

Posted June 28, 2025

# West Park Elementary School District

Board of Trustees  
Special Meeting

Music Room  
West Park School District  
2695 S. Valentine  
Fresno, CA 93706

Monday, June 30, 2025  
5:30p.m.

**In compliance with the Americans with Disabilities Act**, if you need special assistance to access the meeting room or to otherwise participate in this meeting, including auxiliary aids or services, please contact Carmen Mares at (559) 233-6501. Notification by noon on the Friday preceding the board meeting, or at least 48 hours prior to the meeting, will enable the Governing Board to make reasonable arrangements to ensure accessibility to the meeting.

Any writings or documents that are public records and are provided to a majority of the Governing Board regarding an open session item on this agenda will be made available for public inspection in the District Office located at 2695 S. Valentine, Fresno, CA 93706, during normal business hours. Public writings related to regular meeting open session agenda items distributed less than 72 hours in advance of a board meeting will be made available to the public at the time the document is distributed to the majority of the board.

The District welcomes Spanish and other language speakers to Board meetings. Anyone planning to attend and needing an interpreter should call (559) 233-6501, 48 hours in advance of the meeting, so arrangements can be made for an interpreter. *El Distrito da la bienvenida a las personas de habla hispana a las juntas de la Mesa Directiva. Si planea asistir y necesita interpretación llame al (559) 233-6501, 48 horas antes de la junta, para poder hacer arreglos de interpretación.*

Community members have two opportunities to address the Board of Trustees. **While the Board's meeting will be available for the public to view live online to the full extent possible (absent technical difficulties), public comments during the Board meeting must be made in person.** If you wish to address the Board on an agenda item, please do so when that item is called. Presentations will be limited to a maximum of three (3) minutes. Time limitations are at the discretion of the President of the Board.

Individuals have an opportunity to address the Board during the Period for Public Discussion on topics within the subject matter jurisdiction of the Board **not** listed on this agenda. If you wish to speak on an item not on the agenda, please fill out a request form and turn it in to the clerk prior to the meeting. You will be called upon to make your comments under "Comments from the Public". Comments will be limited to three (3) minutes, with a total of twenty (20) minutes designated for this portion of the agenda. If you have questions on school district issues, please submit them in writing. The Board will automatically refer requests to the Superintendent.

# AGENDA

## I. OPENING BUSINESS

- A. Call Public Session to Order
- B. Roll Call: Araceli Lopez \_\_\_\_ Aida Garcia \_\_\_\_  
Yaritza Estudillo \_\_\_\_ Michael Smith \_\_\_\_
- C. Pledge of Allegiance
- D. Adopt Agenda

## II. PUBLIC COMMENT PERIOD

Public Comment on any item of interest to the public that is within the Board's jurisdiction will be heard. The Board may limit comments to no more than three (3) minutes pursuant to Board Policy. Public comment will also be allowed on each specific agenda item prior to Board action thereon.

### Norms

We will be conducting this meeting with the following norms; we will

- 1. Communicate in a positive and appropriate manner
- 2. Be respectful in word and deed
- 3. Listen to understand
- 4. Be prepared to contribute and participate positively
- 5. Be supportive.

These are norms employed by our District and will be upheld to ensure a productive meeting.

## III. CONSENT CALENDAR

### A. Routine business transactions:

- 1. Inter District Transfers
  - a. Transfer #2025-06-04
  - b. Transfer #2025-06-05
  - c. Transfer #2025-06-06
  - d. Transfer #2025-06-07
  - e. Transfer #2025-06-08
  - f. Transfer #2025-06-09

#### **IV. ACTION ITEMS**

1. APPROVAL: Purchase Agreement for 2760 S. Valentine Avenue
2. APPROVAL: Williams Complaint Report - Fourth Quarter

#### **V. PUBLIC COMMENT PERIOD RE: CLOSED SESSION ITEMS**

General public comment on any closed session item that will be heard. The Board may limit comments to no more than three (3) minutes pursuant to Board policy. Following public comment on closed session agenda items, the Board will immediately recess into closed session.

#### **VI. CLOSED SESSION**

##### **A. PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT (Government Code Section 54957(b) )**

Title: Paraprofessional (Charter)

Title: Paraprofessionals (2) (Elementary)

##### **B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)**

Title: Superintendent

#### **VI. REPORT OF ACTIONS TAKEN IN CLOSED SESSION**

#### **VII. ADVANCED PLANNING**

- A. Regular Board meeting: July 14, 2025
- B. Regular Board meeting: August 11, 2025

#### **VIII. ADJOURNMENT**



PUBLIC

COMMENT

PERIOD





ACTION

ITEMS

**ITEM:** Procurement of Land

**PRESENTER:** Dr. Clark, Superintendent

**DATE:** June 30, 2025

**Action :** Request for Approval

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The district is seeking board approval for the procurement of land intended for the development of an agricultural based learning program for students. Also, the land will provide future developmental opportunities for the West Park Elementary School District. We are requesting approval of \$1.1 million to secure this purchase. The transaction will be completed in multiple payments, in accordance with all required steps and procedures to fully execute the acquisition of the property.



Date Prepared: June 16, 2025

## 1. OFFER:

- A. THIS IS AN OFFER FROM West Park Elementary School District or Assignee ("Buyer").  
☐ Individual(s), ☐ A Corporation, ☐ A Partnership, ☐ An LLC, ☒ Other Public Agency
- B. THE PROPERTY to be acquired is 31.711 ac. of Vines & Open; 2760 S Valentine Ave, situated in Unincorporated area (City), Fresno (County), California, 93706 (Zip Code). Assessor's Parcel No(s). 327-140-61 ("Property").

Further Described As \_\_\_\_\_

(Postal/Mailing address may be different from city jurisdiction. Buyer is advised to investigate.)

## C. THE TERMS OF THE PURCHASE ARE SPECIFIED BELOW AND ON THE FOLLOWING PAGES.

D. Buyer and Seller are referred to herein as the "Parties." Brokers and Agents are not Parties to this Agreement.

## 2. AGENCY:

A. DISCLOSURE: The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationship" (C.A.R. Form AD) if represented by a real estate licensee. Buyer's Agent is not legally required to give to Seller's Agent the AD form Signed by Buyer. Seller's Agent is not legally obligated to give to Buyer's Agent the AD form Signed by Seller.

B. CONFIRMATION: The following agency relationships are here confirmed for this transaction.

Seller's Brokerage Firm Pearson Realty License Number 00020875  
Is the broker of (check one): ☒ the Seller; or ☐ both the Buyer and Seller (Dual Agent).

Seller's Agent Stanley Kjar, Jr. License Number 01878284  
Is (check one): ☒ the Seller's Agent (Salesperson or broker associate); or ☐ both the Buyer's and Seller's Agent (Dual Agent).

Buyer's Brokerage Firm Newmark License Number 00832933  
Is the broker of (check one): ☒ the Buyer; or ☐ both the Buyer and Seller (Dual Agent).

Buyer's Agent Chris Lemmon License Number 01506816  
Is (check one): ☒ the Buyer's Agent (Salesperson or broker associate); or ☐ both the Buyer's and Seller's Agent (Dual Agent).

C. ☐ More than one Brokerage represents ☐ Seller, ☐ Buyer. See, Additional Broker Acknowledgement (C.A.R. Form ABA).

D. POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a ☒ "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

## 3. TERMS OF PURCHASE AND ALLOCATION OF COSTS: The items in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 17 pages. The Parties are advised to read all 17 pages.

	Para #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
A	5, 5B (cash)	Purchase Price	\$ <u>1,100,000.00</u>	<input checked="" type="checkbox"/> All Cash
B		Close Of Escrow (COE)	<input checked="" type="checkbox"/> <u>60</u> Days after Acceptance OR <input type="checkbox"/> on _____ (date)	
C	40A	Expiration of Offer	3 calendar days after all Buyer Signature(s) or _____ (date) at 5PM or <input type="checkbox"/> AM <input type="checkbox"/> PM	
D(1)	5A(1)	Initial Deposit Amount	\$ <u>50,000.00</u> ( <u>4.55</u> % of purchase price) (% number above is for calculation purposes and is not a contractual term)	within 3 (or _____) business days after Acceptance by wire transfer OR <input type="checkbox"/>
D(2)	5A(2)	<input checked="" type="checkbox"/> Increased Deposit	See attached Increased Deposit Addendum (C.A.R. Form IDA)	
E(1)	5C(1)	Loan Amount(s): First Interest Rate Points	\$ _____ ( _____ % of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate • not to exceed _____ % • Buyer to pay up to _____ points to obtain rate above	Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Assumed Financing <input type="checkbox"/> Subject To Financing <input type="checkbox"/> Other: _____
E(2)	5C(2)	Additional Financed Amount Interest Rate Points	\$ _____ ( _____ % of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate • not to exceed _____ % • Buyer to pay up to _____ points to obtain rate above	Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Assumed Financing <input type="checkbox"/> Subject To Financing <input type="checkbox"/> Other: _____
E(3)	7A	Intended Use	Investment OR <input type="checkbox"/>	
F	5D	Balance after Down Payment	\$ <u>1,050,000.00</u>	
PURCHASE PRICE TOTAL			\$ <u>1,100,000.00</u>	
G	SELLER PAYMENT TO COVER BUYER EXPENSES AND COSTS			
G(1)	5E	<input type="checkbox"/> Seller Credit to Buyer	\$ _____	For closing costs
G(2)	ADDITIONAL FINANCE TERMS: _____			

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Buyer's Initials

Initial

Seller's Initials



## VACANT LAND PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (VLPA PAGE 1 OF 17)

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PUBLIC  
COMMENT  
PERIOD  
RE: CLOSED  
ITEMS