

**West Contra Costa Unified School District
Minutes of the Board of Education Meeting
Lovonya DeJean Middle School
3400 Macdonald Avenue
Richmond, CA 94805**

July 7, 2010

A. CLOSED SESSION

B. OPENING PROCEDURES

President Madeline Kronenberg called the meeting to order at 5:00 PM. The Board recessed into Closed Session. President Kronenberg called the Public Session to order at 6:36 PM.

B.1 Pledge of Allegiance

President Kronenberg led those in attendance in the pledge of allegiance.

B.2 Welcome and Meeting Procedures

President Kronenberg offered welcome and instructions to the public regarding the meeting.

B.3 Roll Call

Board Members Present: Madeline Kronenberg, Antonio Medrano, Audrey Miles, Charles Ramsey, Tony Thurmond

Staff Present: Waheed Balogun, Director of Facilities and Construction; André Bell, Executive Director Business/Bond; Cliff Dorton, Electronics Technician; Bill Fay, Associate Superintendent for Operations; Luis Freese, Executive Director Maintenance and Operations; Sheri Gamba, Associate Superintendent for Business Services; Wendell Greer, Associate Superintendent K-Adult; Rhonda Haney, Coordinator Comprehensive Health Services; Bruce Harter, Superintendent; Debbie Haynie, Executive Secretary; Linda Jackson, Executive Director K-12; Joe Mayes, Maintenance Manager; Nia Rashidchi, Assistant Superintendent Educational Services; Ann Reinhausen, Assistant Superintendent Human Resources; Bill Savidge, District Engineering Officer

B.5 Report/Ratification of Closed Session

Superintendent Harter asked the Board to ratify the vote taken in Closed Session to approve an employee settlement agreement.

Motion: Mr. Medrano moved approval of the ratification to approve an employee settlement agreement. Ms. Miles seconded. Mr. Medrano, Mr. Ramsey, Mr. Thurmond and President Kronenberg voted yes, with no abstentions and no absences. Motion carried 5-0-0-0.

Superintendent Harter asked the Board to ratify the vote taken in Closed Session to approve a vendor settlement agreement.

Motion: Mr. Medrano moved approval of the ratification to approve a vendor settlement agreement. Mr. Ramsey seconded. Mr. Medrano, Ms. Miles, Mr. Ramsey, Mr. Thurmond and President Kronenberg voted yes, with no abstentions and no absences. Motion carried 5-0-0-0.

Superintendent Harter asked the Board to ratify the vote taken in Closed Session to deny an employee grievance.

Motion: Mr. Medrano moved approval of the ratification to deny an employee grievance. Ms. Miles seconded. Mr. Medrano, Ms. Miles, and President Kronenberg voted yes, with Mr. Ramsey and Mr. Thurmond abstaining, and no absences. Motion carried 3-0-2-0.

B.6 Agenda Review and Adoption

MOTION: Mr. Ramsey moved to approve the agenda by placing item F.1 to follow the Consent Items. Ms. Miles seconded. Mr. Medrano, Ms. Miles, Mr. Ramsey, Mr. Thurmond and President Kronenberg voted yes with no abstentions and no absences. Motion carried 5-0-0-0.

B.7 Minutes: June 22, 2010

MOTION: Mr. Ramsey moved to approve the Minutes of June 22, 2010. Mr. Medrano seconded. Mr. Medrano, Ms. Miles, Mr. Ramsey, Mr. Thurmond and President Kronenberg voted yes with no abstentions and no absences. Motion carried 5-0-0-0.

C. BUSINESS ITEMS

- C.1 Grants/Awards/Agreements**
- C.2 Acceptance of Donations**
- C.3 Approval of Fund-Raising Activities**
- C.4 Contracted Services**
- C.5 Notification of Claim Rejected**
- C.6 Community Budget Advisory Committee Member Ratification**
- C.7 Resolution Nos. 01-1011 through 12-1011: Board of Education Annual Resolutions for the 2010-2011 School Year**
- C.8 Board Meeting Dates January to July 2011**
- C.9 Resolution 13-1011: In Support of Senate Constitutional Amendment 6 (SCA)**
- C.10 Routine Personnel Changes - Certificated**
- C.11 Ratification and Approval of Engineering Services Contracts**
- C.12 Ratification and Approval of Negotiated Change Orders**
- C.13 Construction Access, Right of Use and Restoration License Agreement with the City of Richmond for Temporary Construction Staging, Staff Parking and Pedestrian Access at Nystrom Elementary School**
- C.14 Helms Middle School Demolition Project Award of Contract**
- C.15 Stege Elementary School Emergency Repair Program Repairs Contract Award**
- C.16 Caesar Chavez Elementary Painting & Repairs Project Award of Contract**
- C.17 Amending Resolution No. 89-0910: Specifications of the Elections Order**

MOTION: Mr. Ramsey moved approval of Consent Items C.1 – C17. Ms. Miles seconded. Mr. Medrano, Ms. Miles, Mr. Ramsey, Mr. Thurmond and President Kronenberg voted yes with no abstentions and no absences. Motion carried 5-0-0-0.

Mr. Ramsey recused himself from the following action item and left the dais.

F.1 Resolution No. 14-1011: Resolution to Conditionally Approve the Renewal of the Charter Petition for Richmond College Prep K-5 Charter School

Executive Director Linda Jackson presented information regarding the request from Richmond College Prep Charter School for renewal of their charter and extension of an additional grade level. She said a District panel reviewed the petition and developed specific findings and recommendations. Ms. Jackson reviewed the findings and recommended that the Board adopt the resolution.

Public Comment:

None

Board Comment:

Ms. Miles asked questions about operational and special education memorandums of understanding. Ms. Jackson provided clarification.

Mr. Medrano asked whether any similar special needs requirements are in place for other charter schools. Ms. Jackson provided examples and clarification.

Mr. Thurmond had questions about amending bylaws and articles of incorporation. Ms. Jackson said that the intent of the recommendations is to promote compliance with the law. He further asked about recommended revisions to the parent-student handbook. Ms. Jackson provided examples of required compliance. Mr. Thurmond continued with questions about the recommended provision for Academic Performance Index (API) score improvement. Ms. Jackson spoke of Richmond College Prep's gains and the ratio of students to adults as compared to other schools in the comparison. He said he supports challenging student performance and asked what the process might be if Richmond College Prep's test scores do not attain the required gains. Ms. Jackson provided information regarding current API scores and comparisons with the other schools mentioned as well as state required accountability for the education of children.

Mr. Medrano asked Ms. Jackson to repeat the state requirements for API scores. Ms. Jackson said that the state requires all schools to achieve scores of 800 or higher.

President Kronenberg asked whether similar standards have been applied to other charter schools. Ms. Jackson responded that current state requirements were not in place at the time of other charter renewals but will be required with future renewals.

Superintendent Harter said that the state's intent is that charter schools perform better than other schools and the reason for their additional resources is to lead the way for public schools in reaching such a high standard.

President Kronenberg commented that this position follows the state's new emphasis on accountability.

Ms. Peppina Chang, Chief Educational Officer, spoke on behalf of Richmond College Prep Charter School saying that the board of directors accepts and is grateful for the conditional approval of the renewal. She addressed each of the conditions and emphasized that RCP has taken STAR testing only twice since their founding, yet is compared against many schools. She pointed out their second year gain of 45 points in one year. She said she understands the need for comparison and improvement, and knows the school does not face failure. She said that Richmond College Prep is willing to comply with the recommended amendments.

Motion: Mr. Thurmond moved approval of Resolution No. 14-1011: Resolution to Conditionally Approve the Renewal of the Charter Petition for Richmond College Prep K-5 Charter School. Mr. Medrano seconded. Mr. Medrano, Ms. Miles, Mr. Thurmond and President Kronenberg voted yes with no abstentions and Mr. Ramsey absent. Motion carried 4-0-0-1.

Mr. Ramsey returned to the dais.

D. AWARDS, RECOGNITIONS, AND REPORTS

D.1 Standing Reports

Bayside Council of PTA. Laura Ramos, incoming president, announced vacancies for positions on their board, inviting any interested PTA members to contact her.

Ivy League Connection. Mr. Ramsey reported that the latest group of students arrived at Brown University. Currently twenty-five students are involved in summer programs at Ivy League campuses. He spoke about plans for a college writing workshop, and campuses students will visit during their travel. President Kronenberg spoke about traveling with a group of students to Vassar College. Mr. Ramsey spoke about a Kennedy graduate and freshman at the University of Rochester and his peer influence in speaking with our students.

Youth Commission. Mr. Thurmond announced the next meeting set for July 19, 6:00 pm at the RYSE Center and preparations to interview candidates to the commission for the coming year.

Community Advisory Budget Committee. Ms. Gamba announced that Mr. Erwin Reeves was selected to chair the committee and thanked Charles Cowens for his service. She also announced other committee members. The next meeting will be held in August.

D.2 In Memory of Members of the School Community

Dr. Harter recognized the contributions of members of the community who have passed away.

Public Comment:

None

Board Comment:

None

E. PUBLIC AND COMMITTEE COMMUNICATIONS

(Education Code 35145.5; Government Code 54950 et seq.)

E.1 Superintendent's Report

Superintendent Harter reported on activities in the District, including Richmond's Juneteenth parade and celebration, as well as summer school.

E.2 WCCUSD Public Comment

Public Comment:

Martin Snider, Diane Hall

F. ACTION ITEMS

F.1 Resolution No. 14-1011: Resolution to Conditionally Approve the Renewal of the Charter Petition for Richmond College Prep K-5 Charter School

This item was moved to follow the Consent Items.

G. DISCUSSION ITEMS

G.1 Expulsion Process Report

This item was tabled to a future meeting.

G.2 Revenue Enhancement Survey Report

Superintendent Harter introduced Mr. Bryan Godbe who spoke about the results of a preliminary analysis of a survey and feasibility for a parcel tax. He presented detailed information regarding the survey conducted. He further reported that a complete report will be presented to the Board in a few weeks.

Public Comment:

Ellen Hartigan - O'Connor, Don Gosney, Charles Cowens, Jill Sprague, Martin Snider, Christina Slamon, David Rossi, Adrianna Porter, Sarah Butler

Board Comment:

Mr. Ramsey asked questions of Mr. Godbe regarding any determination about the duration of a measure. Mr. Godbe said duration has been tested repeatedly and that the overall voter perception is that the state financial situation is a short-term problem and therefore the voter sees the need for a short-term solution. Mr. Godbe recommended a 5 year time frame. Mr. Ramsey continued with questions about the survey responses regarding adult education and summer school programs, and compelling responses. Mr. Godbe replied with clarification.

Mr. Ramsey spoke about the encouragement of the percentage of voter support and a concerted campaign to reach voters.

Ms. Miles said she is encouraged by the survey, agreeing that the work needs to get started with a clear message to the community and commitment to working on a campaign.

Mr. Ramsey asked Ms. Miles what tax threshold she would support. She said she supports the dollar amount that would secure a class size reduction supplement.

Mr. Thurmond said he supported a parcel tax as revenue enhancement and that families in this community deserve a choice. He continued by asking questions about the presentation regarding the percentage rates. Mr. Godbe responded.

Mr. Medrano said he was encouraged by the survey results and supported clear language for the ballot measure. He said he was prepared to begin the campaign for educating the community of voters.

President Kronenberg said she was also encouraged and has respect for the survey results. She continued to say that she supports attracting and retaining quality teachers with a reasonable work load that includes class size reduction, quality buildings and technology. Determining which items will be most persuasive to voters is the next task for preparation of the measure language.

Mr. Ramsey asked other Board members about the tax threshold level they would support. He continued to ask about the top ranking supporting arguments from the survey. Mr. Godbe responded.

Mr. Thurmond spoke about the features of the measure and deliverability of the message to the public. He asked for the levels of tax threshold and the amount of funds potentially generated.

Superintendent Harter responded with the various revenue generations per level of tax threshold.

Discussion continued. Mr. Godbe recommended using the full data to frame the ballot measure question and prepare messages with affirmative responses to potential voter questions.

Mr. Ramsey asked Mr. Thurmond to consider chairing the campaign. Mr. Thurmond responded that he will take chairing the campaign under advisement, but is fully committed to support the measure.

All Board members were in agreement that Ms. Miles work with Superintendent Harter in framing the ballot language and bringing this back for action by the Board.

G. 3 Report on the Status of General Obligation Bond Debt and Potential Refunding

Ms. Gamba introduced Ms. Joanna Bowes from KNN Public Finance and other district bond finance advisors. Ms. Bowes provided a presentation regarding the bond debt and tax rate service.

Public Comment:

None

Board Comment:

Mr. Ramsey asked questions about the debt limit waiver and bonding capacity. Ms. Bowes spoke about bonding capacity mandates and legislative imposed caps. Mr. Ramsey said he wanted an understanding of the comparables for other districts of similar size. Ms. Gamba interjected that the rate on the ability to issue debt is arbitrary and assessed valuation of property is determined by the County Assessor's Office. She continued to say that this presentation is regarding the 2002 Measure D bond measure and making sure the promise to the taxpayers is upheld. She said that the finance team will also attend the next Citizens' Bond Oversight Committee meeting to share further.

Mr. Ramsey asked about tax rates not being cumulative. Ms. Bowes responded. Attorney David Casnocha provided further information regarding the constitutional provisions under which the separate bond measures were approved by voters. Mr. Ramsey continued with further questions about the possibility of the Assessor's determinations at a lesser value.

Ms. Gamba offered a point of clarification for projected comparisons with and without refunding as well as the uncertainty in assessed valuation over the next few years. Discussion continued about the assumptions in preparing these projections and Ms. Gamba spoke about presenting conservative estimates.

Mr. Thurmond asked questions about the timeline and projections. Ms. Bowes responded with clarification.

Ms. Gamba said that when final data is received from the Assessor's office more firm recommendations will be developed to support a refunding for the upcoming property tax statements.

President Kronenberg said it is important for the Board and community to have transparent, clear information.

G.4 Four Closed School Sites Analysis and Recommendations

Mr. Fay introduced Mr. Scott Sheldon of Terra Realty Advisors who prepared a review of four properties; Seaview, El Sobrante, Adams and Portola. He presented information regarding potential opportunities, constraints, values and recommendations for each site.

Public Comment:

None

Board Comment:

Mr. Ramsey spoke about costs to mitigate property issues versus debt payoff, potential for the Seaview site, community interested in the El Sobrante property, and litigation resolution for Adams and Portola.

Ms. Miles asked Mr. Fay for an estimate of maintenance costs of closed property due to vandalism. Mr. Fay responded. Mr. Ramsey commented about demolition or removal of portable buildings to deter vandalism as a factor in potential reduction of property values.

Mr. Medrano spoke about moving Leadership Public Schools to another campus with Kennedy or El Sobrante as a possible temporary campus.

Ms. Miles spoke about the community's concern about placing Leadership Public School (LPS) at Seaview.

Mr. Ramsey spoke about a temporary campus for LPS while the Gompers campus is demolished and rebuilt.

Mr. Medrano commented about the Seaview campus and use of fields for county soccer fields.

Mr. Ramsey asked about agendaizing this item for an upcoming Facilities Subcommittee.

Mr. Thurmond suggested pursuing lease options rather than selling property at low estimated values. He asked whether there is any expressed interest from buyers. Mr. Sheldon offered further information.

Mr. Sheldon said there is maximum value in leaving buildings on the property, and potential for schools and churches that might be interested in the sites. Mr. Thurmond asked questions about El Sobrante and any proposals. Mr. Sheldon responded and Mr. Fay said that Terra Realty Associates developed lease prices as recommendations. Further discussion continued regarding community group interest in the El Sobrante location.

Mr. Thurmond asked about the process for interested groups in leasing property. Mr. Fay responded.

Ms. Miles said she agreed that there needs to be a clear process for handling potential interest, and that she supports lease agreements or joint agreements in order to reduce vacancy issues and generate revenue. Mr. Fay says the District could engage a broker who would market the property and screen potential tenants.

Mr. Medrano asked about the closure of an additional four schools in the next year.

Ms. Kronenberg said she agreed that there is expense to maintaining buildings and that some of these are unsafe. She suggested looking at demolition of buildings if unsafe.

Mr. Ramsey said he wanted to make it clear that safety was the reason other board members chose to close Adams even though no complete seismic study had been done, while his reasons for closure were economic.

G.5 Status Reports – Facilities Planning and Construction

Mr. Savidge provided a review of the District’s facilities planning and construction projects.

Public Comment:

None

Board Comment:

Mr. Medrano asked questions about Kennedy lighting. Mr. Savidge responded and also provided information about lights and cameras along the creek side of the Helms site.

Mr. Ramsey asked questions about the LPS and Gompers site and the grant received. Mr. Savidge responded that an unfunded combined apportionment from the State Allocation Board has been frozen due to the economic crisis. He elaborated with details of the procedure.

Mr. Medrano asked about lighting at the future LPS and Gompers site. Mr. Savidge responded.

H. UNFINISHED REQUESTS TO ADDRESS THE BOARD (continued from Item E)

I. COMMENTS OF THE BOARD OF EDUCATION AND SUPERINTENDENT

None

J. THE NEXT SCHEDULED BOARD OF EDUCATION MEETING

Lovonya DeJean Middle School – July 28, 2010

K. ADJOURNMENT

President Kronenberg adjourned the meeting at 11:00 PM.

Motion vote count order: Yes-No-Abstain-Absent

BH:dh

<p style="text-align: center;"><u>AAM</u> Approved 7-28-10</p>
