Lukes Hospital**
- 2 parcels
    - \$1.7 million, 4.9 acres
    - \$599,000, 3.4 acres
    - price may be negotiable
  - approved for farming and water rights
  - No sewer or city water, \$100,000 to get utilities connected
  - another meeting about property on Oct. 18, 2012
  - Sarah Ennis is the current co-owner

(Missing minutes, I was out in the hall connecting with Phoebe)

### **100 Mustang Lane – Current School Location**

- Kate suggested that the new school continue at 100 Mustang Lane
- She offered to move out of her house so that the school could utilize that space
- Obstacles with this....have to get the property up to code, have to prove to Chantrelle subdivision that we are “good neighbors,” not considered part of the city of Bellevue
- Travis researched the landowners in Chantrelle and how much land they own
- Peter suggested that the Board keep looking....will need at least 5 acres for greenhouses,

etc.

- (Maybe the school could utilize temporary buildings for greenhouses.)
- already invested a lot into land and property, \$800,000 in addition to land purchase at the present site.
- Kate's info about Eccles ranch:
  - Eccles owns land off of Broadford Road
  - The ranch owners did not think that 100 Mustang Lane was a suitable place for a school because it is located on the “business end” of their ranch
  - they offered to “trade” the land at 100 Mustang Lane for 6 acres on Broadford Rd.
- Travis – **Bullion properties have 15 acres across from Lyons Park**
- Water rights will be a concern with any property - regular use, gardens, etc.
- **45 Croy Creek, adjacent to Lyons Park,** 18.2 acres
- owned by Jonathan Bower checked with Scott Beottcer and this is not presently for sale.
- Peter – **land at Indian Creek off of Buttercup Rd.,** old farm building
- Sage School is interested in this property
- Peter is meeting with Indian Creek Home Association about property
- Peter – reported that Hailey has a URA, “Urban Renewal Agency” for urban Renewal Land development
  - He is meeting with this agency to discuss the Hailey plan for urban renewal
  - There may be funds for renewal development

### **Democrat Ranch**

- w/Windmills and green houses to obtain conservation easement
- dealing with arsenic and mining issues
- Randy – wells are 330ft deep
- the Board should talk with Scott Boettger about land (Wood River Land Trust)
- Kate suggested that she could get more information from her uncle about the land (he was one of the previous owners)

### **Other suggestions for future sites and ideas to ponder:**

- Peregrine Ranch
- Sustainability Center (Rental)
- Democrat Ranch –
- Build to Suit – owner financing (but where?)
- Kate brought up a school in Washington that received \$550,000 for small farm program could received even more to have minority population involved
- Kate also said that it is difficult to “keep up” the farm and gardens side of the property,

maybe another organization could help out or take over

- Beck Wilder land

Other schools and sites where we could obtain useful information:

BlackFoot Charter School

SVSEF is proposing to build cross-country ski trails out Croy Canyon

- Hennessy proposed buying land and donating it to school district

**Property next to Albertson's** (8-10 acres)

- 3 parcels
  - 6.2, 4.4, and 2.8 acres (last plot belongs to Starr Weeks). Jeannie is checking on this for us.

**Property at Broadford and Silver Star, behind Sage School**

- 130 acres + 21 acres
- Wood River Land Trust is looking at property
- owned by “Stevens' Family Ranch”

(Guests left meeting – meeting continued with Board Members)

- Dale Bates offered to host meeting at his house, he declined to join the board, but would like to be a board advisor
- He suggested building the school through using a “time banking” system, be visible model for a “community built” school

**Steve Shaffron – owns 5 acres of land next to hospital**, Mati Greshater and Whitney McNeas live there

Phoebe reported about the Desert Marigold School

- 10 acres, \$195,000
- established school decided to obtain charter status
- Pre-K -12
- 324 students
- operational cost is covered by state
- fundraising efforts go to new buildings
- they get loans from the Rudolf Steiner Foundation
- buildings include straw bale construction, a farmhouse, shed,
- have animals
- high school is in temporary facility

**Goals for next meeting and beyond**

- Need to pursue plan for professional development money for teachers, train teachers to get ready for next year-grants and donations
- Need to continue raising funds for scholarships to get us through one more year
- send in 503(c)
- complete Charter School application
- Think about the Waldorf Philosophy.....What can we tweak, what can keep, or let go
- petition for Charter School
- continue to look for temporary rental sites for school
- get on waiting list for Sage School site and community campus site
- research zoning, conditional zoning permit, 1,2,5 zones
- meet with School Board members individually, to let them know about the Charter School
- marketing to families from out of the area: i.e. for summer camps
- begin interviewing prospective teachers; consider bringing on additional teachers this next school year to transition more smoothly and provide more options for staffing.

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