

NOTICE OF
ORGANIZATION OF BOARD OF DIRECTORS
OF
ADEL-DESOTO-MINBURN COMMUNITY SCHOOL DISTRICT
IN ACCORDANCE WITH
CODE OF IOWA, CHAPTER 275.41(8)

NOVEMBER 16, 1992
7:00 P.M.
ADEL-DESOTO HIGH SCHOOL
ADEL, IOWA

OPENING:

7:00 PM Call to order
 Organization of Adel-DeSoto-Minburn Board of Directors
 Oath of office
 Emergency additions and adoption of agenda
 Welcome of visitors and open forum

ACTION ITEMS:

7:15 PM Selection of officers
7:25 Appoint temporary Board Secretary and Superintendent
7:30 Approve Board policies
7:35 Select depository
7:45 Select meeting dates and times
7:55 Select negotiation team
8:00 Telephone exchange
8:10 Construction bond interest rates
8:20 Open enrollment requests
8:25 Administrative reports
8:45 Adjournment

MINUTES OF BOARD OF EDUCATION

Organizational	Schoolhouse	7:00 P.M. November 16, 1992			
Kind of Meeting	Meeting Place	Time	Month	Day	Year
				Monday	
		Day of Week			

MEMBERS

Present

Absent

Ray Hemphill

Presiding Officer

Dan Heefner

Harold Hill

Douglas Hjort

Craig Saveraid

Tim Hoffman

Superintendent of Schools

Shirley McAdon

Secretary-Board of Education

Marginal headings of items of business. Items may be numbered consecutively.

1228-A—HAMMOND & STEPHENS CO., FREMONT, NEBR.

Call to Order
Organization
of Adel-DeSoto-
Minburn
Board of
Directors

The meeting was called to order by AEA Administrator Wayne Rand. Present were Dan Heefner, Ray Hemphill, Harold Hill, Douglas Hjort, and Craig Saveraid. Visitors included Wayne Rand; Carole Schlapkohl; and Principals Deb Barkley, Jim Nelsen, Jerry Hilton, Bill Kimber, and Greg DeTimmerman.

Oath of
Office

Dr. Rand administered the oath of office to Dan Heefner, Ray Hemphill, Harold Hill, Douglas Hjort, and Craig Saveraid.

Agenda

It was moved by Hemphill, seconded by Heefner, to adopt the agenda as presented. Motion carried unanimously.

Welcome of
Visitors
Open Forum

Dr. Rand welcomed visitors and invited public comments during Open Forum. No comments were made.

Selection
of Officers

Election of officers was held. Ray Hemphill was elected president. It was moved by Hill, seconded by Saveraid, to select Douglas Hjort for the position of vice president. Motion carried unanimously.

Appoint Tem-
porary Board
Secretary and
Superintendent

It was moved by Heefner, seconded by Saveraid, to appoint Shirley McAdon Temporary Board Secretary. Dr. Rand administered the oath of office. Motion carried unanimously.

Marginal headings of items of business. Items may be numbered consecutively.

Continuation of organizational board meeting held November 16, 1992

Month Day Year

It was moved by Hjort, seconded by Heefner, to appoint Tim Hoffman Temporary Superintendent. Motion carried unanimously

At this time, Dr. Rand turned the meeting over to President Ray Hemphill.

Approve
Board
Policies

Superintendent recommended that the current Adel-DeSoto Board Policies be established as the operating policies of the Adel-DeSoto-Minburn Board. It was moved by Hjort, seconded by Heefner, to establish operating policies by adopting the current Adel-DeSoto Board Policies, first reading. Motion carried unanimously.

Select
Depository

Board consensus favored contacting both banks in Adel to study comparative services and costs. A recommendation will then be made.

Select
Meeting
Dates and
Times

Under policies adopted previously, the regular meeting time of the Board is the second Monday of each month at 7:00 p.m. CST or at 8:00 p.m. DST. It was moved by Heefner, seconded by Saveraid, to set aside current policy to meet the second Monday of each month at 7:30 p.m. CST until spring. Motion carried unanimously.

Select
Negotiation
Team

It was moved by Hjort, seconded by Heefner, to select Ray Hemphill and Craig Saveraid to serve on the team to negotiate next year's master contract and salaries. Motion carried unanimously.

Telephone
Exchange

Business Manager provided information about the possibility of eliminating the long distance telephone charge between Adel and Minburn. Business Manager will investigate the possibilities and cost of 800 numbers and private circuits.

Construction
Bond
Interest
Rates

Superintendent presented information concerning the recall of bonds. Board consensus favored asking consultants to appear before the Board to outline projections and costs.

Open
Enrollment
Request

Superintendent presented the open enrollment request of Joshua Petro from Earlham to Adel-DeSoto-Minburn for 1993-94. Superintendent could not recommend the request due to lack of space in the special ed program requested. It was moved by Hjort, seconded by Heefner, to deny the open enrollment request as presented. Motion carried unanimously.

Marginal headings of items of business. Items may be numbered consecutively.

Continuation of organizational board meeting held November 16, 1992

Month

Day

Year

1228-B—Hammond & Stephens Co., Fremont, Nebr.

Administrative
Reports

Superintendent reported that a master list of requirements due to reorganization has been prepared and will continue to expand as new issues arise.

Adjournment

It was moved and seconded to adjourn. Motion carried unanimously and the meeting was adjourned by President Hemphill at 8:50 p.m.

Minutes approved as presented

Ray Hemphill
Ray Hemphill, President

Dated 12/14/92

Shirley McAdon
Shirley McAdon, Secretary

Marginal headings of
items of business. Items
may be numbered con-
secutively.

Continuation of.....board meeting held.....
Month Day Year

1228-B—Hammond & Stephens Co., Fremont, Nebr.

RESOLUTION TO CONVEY REAL ESTATE
TO COMBINE DISTRICTS

WHEREAS, on the 13th day of October, 1992, the residents of the Adel-DeSoto Community School District and the Central Dallas Community School District voted to combine the districts by the required majority, and,

WHEREAS, said district shall become effective on the 1st day of July, 1993,

MOVED BY Craig Severaid, BE IT RESOLVED, that the Adel-DeSoto Community School District shall convey its real estate, legally described as:

DESOTO

The Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 19, Township 78 North, Range 27 West of the 5th P.M., Dallas County, Iowa

ADEL

ELEMENTRY:

North Half of Northeast Quarter of Southeast Quarter (NE $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 30, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa, more particularly described as: Commencing at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 30 in Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa; thence East 1334.53 feet to the Northeast Corner of the Southeast Quarter of said Section 30; thence South 659.35 feet; thence West 1334.53 feet to the West line of the said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30; thence North 659.93 feet to the point of beginning, also described as Lots 1, 2 and 3 of the Auditor's Plat of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30-79-27, same being a part of the Town of Adel, Dallas County, Iowa AND the North Eight feet of the South One-Half of the Northeast Quarter of the South East Quarter of Section Thirty (30), Township Seventy-Nine (79) Range Twenty Seven (27) West of the Fifth Principal Meridian; Also known as Auditor's Plat Number Four (4)

EXCEPT The West 70 feet of the East 882 feet of Lot 4 and the West 70 feet of the East 882 feet of the South 32 feet of Lot 1, an Auditor's plat of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 79 North, Range 27 West of 5th P.M., City of Adel, Dallas County, Iowa.

EXCEPT Beginning at the Northwest Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T79N, R27W of the 5th P.M., Dallas County, Iowa; thence South 00°18'48" East 519.03 feet along the west line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence South 89°55'15" East 349.36 feet; thence South 17°16'15" East 139.34 feet; thence South 89°55'15" East 54.60 feet along the north line of Grove Street; thence North 00°18'48" West 40.00 feet; thence North 29°39'38" West 188.66 feet; thence North 53°08'48" West 146.31 feet; thence North 15°30'36" West 78.08 feet; thence North 22°16'10" East 308.74 feet to the north line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence North 90°00'00" West 333.63 feet to the point of beginning. Said tract contains 3.556 Acres.

MIDDLE SCHOOL:

Out: Lots 9 and 10 in the Original Town of Adel, Dallas County, Iowa

HIGH SCHOOL:

The Southwest Quarter of the Northeast Quarter of Section 32, Township 79 North of Range 27 West of the 5th P.M., Dallas County, Iowa, lying East of the center of U.S. Highway 169.

AND

Commencing at a point which is 436 feet North of the Southwest Corner of the Northeast Quarter of the Northeast Quarter (NE1 NE1) of Section Thirty-two (32) in Township Seventy-nine (79) North of Range Twenty-seven (27) West of the 5th P.M., Dallas County, Iowa, thence East to the centerline of the road running Southeast from the Town of Adel, Iowa, which road is known as the "Van Meter Road", thence Southeasterly along the center of said road to where it crosses the east line of the Northeast Quarter (NE1) of said Section 32, thence South to the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 32; thence West to the Southwest Corner of said Southeast Quarter of the Northeast Quarter of Section 32, thence North to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 32, thence North 436 feet to the place of beginning, (except: Commencing at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of Section 32, thence North 996.7 feet to the point of beginning, thence West at right angles 40 feet to highway right-of-way line, thence West 87 feet, thence North 75 feet, thence East 73 feet to right-of-way line, thence East 54 feet to section line, thence South 75 feet to the point of beginning, containing 0.1402+ acres except highway right-of-way); all being located in the East Half of the Northeast Quarter (E1 NE1) of Section 32 in Township 79 North of Range 27, West of the 5th P.M., Dallas County, Iowa, and except: That part of the Northeast Quarter (NE1) of Section 32, Township 79 North of Range 27 West of the 5th P.M., described as follows: Beginning at a point on the East line of said Section 32, 300 feet North of the East Quarter Section Corner, proceed South 89°50' West 303.86 feet on a line perpendicular to the East line of said Section 32; thence North 75°02' West 121.88 feet; thence North 83°47'11" West 160.38 feet; thence North 00°21'53" West 128 feet; thence South 89°38'07" West 29.10 feet; thence North 02°54'28" West 102.33 feet; thence North 14°58' East 260.66 feet; thence North 00°02' West 549.97 feet; thence North 41°28' East 23.48 feet; thence South 48°32' East 597.92 feet; thence North 89°58' East 165.15 feet to a point on the East line of said Section 32; thence South 00°02' East 702.17 feet to the point of beginning, containing 12.60 acres, more or less, subject to existing right-of-way on the East 40 feet, all now being in and forming a part of the city of Adel, Dallas County, Iowa. All of the above being in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 32, Township 79 North of Range 27 West of the 5th P.M., City of Adel, Dallas County, Iowa.

to a combined district known as ADEL-DESOTO-MINBURN COMMUNITY SCHOOL DISTRICT, and that the President of this School Board is hereby authorized and directed to execute said Deed and the Secretary directed to affix her signature thereto attesting to the execution thereof. Said motion and resolution seconded by

Dan Heefner and upon roll call vote the members voted as follows: Ayes Douglas Hjort, Gary Nelson, Craig Saveraid, Dan Heefner, Ray Hemphill

Nays _____

Resolution and Motion carried on this 14th day of June, 1993.

Shirley McAdon
Shirley McAdon, Secretary



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of the creation of a combined school district
Dollar(s) and other valuable consideration, ADEL-DESOTO COMMUNITY SCHOOL DISTRICT,
a corporation organized and existing under the laws of _____
does hereby Convey to ADEL-DESOTO-MINBURN COMMUNITY SCHOOL DISTRICT,

the following described real estate in Dallas County, Iowa:

See Exhibit "A" attached.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

ADEL-DESOTO COMMUNITY SCHOOL DISTRICT

Dated: June 23, 1993

By Ray Hemphill _____ Title
Ray Hemphill, President
By Shirley McAdon _____ Title
Shirley McAdon, Secretary

STATE OF IOWA)

) ss:

DALLAS COUNTY)

On this 23rd day of June, 1993, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ray Hemphill and Shirley McAdon, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Adel-DeSoto Community School District School Board; that the seal affixed to the foregoing instrument is the seal of the corporation and that the instrument was signed and sealed on behalf of said corporation by authority of the School Board of Directors, as contained in a Resolution adopted by said School Board at a regular monthly meeting held June 14, 1993, and that the said Ray Hemphill and Shirley McAdon acknowledge the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it voluntarily executed.

Eileen M. T. Rydger
Notary Public in and for the State of Iowa

WARRANTY DEED
(CORPORATE)

TO

Entered upon transfer books and for taxation
this _____ day of _____, 19 ____
_____. Auditor
By _____ Deputy

Filed for record, indexed and delivered to
County Auditor this _____ day
of _____, 19 ____
at _____ o'clock ____ M., and recorded in

of _____ County Records.
Recorder's fee \$ _____ PAID.
Auditor's fee \$ _____ PAID.
_____. Recorder
By _____ Deputy

WHEN RECORDED RETURN TO

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