

## MINUTES

### SPECIAL MEETING OF THE OAKDALE JOINT UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES

MONDAY, AUGUST 27, 2007, 6:00 P.M.

Oakdale Joint Unified School District  
Technology & Staff Development Center  
Building B, Lupine Room  
331 Hinkley Avenue, Oakdale, CA

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|-------------------------------|-----|--|
| CALL TO ORDER                 | 1.1 | The meeting was called to order at 6:07 P.M. by Board President Michael House.   |
| TRUSTEES PRESENT              | 1.2 | William Dyer, Mike House, Rick W. Jones, Margie Pedro, Mike Tozzi, and Student Member Jacob DeBoer.  |
| LATE ARRIVALS                 | 1.3 | None   |
| TRUSTEES ABSENT               | 1.4 | None   |
| OTHERS PRESENT                | 1.5 | Wendell Chun, Tim Hern, Larry Mendonca, Ron Holcombe, Pam Antinetti  |
| CLOSED SESSION                | 2.0 | President House adjourned the meeting into Closed Session at 6:07 p.m. Open Session reconvened at 6:20 p.m.  |
| ACTION FROM<br>CLOSED SESSION | 2.1 | President House reported that in Closed Session the board voted 5-0 to accept the administration's recommendation for stipulated suspended expulsion of one student (#07-08-01).   |
| PUBLIC<br>COMMENTS            | 3.0 | <p>There were no public comments.</p> <p>Superintendent Chun welcomed Pam Antinetti, who, having an uncontested election race for Trustee Pedro's seat, will be sworn in as a new board member in December.</p> <p>Superintendent Chun announced that Assistant Superintendent Hern will give a tour of the Technology &amp; Staff Development Center after the meeting for those interested.</p> <p>Superintendent Chun also announced that the City has informed him they will be buying \$80-\$90,000 worth of new equipment to televise/tape meetings, and will hire someone with professional</p> |

training from Comcast to run this equipment. They have asked if the district would split the \$14,000/year cost of this position. Assistant Superintendent Hern will research the cost of the district purchasing our own equipment, which would allow us to televise/tape our own meetings from the Technology & Staff Development Center. Rather than spending \$7,000/year to tape one monthly board meeting, the district may wish to invest \$15,000 in its own equipment. Dr. Chun asked the board for feedback on holding tonight's meeting in this location to see if this is the direction the board would like to go.

FACILITIES  
WORKSHOP

- 4.0 Assistant Superintendent Hern presented an overview of facilities, budget, enrollment, and viable options to address future facilities needs. Mr. Hern's presentation included review of staff response to options brought up at the March 26 Board Workshop, facility project recap, estimated funding eligibility, current K-6 grade level enrollment, enrollment trends since 2001-02, current district K-6 classroom capacity, projects for consideration, and administrative recommendations. Mr. Hern noted the district has to be careful not to have a COP issued and then not expend the funds, as it is against the law for a public agency to make money off of the interest. Mr. Hern also noted the district cannot release or close out project funds until everything is completed, all parties are satisfied, and the state's final audit of the project.

Some options discussed included the feasibility of building a K-6 or K-8 school at the Bridle Ridge site, or configuring the junior high to a grade 6-8 middle school to relieve overcrowding at Sierra View and Fair Oaks, adding portable classrooms as needed and bussing overflow students, and looking at new elementary attendance boundaries. Deputy Superintendent Rich noted that principals have expressed their desire to retain the K-6 concept, and going to a K-8 would present staffing issues.

There was some discussion of developer fees, which must be designated for specific use within five years of being collected or returned to developer. It was noted that Bridle Ridge build out is anticipated in 2009, with 324 units yet to be built, with an average size of 2,000 square feet. While current occupancy rate is low, with the city reporting 70 unoccupied homes, they optimistically expect 100 units will be built this year, which gives the district a projected developer fee income of \$806,000 (100 permits x 2,000 square feet x \$4.03/square foot). Current developer fee fund balance of \$5,954,744 (fees collected starting in 2005-06), plus the projected income of \$806,000 this year, will give the district \$6,760,744 to spend or designate for a specific project within five years of being collected (2011 – 2013).

Mr. Hern reviewed projects the district could consider for expenditure of these funds, which include building a K-6 school, high school stadium improvements (visitor bleachers and loan repayment), replacing portable classrooms at the junior high, or building an Aquatic/Wellness Center at the high school.

There was some discussion of a possible district contribution to the turf and track loan repayment, and Superintendent Chun felt \$200,000 to pay off the loan would be appropriate. It was noted the district has contributed to stadium improvements for drainage, gunite, ADA ramps, new stadium lights, bus turn-around, as well as maintenance costs.

It was noted that the state will help fund an Aquatic/Wellness Center if tied together. Mr. Hern estimated that maintenance costs on a modern 25-yard pool would run \$35,000/year, and a 50-meter pool would add an additional 25% cost. While there is the desire for a 50-meter pool by some in the community because they feel it would draw tournaments, Mr. Hern noted the only high schools with pools that size are Tokay and Johansen, with larger communities and resources to host large tournaments.

Trustee Jones felt the district needs to find an agency partner to pay part of the Aquatic Center costs. With an Aquatic/Wellness Center costing \$3,800,000, with a joint partner paying ¼ the cost, the district could pay \$1 Million, the joint partner \$1 Million, and the state \$1.8 Million. Trustee Tozzi noted this is one of the projects on the original list of bond projects, but fell below the list of projects funded, and felt community input is they want this project. Trustee Jones noted that the second bond that failed had a pool listed at the top of the list. Trustee Tozzi countered that it was a matter of economics, with bonds across the state failing, and did not feel the pool was the cause of the bond failure.

Mr. Hern reported that a Chevron representative attended the last Aquatic/Wellness Center meeting, and based on input received, gave an estimate of what it would cost to build through a lease-lease back process. Mr. Hern reported that most districts are trying to push toward a lease-lease back process, saving on design fees. In this process, the project still has to be qualified through DSA, they use their own contractors, and there are no change orders.

Mr. Hern reviewed the facilities funding option of taking a Certificate of Participation against the general fund, as well as debt financing options other than COP. At this time, with declining enrollment and developer fee revenue reduction, Mr. Hern did not recommend a COP as it would pose a risk to the general fund.

Mr. Hern reported that the district paid \$600,000 for the Bridle Ridge site, and will be reimbursed half that from the state when a school is built. Once a project is started, there is a time limit for starting and finish projects, having 18 months to spend 50% of funds. Mr. Hern projected that, if the market turns around, we would need a new elementary school in 2011 or 2012, and should start building in 2009.

Trustee Tozzi mentioned Brady Road as a district asset that could be explored for future development, and Trustee Jones felt that is a topic for the 2+2 committee to discuss. In response to a question from Trustee Dyer, Mr. Hern stated the district pays a state fee of \$12,000/year for this unused school property.

It was noted there are a lot of variables that could be considered, and the board could explore those options at a future workshop. Another workshop will be scheduled on September 24 at 5:00 p.m. to further explore options.

ADJOURNMENT      5.0      The meeting adjourned at 8:00 p.m. Board members indicated their support to explore holding board meetings at the Technology & Staff Development Center at some point in the future.