

Oxnard Union High School District

Oxnard, California

SPECIAL BOARD MEETING

October 26, 2016

- 1. CALL TO ORDER** The Special Board Meeting of the Board of Trustees of the Oxnard Union High School District was called to order by President Hall on October 26, 2016 at 4:00 p.m., in the District Office Board Room, 220 South K Street, Oxnard, California.
- Trustees present:** Dr. Steve Hall, President
Beatriz R. Herrera, Vice President
Karen M. Sher, Clerk
Dr. Gary Davis, Member
Wayne Edmonds, Member
- Administration present:** Dr. Penelope A. DeLeon, Superintendent of Schools
Stephen Dickinson, Assistant Superintendent-Administrative Services
Dr. Tom McCoy, Assistant Superintendent-Educational Services
Dr. Rocky Valles, Jr., Assistant Superintendent-Human Resources
Maureen Sheldon, Executive Assistant
- Translators present:** Anna Rangel, Moria Gallo
- Guests present:** Jake Wallace, Wes Davis, Joshua Koenig-Brown, Ken Goeken, and other interested parties.
- 2. PLEDGE OF ALLEGIANCE** President Hall asked Dr. Rocky Valles to lead the Pledge of Allegiance to the flag.
- 3. ADOPTION OF AGENDA** Motion: Moved by Trustee Herrera, seconded by Trustee Sher and carried unanimously, that the agenda dated October 26, 2016 be adopted, as presented. Vote 5/0.
- 4. PUBLIC COMMENTS ON CLOSED SESSION ITEMS** No public comment.
- 5. CLOSED SESSION** President Hall stated that the Board would adjourn to Closed Session at 4:03 p.m. to discuss confidential material relating to the following items noted below.
- A.** Public Employee Discipline/Dismissal/Release/Resignation/Appointment/Reassignment/Employment/Evaluation [Government Code Section 54957(b)(1)]
- B.** Student Personnel: [Education Code §35146, 48912, 48919]
- C.** Conference with Labor Negotiator(s) [Government Code Section 54957.6]
- Agency Negotiator: Rocky Valles, Ed.D., Assistant Superintendent – Human Resources
o Employee Organization: Oxnard Federation of Teachers and School Employees (OFTSE)
▪ Certificated Bargaining Unit
▪ Paraeducator Unit
- D.** Consideration of Confidential Student Issues Other Than Expulsion and Suspension, Pursuant to Education Code §35146

- E.** Conference with Real Property Negotiator (Govt. Code § 54956.8) PROPERTY: 50-acres of 107.25 acres located at or near 1825 Camino del Sol, Oxnard, CA (southeast corner of N. Rose Ave. and Cesar Chaves Dr.) Ventura County Assessor Parcel No. 214-0-020-595 AGENCY NEGOTIATOR: Steve Dickinson, Asst. Superintendent Admin. Services NEGOTIATING PARTIES: Brian Edward Maulhardt, as Trustee of the Brian Edward Maulhardt Children's Support Trust UNDER NEGOTIATION: Price and terms of payment
- F.** Conference with Real Property Negotiator (Govt. Code § 54956.8) PROPERTY: An approximate 5-acre portion of 49.36-acre Bell Ranch Property (agricultural property adjacent to Rancho Campana High School); Ventura County Assessor Parcel No. 156-0-180-385 AGENCY NEGOTIATOR: Steve Dickinson, Asst. Superintendent Admin. Services NEGOTIATING PARTIES: City of Camarillo UNDER NEGOTIATION: Price and terms of payment CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
- G.** CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Initiation of litigation pursuant to Govt. Code § 54956.9(d)(4): 1 Case
- H.** CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: 1 or more cases.

6. RECONVENE IN PUBLIC: REPORT ON CLOSED SESSION ACTION

The Board reconvened at 5:00 p.m. President Hall reported out that no action was taken in Closed Session.

7. PUBLIC COMMENTS TO ADDRESS THE BOARD OF TRUSTEES

Wes Davis/President: OFTSE: thanked the Board for approving the salary increase, and stated it is critical that all work to support Prop 55 and ensure it passes. He noted that his group is currently negotiating a three year paraeducator agreement with the District. He thanked Dr. Valles and Dr. Tresvant and SPED. He also thanked Dr. Tom McCoy for his efforts in working as part of the Bell Schedule Committee. Davis commented that we have a new culture of 'bottom up' decision making and that members appreciate being heard and being part of the process.

8. STUDY SESSION – Oxnard Area High School
A. Consideration of Enrollment Size of School

Steve Dickinson noted that Dean Waldfoegel from DecisionInsite was in the audience to present, and he noted that he had invited Rob Corley/CEE field representative for facilities tracking over our process for site selection over the years, as well to answer any questions.

Dean Waldfoegel stated that he had presented before the board previously about a year prior, and had been charged when considering the additional high school, to have all high schools the same size. At that time the Maulhardt property was a consideration. He stated that we had discussed making a specific decision regarding using our intradistrict transfers to help with enrollment at PHS and possibly capping these. He noted that the Fall 2010 enrollment forecast for Fall 2016 was within 3%. He stated that when considering projected enrollment he looked at our four year history, and based on those we projections came very close to this week. He added that we will have extensive growth over the upcoming 10 year period and does not see any leveling out. The reasons for this are forecasts and enrollments from our feeders – the numbers of students coming our way will continue to be quite large, especially in lower grades. Residential development is also a key factor and the aggregate impact. Waldfoegel stated that for our tenth year projected out, a conservative number is 18,400, with moderate being about 18,800. Although our current numbers are at 16,000 we must prepare for this, so if we plan for capacity we must consider the higher numbers. If we take the 10 year midpoint between the two, with a 5% cushion, or total is 19,589 students. This cushion is necessary in order that you don't push kids out of their neighborhood. A 10% cushion is preferred.

To serve these numbers, a year ago we had talked about preferred capacities at each site except FHS and RCHS. This brings us to 17,200 plus a capacity goal of 19,585, leaving us with an additional capacity needed of 2389 seats. CHS is not on the list because they don't have the physical capacity to have all 500 students there. Waldfoegel noted that you cannot just deduct the 500 Independent students from these numbers.

It was noted that schools with most students from outside of their school area were: ACHS 440, OHS 509, PHS 382, CIHS 264 and RMHS 351. Waldfoegel stated that in look at establish boundaries, they look at major streets or large areas that seem to fit together. Challenges 10 years out: PHS (909), RMHS (306), OHS (313) are 3 highest in deficit.

10 year scenario breaking the boundaries into only two chunks: 5764 students; with 6000 capacity (ACHS/RMHS/RCHS). This would possibly change the boundary for ACHS and move those students to RMHS. He noted that the size of schools noted are 2800, 2800 and 2600 students. The 10 year for CIHS/HHS: Projected area: 4903 students with a capacity for 5200. The 10 year OHS/PHS/Maulhardt high schools area is about 8119 total students and 8200 seats. Waldfoegel indicated that you could draw a line between ACHS and RMHS that makes this work, thereby taking 400 off each number to bring totals to 2800 and 2948 students.

Trustee Davis asked how much the District leadership can overload a school versus its negative impact on teachers and students. He also raised a discussion of portables in order to preclude teachers having to travel. It was asked if RCHS could hold 1000 students, and Steve Dickinson noted not at present, however we do have acreage to add to that.

**B. Consideration of CDE
Recommendation of Acreage**

There was discussion that utilizing two story buildings saves some acreage, however, the money saved is almost a wash in adding a second floor to each. We will push for maximum acreage.

**C. Consideration of General
Description of the School Program
(related to size)**

Superintendent DeLeon and Dr. McCoy presented the idea of a full size high school with a capacity of between of 1600-2200 students. The focus of the new school would be project based learning with digital based content –this could mean career academies, but it does not necessarily have to. It was noted we could draw students to the new high school which could mean performing arts, digital arts, or other unique curricular projects/programs. For the community, we would like the site to have a full athletics and activities program. It was noted that the district recommended state of the art technology built into the school and to be forward thinking, in terms of technology the students will experience 5 years later.

Dr. DeLeon stated that the important piece to reinforce, other than a comprehensive high school with a specialty program of some kind that leverages a certain type of student to the school, is that the boundaries for this school will include, in large part, some of our most impoverished students. She further stated that she would like any school to provide all students with equal equity, therefore, she would also like the school in a depressed area to have access to these additional amenities that other district sites have. She stated that this reflects on the district if you do not, adding that we do not want people to have the thought that they are second class citizens without opportunities that other schools have. It is important that this be a 'gold standard school' as we cannot afford to give off such a perception.

In response to trustee questions, Steve Dickinson stated that he believes that 50 acres will be sufficient for the site, to include fields, a stadium, pool and performing arts center. He noted that he agrees this must be a comprehensive high school, to include full equity and high level curriculum programs, but he doesn't want to get too focused on a specific type of program, because to this point, he noted we still don't know how effective our academies are. He stated that he wants to understand that component first.

It was noted that we are very far away conceptually from studying the curriculum program, and that we would develop the educational program about 24 months out.

D. Consideration of Construction Design Options

Steve Dickinson stated that based on our information from tonight we are talking about a large high school. Hard and soft costs provided on September 7 were for a medium size and a large size school. Costs provided at that time, plus other add ons was based on a similar construction style to our most recent project.

Alternative construction options:

Steve Dickinson asked Hueneme School District Superintendent Dr. Christine Walker and her facilities and maintenance director, Joe Hilton, to speak to their most recent project of pre- fab buildings, noting two questions we should ask them are: (1) how are the buildings performing as classrooms after two years, and from a maintenance perspective, and (2) original construction cost vs standard construction costs to be.

Dr. Christine Walker noted that they launched down this path due to classrooms required on an immediate basis. They broke ground in February with rooms done in August, with a 2 story mode. 2 two story buildings were made up of 10 classrooms/office/conference room space and she noted the one story are in their second year of use. She stated that they did a small scale project three years ago at Hollywood Beach Elementary School, however, that modular was not the same quality to what we have used here and upgraded to (i.e. concrete floors for example).

Joe Hilton noted that they tried to standardize all fixtures installed. In essence, products were brought in that work well and staff knows how to repair what they have. We have full EMS systems, all plumbing, A/C, Lighting, Fire Alarms are working well. We went with standalone systems, as to integrate these with our existing systems would have been cost prohibitive. Dickinson asked if any classrooms were labs or standard classrooms, and was told they were all standard classrooms. All buildings have water, restrooms, and the two story buildings have elevators.

Cost for one vs two story:

Christine Walker reiterated that their district needed to add the number of classrooms in a timely manner and opted to do two story construction. The costs for two story buildings were about a \$100 sq. foot more than the single story was, however at two of their sites they were limited by acreage. Soft cost was about \$275 sq. foot and total cost, inclusive of hard costs \$300/sq. foot for single story construction. For the two story costs were \$375 sq. foot with a total cost \$400/sq. foot inclusive of hard costs. This included all inspections, architects – the entire cost of their project. President Hall thanked them for the information.

Dr. Walker stated they have been very pleased with the soundproofing of the buildings, even on the second story. Teachers are pleased with these and have not expressed any problems. All of the HVAC units are inside rather than outside, and they are very quiet. The classrooms have TAC wall all around, good quality cabinets, and a whiteboard. Dr. Walker noted that windows are dual paned and esthetically look very nice, adding that they used a stucco finish and color to match the colors of existing buildings. Restrooms are located on both floors. Trustees inquired about how these facilities look from the outside and whether parents and the community would view these as 'receiving something that looked more inexpensive'. Dr. Walker stated that was why they upgraded to utilize the best stucco possible, and noted there are no ramps, and all wiring is underground.

Dickinson noted that these were built two years ago, so we must allow for inflation. He also said there is savings for a full campus being modular, although there may be specialty buildings where this does not work. Costs are about half that to construct a regular school similar to those we have in the past.

E. Consideration of Funding Options Dickinson noted that \$26M exists in Measure H funds and \$12.4M in Developer Fees as of June 30, 2016, with a subtotal fees \$38.4M. He stated that if Prop 51 passes we could receive an estimated \$17M as a match for RCHS. He presented additional information regarding other real estate available which could potentially make \$55.4M available. Trustee Davis asked if there are funds from Prop 51 that might be available to us for this project, and if new funding from state construction model might be available. Dickinson stated that \$9 billion was on the unfunded list and does not believe we would benefit for that. President Hall asked if we had a future bond, and built a school with modular construction, would it qualify for state funding, and Dickinson replied in the affirmative.

Dale Scott/District's financial advisor then presented. He noted to the board that he doesn't buy bonds, rather he advises the district on what bonds might work best for them and the cost of various financing options and structures... Districts must decide whether they will fund their projects and pay for these themselves, or will they fund them and ask the voters to approve them and have the taxpayers pay for it. The difference between the two is about the same. You are dealing with the same amount of money, however, if we pay the money/Certificate from the District -- would come from our General Fund.

Assessed valuation/taxpayer paying: overall value of the district (all taxable property secured and unsecured within our boundaries): our value has grown 16% over the last three years. All of our feeder districts it was noted, have gone to the voters. We also pay taxes on that, as well as for the community college districts. Our current tax rate is about \$30/\$100K of valuation. It was noted that Oxnard Elementary is currently the only one on the ballot. The maximum tax rate is \$30; the reason why you may see numbers over that is due to multiple elections in certain districts. About 2/3 of the district assessed valuation comes from either Oxnard Elementary residents or taxpayers at 35% Pleasant Valley, 13% Rio, and all the smaller districts at 1/3.

Conventional GO Bonds – amortized over 25 years, and taxpayers for the district, repay this at a slightly ascending scale over that time period. This allows the tax rate per \$100M for example, to go down over time. The down side is you are borrowing money over this time period. That \$100M, even with low interest rates, requires \$78M of repayment over that time period. Some larger districts are starting to look at shortening that debt. These bonds are 'flex bonds' and are sold sequentially; \$50M sold, and repaid over 4 years in his example, which greatly reduces the interest. Then the 2nd piece of \$52M is sold, and repaid in 4 more years, or a total of \$100M in his example, is paid off in 8 years. That is a \$72M savings to taxpayers. These monies do not all have to. What if you need all the funds with a shorter time span? There is a hybrid to a combination of short and long term funding. The down side is the tax rate, as it is higher during this time period. These numbers must be disclosed to taxpayers' organizations.

It was noted that GO Flex Bonds have been around about 4 years. These grew out of a technology program that was put together. Other districts began to look at doing this, but most districts don't have the type of assessed valuation that we have and cannot take advantage of this. We do and could pay this off in 8 years. Tech bonds have been around for 4 years, and now are being used in the last two years in larger districts.

When you go to the voters, regardless of what format, you are asking them *for a dollar amount of approval...not a term of approval*. There exists no shelf life for those bonds. You can issue however much you want at that point until you want to use it. The amount being used at any point is what you start paying off. *You ask the voters for approval ONE time*. Your credit rating is not affected in any way for one type versus the other – this is simply based on the overall amount you owe.

Scott noted that there is a tax rate limit to borrow per election is the \$30 -- \$29.16. Can make it \$50, but you would have to make it as a 2/3 election. If it is for \$30.01 it has to be a 2/3 majority/100,000 value assessment, even if you pay off the bond early.

College districts: communities when voting, tended to vote against the other communities. They utilize a method where you can carve the district up, resulting in making, for example three separate financing areas. The taxpayers and voters of that area, vote for that and pay for that...or not. These special districts are called '*school facility improvement districts*'. This allows some districts to pay for and/or endorse only a specific project.

Dr. DeLeon: GO Flex Bonds: Bakersfield and Kern High School District and East Side High School District/Santa Clara County are currently doing these. It was noted that East Side was using this for a source of ongoing repair and upgrades. Kern College was using it for the same, and Kern High School was using it for new construction and a holding a 2nd election in 4 years to save a lot of money to go from \$30 to \$60. This is for multiple schools over the last 10 years. She thanked all who came to present. Dickinson noted that it is always wise to think if we do nothing. That is also a decision. We know we could be at 19,000 students coming our way and have capacity issues on the southern half. It is important to have some type of backup plan.

Dr. DeLeon requested next steps or items for Future Consideration. She requested guidance on Action Items for future items. President Hall said he thought the board must first take an action on what the enrollment size would be. Trustee Davis stated that he feels we are ready and comfortable take this action regarding the size of school, then that determines the acreage of the school, and then at an appropriate time, property acquisition. At some point in the future we would then have an Ed Specs committee. He added that we must have discussion regarding the feasibility models presented. He stated that he is ready to take as much action at November and December as his colleagues would be comfortable. Trustee Herrera noted she is ready to move forward as well, however, she requested that Business Services provide us and project 'possible' modular and small, medium large high school costs, and then a non-modular – small, medium and large size school cost. She stated that having these estimations would be very helpful. All add ons and district needs must also be presented up front in order to consider the entire cost for a project. Trustee Sher stated that she concurred as well.

President Hall requested coming back in November with an Action Item regarding the enrollment as to the size of the school, and based on that the acreage. Trustee Herrera indicated that would not work for her – to determine the size of the school without the other numbers and information at one time in order to determine all possibilities. Trustee Davis stated that we also need the assessments of the properties as requested previously as our information is very dated. Dickinson said the appraisal for the DO and HHS will be ready by November 1. All trustees were in agreement.

9. BOARD MEMBERS' REPORTS AND COMMUNICATIONS

- A. Trustee Hall
 - No report
- B. Trustee Edmonds
 - No report
- C. Trustee Sher
 - Part of a group called "Cultivating Teacher Leaders". Represented the district for the Leadership Lab sponsored by the Teach to Lead Initiative. The only Superintendent present was Greg Magnuson, Superintendent of the Buena Park District, and she noted that he was an OHS graduate. She also thanked Debra Warren for coming, and a teacher from HHS who taught at the YES Academy.
- D. Trustee Herrera
 - No report
- E. Trustee Davis
 - No report

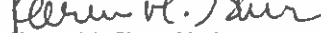
10. ITEMS FOR FUTURE CONSIDERATION

- President Hall noted that his prior suggestion of holding the Annual Organizational meeting in November is a violation of the Ed Code, and stated we should hold the meeting in December as we usually do.

11. ADJOURNMENT

At President Hall reported the meeting was adjourned at 7:11 p.m.

BOARD OF TRUSTEES


Karen M. Sher, Clerk

Approved as presented



Dr. Penelope A. DeLeon, Secretary and
Superintendent of Schools

January 18, 2017

Board meetings are video recorded and are available at:
<http://www.ouhsd.k12.ca.us/about/schoolboard/datesagendas.htm>