

## MINUTES

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

MONDAY, SEPTEMBER 24, 2007, 5:00 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 5:04 P.M. by Board President Michael House.  |
| TRUSTEES PRESENT   | 1.2 | William Dyer, Mike House, Rick W. Jones, and Margie Pedro.  |
| LATE ARRIVALS  | 1.3 | Mike Tozzi arrived at 5:20 p.m.   |
| TRUSTEES ABSENT  | 1.4 | None  |
| OTHERS PRESENT   | 1.5 | Wendell Chun, Tim Hern, Larry Mendonca, Julie Wharff, Rob Becker, Gary Gery, Dawn Henley, Ron Holcombe  |
| CLOSED SESSION   | 2.0 | President House adjourned the meeting into Closed Session at 5:04 p.m. Open Session reconvened at 5:33 p.m.   |
| ACTION FROM<br>CLOSED SESSION                                  | 3.0 | President House reported that in Closed Session the board voted 4-0 to accept the administration's recommendation to expel a student for the 2007-08 school year (#07-08-02).   |
| PUBLIC<br>COMMENTS   | 4.0 | There were no public comments.  |
| FACILITIES WORKSHOP,<br>ESTABLISH PRIORITY<br>LIST OF PROJECTS | 5.1 | <p>Superintendent Chun reported that Assistant Superintendent Hern would be reviewing recommendations from the August facilities workshop, with the goal to seek direction from the board on how they would like to proceed.</p> <p>Assistant Superintendent Hern reviewed facilities funding options, developer fees, and projected savings. Mr. Hern noted that developer fees must be designated for a project within five years of collection or be returned to the developer. It was also noted that by maximizing available funding, the district was</p> |

able to accomplish all Measure C Projects with the exception of building the K-6 elementary school at Bridle Ridge and an Aquatic Center at the high school.

Mr. Hern also reviewed staff recommendations for facilities projects and estimated costs. Mr. Hern also reported that he'd recently been informed that there are no joint usage fees available from the state. Dr. Chun stated that, given available and potential funding sources, he believed the district would be able to complete all projects listed.

There was some discussion about the anticipated need for a new elementary school. Current demographics indicate there are currently 150 students residing in the Bridle Ridge area. Given the current downtrend in enrollment, the feeling is a new elementary school may be put on a back burner for now rather than building a school which would split (Fair Oaks) large enrollment into two smaller schools, with associated high administrative and staffing costs. Trustee Jones felt that at some point in the future the real estate market will turn around, and we will need elementary and junior high classrooms.

In discussing options for building a pool, Mr. Hern explained that Chevron is capable of delivering a pool, and may be interested in a lease-lease back program. It was noted that a key point in selling the pool has been the possibility of joint use funding which is no longer available. At this time, Chevron has given the district a rough estimate for a 25-meter pool. There was some discussion about viability of a 50-meter pool vs. a 25-meter pool. Trustee Jones questioned the need to build a pool now in relation to other more immediate facilities needs. Trustee Jones also requested estimated operational costs of a pool in considering staff recommendations. Mr. Hern stated that both Ripon and Modesto City Schools reported that basic operational costs for their pools run around \$80,000. Mr. Hern also stated that the district would not hire a strictly pool maintenance staff person, but would assign to current staff, reducing the cost factor.

In discussing possible contribution to the Corral Needs Fixing fund, with an estimated current loan debt around \$230,000, liability would fall on nine individuals who signed for the loan if it were to default. Trustee Jones noted the district has already made significant contributions to the stadium, with projects totaling over \$490,000, including stadium lights and drainage.

Trustee Jones also commented that he does not feel the Cloverland overflow project provides equity in facilities, and felt the district should focus on quality classrooms and move away from use of portables.

District Construction Managers Rob Becker and Ron Holcombe both felt the current economy is a favorable climate for construction, with costs between \$200-\$250 per square foot. In reviewing the construction process planning and approval timeline, Mr. Hern reported we would be looking at a 12-15 month process for getting approval, with almost a year for the design portion and 2-3 months for DSA approval. Once approved, we would have four years to complete construction. It was noted that there is nothing that precludes the board from starting with the design process and submitting plans for approval. Mr. Hern summarized the board's desire to start the design process for a new elementary school, with the option to re-use Sierra View plans with appropriate upgrades.

Board members individually ranked projects in priority order, with Mr. Hern compiling scores to determine a board priority ranking:

1. Oakdale Junior High - 20 Classrooms	\$ 5,000,000
2. K-6 School – 420 Students	\$ 8,200,000
3. Stadium Improvement to OHS Visitor Bleachers	\$ 270,000
4. Aquatic Center – Basic High School	\$ 2,600,000
5. Community Wellness Center – PE/Athletics/Adult Ed	\$ 1,200,000
6. Loan Repayment to Corral Needs Fixing	\$ 200,000
7. Over-flow Project – Cloverland	<u>\$ 100,000</u>
Total	\$17,570,000

Superintendent Chun stated that the prioritized plan for facilities will be brought back to the board for approval at the next meeting. Trustee Tozzi expressed concern about community feelings on some of these projects, but was optimistic that the district would be able to accomplish all projects listed over the next few years.

DISCUSSION, FUTURE BOARD MEETING TELEVISED SITES 5.2

Superintendent Chun reported that City Manager Steve Hallam has informed him they will be acquiring new camera equipment for City Council Chambers in October, and will be contracting with someone from Comcast to broadcast meetings. They have asked the district to split the cost of the \$14,000 position to operate this equipment. Rather than spending \$7,000 per year to broadcast one to two monthly board meetings, district administration would like to explore the feasibility of

purchasing our own equipment to broadcast board meetings from the Technology & Staff Development Center, as well as to have the ability to do webcasts. The district would need to check into ability to broadcast on cable, and look into switch and equipment costs. Mr. Hern indicated that the seating capacity at the center varies, depending on the furniture configuration, with seating for 55 in the main room and capability of using the adjacent room as overflow with a TV viewing system.

Trustee Tozzi indicated that he does not care for the acoustics of the center, does not think the seating is adequate, and does not feel we would get the same personal contact with parents and students as we do with City Council Chambers. Trustee Dyer indicated that he is in favor of investing in our own facilities, and while the acoustics are not great, can be remedied. It was suggested that this would be a good topic for discussion at the upcoming 2+2+2 meeting with City Administrators. Trustee Jones asked board members to provide comments or suggestions for discussion for the meeting scheduled October 15.

ADJOURNMENT    6.0    The meeting adjourned at 6:45 p.m.