



**BOARD OF EDUCATION**  
Roberta Thimmig, President  
Greg Piotraschke, Vice President  
Kevin Kerber, Director  
Blaine Nickeson, Director  
Mandy Thomas, Director  
Jennifer Venerable, Director  
Lloyd Worth, Director

**BOARD OF EDUCATION  
27J SCHOOLS**

**September 24, 2019  
7:00 p.m. Regular Meeting  
Lois Lesser Board and Conference Room  
1850 Egbert Street  
Brighton, CO 80601**

**BOARD OF EDUCATION MISSION STATEMENT**

The Board of Education is committed to the School District's overall success and improvement. The central focus of all meetings and discussions will be on establishing, monitoring, and supporting the District's goals. We will actively engage all segments of our community in this ongoing focus and provide an instructional program to assure that our students meet or exceed the highest and most rigorous standards.

**AGENDA**

- 1. CALL TO ORDER** President Thimmig

All matters noticed on this agenda, in any category, may be considered for action as listed. Any item not so noticed may not be considered. Items listed on this agenda may be considered in any order, at the discretion of the chairperson.

- 2. PLEDGE OF ALLEGIANCE** President Thimmig

**ROLL CALL FOR ATTENDANCE (Policy Reference: 2.C)** President Thimmig

- 3. COMMITMENT TO GOVERNING STYLE** President Thimmig

The Board will govern lawfully, observing Policy Governance principles, with an emphasis on (a) outward vision rather than internal preoccupation, (b) encouragement of diversity in viewpoints, (c) strategic leadership more than administrative detail, (d) clear distinction of Board and chief executive roles, (e) collective rather than individual decisions, (f) future rather than past or present, and (g) governing proactively rather than reactively.

- 4. APPROVAL OF AGENDA** President Thimmig

Recommended motion: “Move to approve the agenda dated September 24, 2019 as presented.”

**ROLL CALL FOR VOTE (Policy Reference: 2.C)** President Thimmig

**5. PRESENTATIONS TO THE BOARD OF EDUCATION** President Thimmig

Community Affairs Representative Tom Green, from United Power will present the Board with the District’s Capital Credit Distribution.

**6. 2015 BOND OVERSIGHT COMMITTEE REPORT** President Thimmig

The Board of Education will be presented with the quarterly report from the 2015 Bond Oversight Committee.

Recommended motion: “Move to approve receipt of the September 24, 2019 Bond Oversight Committee report.”

**ROLL CALL FOR VOTE (Policy Reference: 2.C)** President Thimmig

**7. SUPERINTENDENT’S REPORT** Dr. Fiedler

Dr. Fiedler will report on activities throughout the District.

**8 STUDENT ADVISORY GROUP MONTHLY REPORT** Dr. Fiedler

Various members of the advisory group will present information regarding activities happening at their schools. They will also have recommendations of future activities that may be of interest to Board members.

**9. MATTERS OF PUBLIC COMMENT** President Thimmig

The Board will now hear public comment on the following topics that have been indicated on the sign-in sheet. A reminder that this Board meeting is a business meeting held in public not a public meeting. The Board hears public comment to learn about the preferences and concerns of our community. So, tonight we will listen. We are prohibited by state law to take any action on the items because law requires formal public notice prior to any action on an agenda item. During our next meeting, if appropriate, we will consider your comments in our discussion, and we will ask that the Superintendent attempt to find an answer for any of your questions by that time.

The Board welcomes the comments of our community members, but to ensure that everyone will have an opportunity to participate, we have a few ground rules we ask you to follow:

- Anyone intending to address the Board should sign the speaker sign-in sheet at the back of the room. I will call speakers in the order in which they signed in.
- Speakers’ comments are limited to three minutes.

- If more than one person wishes to speak on the same topic, the new speaker is limited to providing only new information. Please, do not repeat views already expressed by other speakers.
- We ask you to refrain from making complaints or negative comments against individual students or District employees; however, we cannot prevent you from doing so. Such complaints and comments should be addressed first at the classroom or school level, and then if still unresolved, to the Superintendent.
- Disturbing good order by inappropriate language or gestures is grounds for removal from the meeting.

We thank you in advance for your participation tonight.

## **10. CONSENT AGENDA (Policy References: 2.C)**

President Thimmig

All matters listed under Consent Agenda are operational matters about which the Board has governing policies, implementation of which is delegated to the Superintendent. They will be enacted in one motion by category in the order listed below. There will be no discussion of these items prior to the time the Board of Directors vote on the motion, unless members of the board, staff or public request specific items to be discussed separately and/or removed from this section.

Any member of the public who wishes to discuss Consent Agenda items should notify the President of the Board at the time requested and be recognized by invitation of the President to address the Board.

- Approval of the Board of Education minutes dated August 27, 2019 Regular Board Meeting and September 10, 2019 Regular Board Meeting and Planning Session (Enclosures)
- Approval of personnel items on memorandum dated September 17, 2019 (Confidential Enclosure)
- Approval of Resolution Number Two 2019-2020 to designate the district attendance officers and to authorize the attendance officers to represent the district in truancy court proceedings. (Enclosure)
- Approval of a Grant of Easement to United Power, Inc. to construct, operate and maintain electrical service as described and authorize staff to negotiate and execute all required documents. (Enclosure and Grant of Easement is a Separate Enclosure)

Recommended motion: “Move to approve the consent agenda items as presented.”

## **ROLL CALL FOR VOTE (Policy Reference: 2.C)**

President Thimmig

## **11. GOVERNANCE PROCESS THAT SUPPORTS OUR GLOBAL GOALS**

President Thimmig

- Ownership Linkage
- Board Education
- Board Committees
  - Facility Planning Advisory Committee

- ii. Capital Facility Fee Foundation
- iii. Rocky Mountain Risk
- iv. Reaching Out/In
- v. Commerce City and School District 27J Use Tax Committee
- vi. 2015 Bond Oversight Committee
- d. Other Matters of Information for the Board

**12. RESOLUTION FOR VOTER REGISTRATION OF HIGH SCHOOL STUDENTS**

President Thimmig

The Board of Education will consider approving Resolution Number Three 2019-2020 approving the voter registration of School District 27J High School Students. (Enclosure)

The Resolution will be read at this time.

Recommended motion: “Move to approve Resolution Number Three 2019-2020 as presented.”

**ROLL CALL FOR VOTE (Policy Reference: 2.G.1)**

President Thimmig

**13. EXPECTATIONS OF THE BOARD (Policy Reference 4.E)**

Dr. Fiedler

- a. Board acts to accept/reject the following reports due/submitted since last meeting. (ADDENDUM “A”) None at this time.
- b. Charter School Liaison Mary Nell Stringer will present the Expectation of the Board Report through 3.J Charter Schools. (Six separate enclosures of the expectation report and individual school reports)

Recommended motion: “Move to accept the Expectations of the Board Report through 3.J Charter Schools as conveying reasonable interpretation of the executive limitations.”

**ROLL CALL FOR VOTE (Policy Reference: 2.G.1)**

President Thimmig

- c. Chief Academic Officer Will Pierce will present the Expectation of the Board Report through Academic Global Goals -1.2 Composite SAT Scores and 1.3 Academic Status of 27J Schools. (Separate enclosure)

Recommended motion: “Move to accept the Expectations of the Board Report through Academic Global Goals – 1.2 Composite SAT Scores and 1.3 Academic Status of 27J Schools as conveying reasonable interpretation of the executive limitations.”

**ROLL CALL FOR VOTE (Policy Reference: 2.G.1)**

President Thimmig

- d. Policy Review Schedule

- i. September 24, 2019                      1.2 Composite SAT Scores/1.3 Academic Status of School Ratings

- |                        |  |
|------------------------|--|
|                        | 3.J Charter Schools  |
| ii. October 22, 2019   | 3.D Financial Condition & Activities Internal                |
| iii. November 12, 2019 | 3.H Emergency Executive Succession                           |
| iv. December 10, 2019  | 3.D External Financial Condition & Activities                |
|                        | 3.I Board Awareness and Support Internal & Direct Inspection |
| v. January 28, 2020    | 3.C Treatment of Faculty/Staff/Volunteers                    |
|                        | 3.D Internal Financial Condition and Activities              |
| vi. February 25, 2020  | 1.1 Graduation Rate  |
|                        | 3.B Treatment of Parents/Guardians                           |
| vii. March 10, 2020    | 3.G Compensation & Benefits                                  |
|                        | 1.4 Primary Literacy   |
| viii. April 28, 2020   | 3.E Asset Protection   |
| ix. May 26, 2020       | 3.A Treatment of Students/Public                             |
|                        | 3.F Financial Planning/Budgeting                             |
| x. June 9, 2020        | None   |
| xi. August 25, 2020    | 3.0 General Executive Constraint                             |

**14. APPROVAL OF A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A SITE LEASE, OF A LEASE PURCHASE AGREEMENT, AND A TAX-EXEMPT NON-BANK QUALIFIED DIRECT PURCHASE REFUNDING CERTIFICATE OF PARTICIPATION.** President Thimmig

Chief Financial Officer Lori Schiek will present information pertaining to the approval of execution and delivery of a site lease, of a lease purchase agreement, and a tax-exempt non-bank qualified direct purchase refunding certificate of participation. (Enclosure)

Recommended Motion: “Move to authorize the Superintendent or his designee to negotiate and execute any and all documents required for The Execution and Delivery of A Site Lease, A Lease Purchase Agreement, And Related Documents By The District; Approving The Forms Of Related Documents; And Providing For Other Matters Relating Thereto. Funding for such issuance will be available in the Capital Reserve Fund of the FY 2020.

**ROLL CALL FOR VOTE (Policy Reference: 2.G.1)** President Thimmig

**15. SCHEDULE OF MEETINGS**

- |                    |  |
|--------------------|--|
| September 25, 2019 | 7:00 p.m. Capstone Academy Charter School Public Meeting<br>Location is to be determined   |
| October 8, 2019    | 6:00 p.m. Linkage Meeting with Charter School Representatives<br>Lois Lesser Board and Conference Room<br>1850 Egbert Street<br>Brighton, CO 80601 |
| October 9, 2019    | 7:00 p.m. STEAD Charter School Public Meeting<br>Location is to be determined  |
| October 14, 2019   | 7:00 p.m. Board of Education Candidate Forum<br>Lois Lesser Board and Conference Room<br>1850 Egbert Street  |

October 22, 2019 Brighton, CO 80601  
5:30 p.m. Board Study Session  
7:00 p.m. Regular Board Meeting  
Lois Lesser Board and Conference Room  
1850 Egbert Street  
Brighton, CO 80601

October 29, 2019 5<sup>th</sup> Tuesday Joint meeting with City Council Members  
27J Schools to Host  
Lois Lesser Board and Conference Room  
1850 Egbert Street  
Brighton, CO 80601

## **16. BOARD MEETING EVALUATION**

The quarterly meeting evaluation will be completed by Director Nickeson.

## **17. CLOSING COMMENTS**

## **18. ADJOURNMENT**

Date of Notice: September 19, 2019



**Board of Education Agenda Item**

**Board Meeting of:** September 24, 2019

**Subject:** 2015 Bond Oversight Committee Report to the Board of Education

**Status of Item:** Information

**Time Needed:** 15 Minutes

**PERTINENT FACTS:**

- On September 22, 2015 the Board of Education authorized the establishment of an official Board committee to monitor the activities and expenditures of funds to be considered in the November 2, 2015 bond election.
- As per the approved official responsibilities of the Committee, members of the Committee will present their report to the Board of Education regarding the activities and expenditures of the 2015 bond program.

**Board Policy or C.R.S. regarding this item:**

Board Policy 2.H – Board Committee Principles

Board Policy 2.I – Board Committee Structure

**Originator:** Terry Lucero



**BOARD OF EDUCATION  
27J SCHOOLS  
August 27, 2019  
Regular Meeting Minutes**

**1. CALL TO ORDER:** 7:01 p.m.

**2. PLEDGE OF ALLEGIANCE**

Director Kerber, Director Nickeson, Director Piotraschke, Director Thimmig, Director Thomas, Director Venerable, and Director Worth were present for this entire meeting.

**3. COMMITMENT TO GOVERNING STYLE**

Director Thimmig read the following statement: The Board will govern lawfully, observing Policy Governance principles, with an emphasis on (a) outward vision rather than internal preoccupation, (b) encouragement of diversity in viewpoints, (c) strategic leadership more than administrative detail, (d) clear distinction of Board and chief executive roles, (e) collective rather than individual decisions, (f) future rather than past or present, and (g) governing proactively rather than reactively.

**4. APPROVAL OF AGENDA**

Motion by Director Nickeson, seconded by Director Piotraschke to amend the agenda dated August 27, 2019 by moving Agenda Item #13 Second Creek Pipeline Presentation to Agenda Item #9 and all other items will be renumbered accordingly. Roll Call Vote: all ayes

**5. SUPERINTENDENT'S REPORT**

Dr. Fiedler reported on activities throughout the District.

**6. MATTERS OF PUBLIC COMMENT:** None

**7. CONSENT AGENDA**

Motion by Director Thomas, seconded by Director Piotraschke to approve the consent agenda items as presented. Roll Call Vote: all ayes

a. Approval of the Board of Education minutes dated June 11, 2019 Regular Board Meeting and July 30, 2019 Linkage Meeting with 27J Schools Principals and Regular Board Meeting

b. Approval of personnel items on memorandum dated August 20, 2019

c. Approval to authorize the Superintendent or his designees to negotiate the final terms of the proposed intergovernmental agreement concerning a Joint School

Resource Officer Program with the City of Thornton authorizing placement of an SRO at Quist Middle School and execute all necessary documents

## **8. GOVERNANCE PROCESS THAT SUPPORTS OUR GLOBAL GOALS**

- a. Ownership Linkage: Director Kerber proposed meeting with the charter school representatives at the October 8, 2019 linkage meeting, and meeting with the 27J Schools PTA/PTO groups later in the year.
- b. Board Education: Director Nickeson reported that the Board heard a presentation at tonight's study session about the rollout of the One-2-Web program. Director Nickeson and Director Thomas will be preparing an education schedule for the first half of the year.
- c. Board Committees:
  - i. Facility Planning Advisory Committee: Director Nickeson reported that the group will be meeting to discuss the naming recommendations for Elementary School #13.
  - ii. Capital Facility Fee Foundation: Director Nickeson reported that the group will meet next on September 26, 2019. Director Worth reported that the Prairie Center Village #1 subdivision joined the foundation.
  - iii. Rocky Mountain Risk: Director Piotraschke reported that the group will meet again on September 11, 2019. The group is completing the final details of the agreement for the withdrawal of the Adams 12 School District from the insurance pool. A completed audit of the BOCES and pool will start this week.
  - iv. Reaching Out/In: Director Kerber reported that the category for this year's awards may be broader by recognizing commitment to the community during non-working hours. The nomination will be extended to staff and will recognize local businesses, PTO/PTA groups, governmental entities and nonprofits.
  - v. Commerce City and School District 27J Use Tax Committee: Director Thimmig reported that a presentation is occurring during tonight's meeting.
  - vi. 2015 Bond Oversight Committee: Director Thimmig reported that the committee met in August, and they reviewed the progress of Elementary School #13 and Quist Middle School. Construction at Quist Middle School will be done soon, and a seamless transition to the new building should occur during winter break. The group also reviewed the many summer projects and building maintenance tasks. Director Piotraschke reported that an outside company will be inspecting every facility in the district to create a Facilities Condition Index. This is a five-year plan to evaluate every building and determine maintenance costs and the best use of funds.
- d. Other Matters of Information for the Board: Director Venerable reported that we may see an adjustment to the district's assessed value due to an increase of contested values by homeowners and business owners.

## **9. SECOND CREEK PIPELINE PROJECT PRESENTATION**

Chief Operations Officer Terry Lucero presented information regarding the Second Creek Pipeline project. Representatives from various companies and groups presented the information. This was informational only.

John Wicke – Metro Wastewater Reclamation District – Project Manager  
Craig Simmonds – Metro Wastewater Reclamation District – Land Acquisition Lead  
Steve Poole – HDR – Design Project Manager

Keith Lamaster – Guardian Construction – CMAR Contractor  
Mike Hale – Garney  
Dan Herlihey – HDR – Land Acquisition Lead (Did not Speak)

## 10. EXPECTATIONS OF THE BOARD

- a. Board acts to accept/reject the following reports due/submitted since last meeting. (ADDENDUM “A”) None at this time.
- b. Superintendent Dr. Chris Fiedler presented the Expectation of the Board Report through 3.0 Global Executive Constraint.

Motion by Director Nickeson, seconded by Director Venerable to accept the Expectations of the Board Report through 3.0 Global Executive Constraint as conveying reasonable interpretation of the executive limitations. Roll Call Vote: all ayes

- c. Policy Review Schedule
  - i. August 27, 2019 3.0 General Executive Constraint
  - ii. September 24, 2019 1.2 Composite SAT Scores/1.3 Academic Status of School Ratings  
3.J Charter Schools
  - iii. October 22, 2019 3.D Financial Condition & Activities Internal
  - iv. November 12, 2019 3.H Emergency Executive Succession
  - v. December 10, 2019 3.D External Financial Condition & Activities  
3.I Board Awareness and Support Internal & Direct Inspection
  - vi. January 28, 2020 3.C Treatment of Faculty/Staff/Volunteers  
3.D Internal Financial Condition and Activities
  - vii. February 25, 2020 1.1 Graduation Rate  
3.B Treatment of Parents/Guardians
  - viii. March 10, 2020 3.G Compensation & Benefits  
1.4 Primary Literacy
  - ix. April 28, 2020 3.E Asset Protection
  - x. May 26, 2020 3.A Treatment of Students/Public  
3.F Financial Planning/Budgeting
  - xi. June 9, 2020 None

## 11. PROCLAMATION OF SEPTEMBER AS ATTENDANCE AWARENESS MONTH

The Board of Education considered approving Proclamation Number One 2019- 2020 declaring September as Attendance Awareness Month. This is the fifth year that the Board of Education has approved this resolution promoting good attendance and recognizing how it is essential to student achievement and graduation.

The Proclamation was read by Director Nickeson.

Motion by Director Nickeson, seconded by Director Venerable to approve Proclamation Number One 2019-2020 as presented. Roll Call Vote: all ayes

## **12. PROCLAMATION IN RECOGNITION OF THE 135TH ANNIVERSARY OF 27J SCHOOLS**

The Board of Education considered approving Proclamation Number Two 2019- 2020 recognizing the 135<sup>th</sup> Anniversary of 27J Schools.

The Proclamation was read by Director Kerber.

Motion by Director Kerber, seconded by Director Venerable to approve Proclamation Number Two 2019-2020 as presented. Roll Call Vote: all ayes

## **13. APPROVAL OF AN EXPENDITURE FROM THE COMMERCE CITY - SCHOOL DISTRICT 27J USE TAX FUND**

Chief Operations Officer Terry Lucero presented information pertaining to the approval of an expenditure from the use tax fund.

Item failed to attain a motion and second for action. The Board has directed staff to produce a recommendation to the Use Tax committee.

## **14. SCHEDULE OF MEETINGS**

September 10, 2019 6:00 p.m. Planning Session  
Lois Lesser Board Room  
Brighton Learning and Resource Campus  
1850 Egbert Street  
Brighton, CO 80601

September 24, 2019 5:30 p.m. Board Study Session  
7:00 p.m. Regular Board Meeting  
Lois Lesser Board Room  
Brighton Learning and Resource Campus  
1850 Egbert Street  
Brighton, CO 80601

## **15. BOARD MEETING EVALUATION**

The next quarterly meeting evaluation will occur at the September 24, 2019 meeting.

## **16. CLOSING COMMENTS**

## **17. ADJOURNMENT: 8:55 p.m.**

**BOARD OF EDUCATION  
27J SCHOOLS  
September 10, 2019  
Regular Meeting and Planning Session Minutes**

**1. REGULAR MEETING CALL TO ORDER: 6:31**

**2. PLEDGE OF ALLEGIANCE**

Director Kerber, Director Piotraschke, Director Thimmig, Director Thomas, Director Venerable, and Director Worth were present for this entire meeting. Director Nickeson was absent from this entire meeting.

**3. COMMITMENT TO GOVERNING STYLE**

Director Thimmig read the following statement: The Board will govern lawfully, observing Policy Governance principles, with an emphasis on (a) outward vision rather than internal preoccupation, (b) encouragement of diversity in viewpoints, (c) strategic leadership more than administrative detail, (d) clear distinction of Board and chief executive roles, (e) collective rather than individual decisions, (f) future rather than past or present, and (g) governing proactively rather than reactively.

**4. APPROVAL OF AGENDA**

Motion by Director Thomas, seconded by Director Piotraschke to approve the agenda dated September 10, 2019 as presented. Roll Call Vote: all ayes

**5. MATTERS OF PUBLIC COMMENT: None**

**6. RESOLUTION OF CANCELLATION OF SCHOOL BOARD ELECTION**

The Board of Education considered approving Resolution Number One 2019- 2020 cancelling the regular biennial school election on November 5, 2019.

The Resolution was read by Director Thimmig.

Motion by Director Venerable, seconded by Director Worth to approve Resolution Number One 2019-2020 as presented. Roll Call Vote: all ayes

**7. BOARD OF EDUCATION PLANNING SESSION**

The Board of Education conducted a planning session on the following topics:

- a. Brighton Learning and Resource Center (BLARC) Financing Options
- b. Charter School Application Timeline Review

c. District Update

**8. SCHEDULE OF MEETINGS**

September 10, 2019 6:00 p.m. Linkage Meeting  
Lois Lesser Board and Conference Room  
Brighton Learning and Resource Campus  
1850 Egbert Street  
Brighton, CO 80601

September 24, 2019 5:30 p.m. Board Study Session  
7:00 p.m. Regular Board Meeting  
Lois Lesser Board and Conference Room  
Brighton Learning and Resource Campus  
1850 Egbert Street  
Brighton, CO 80601

**9. BOARD MEETING EVALUATION**

The next quarterly meeting evaluation will occur at the September 24, 2019 meeting.

**10. CLOSING COMMENTS:** None

**11. ADJOURNMENT:** 7:45 p.m.

**27J SCHOOLS  
BOARD OF EDUCATION  
RESOLUTION NUMBER TWO 2019-2020  
DISTRICT ATTENDANCE OFFICERS AND TO AUTHORIZE  
ATTENDANCE OFFICERS TO REPRESENT THE DISTRICT  
TRUANCY COURT PROCEEDINGS**

**WHEREAS**, Colorado Statute 22-33-107 allows district boards of education to designate one or more employees to act as attendance offices for the district and,

**WHEREAS**, Colorado Statute 13-1-127(7), makes it permissible for school districts to represent themselves in certain truancy court matters without requiring legal counsel to be present; and

**THEREFORE, BE IT RESOLVED**, that the Board of Education of 27J Schools confirms the designations of employees: Jaime White, Julie Small, Kayla Hepp, Desiree Quintanilla, Megan Rhoades, and Jillian Smith (and their respective successors) as district attendance officers, and authorizes the attendance officers to represent the District in truancy court matters consistent with the parameters established in statute, as recommended by the Superintendent of schools; and

**BE IT FURTHER RESOLVED**, that such designation shall remain in effect until or unless modified by future resolution of the Board of Education.

Adopted this 24<sup>th</sup> day of September, 2019

27J SCHOOLS

By: \_\_\_\_\_  
Roberta Thimmig, President  
Board of Education

ATTEST:

By: \_\_\_\_\_  
Lynn Ann Sheats, Secretary  
Board of Education

## Board of Education Agenda Item

**Board Meeting of:** September 24, 2019

**Subject:** Approval of a Grant of Utility Easement to United Power

**Status of Item:** Consent

**Time Needed:** Consent

### **PERTINENT FACTS:**

- On January 23, 2018, the Board of Education approved a lease for the property necessary for AT&T to construct a cell tower site near Vikan Middle School.
- The cell tower has been constructed in accordance with the terms of the lease.
- Upon requesting electric service from United Power for the tower, AT&T learned that United Power would require a separate utility easement in which to locate their electrical equipment.
- United Power is now requesting that easement.
- The requested easement consists of 1,758 square feet.
- Staff is recommending approval of the perpetual easement.
- The Grant of Easement is attached for your reference.

### **Board Policy or C.R.S. regarding this item:**

C.R.S. 22-32-110(1)(e) – Board of Education – Specific Powers – To sell and convey district property...

**Originator:** Terry Lucero, Chief Operating Officer



**27J SCHOOLS  
BOARD OF EDUCATION RESOLUTION NUMBER THREE 2019-2020  
VOTER REGISTRATION OF HIGH SCHOOL STUDENTS**

**WHEREAS**, 27J Schools is committed to civic education and civic participation by the students and families in our district;

**WHEREAS**, the Board of Education recognizes that the election in November of 2019 provides a great opportunity to educate and motivate students regarding civic participation;

**WHEREAS**, the Board of Education recognizes the opportunity to further civic education by encouraging our students who are eligible to register to vote;

**WHEREAS**, the Board of Education of 27J Schools recognizes that the Colorado Revised Statute 1-2-401 Legislative Declaration states that voter registration should be made as convenient as possible for our qualified high school students, employees, and other persons;

**WHEREAS**, the Board of Education recognized that a number of non-partisan, civic participation organizations, including the Iam27J group, Brighton High School, Prairie View High School, Riverdale Ridge High School, the Brighton Education Association (BEA), and the Colorado Classified School Employees Association (CCSEA) are prepared to provide voter registration efforts in 2019;

**WHEREAS**, the Board of Education recognizes that these civic-minded organizations will abide by all laws, regulations and superintendent policies regarding visitation and appropriate conduct on school grounds;

**WHEREAS**, the Board of Education abides by the Colorado Revised Statute Section 1-2-402 that all high schools may have appointed deputy registrars on file with the county clerk and recorder;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The District will provide access to our high schools with the approval of the school leader, to engage in voter registration of our qualified students, parents, employees and other persons during school building hours.

2. The District and school leaders will provide reasonable assistance to these civic groups to provide voter registration, such registration including assistance by the high school deputy registrars.

Adopted this 24<sup>th</sup> day of September, 2019

27J SCHOOLS

By: \_\_\_\_\_  
Roberta Thimmig, President  
Board of Education

ATTEST:

By: \_\_\_\_\_  
Lynn Ann Sheats, Secretary  
Board of Education



**GOVERNING POLICY OF  
THE BOARD OF EDUCATION  
Policy 4.E – MONITORING SUPERINTENDENT PERFORMANCE**

*(Accepted 8-24-10)*

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*Management Limitations 3J*  
Charter Schools

To: Board of Education

From: Dr. Chris Fiedler, Superintendent of Schools

Re: Expectations of the Board Report – 3.J Charter Schools

I hereby present my Expectations of the Board Report on our Charter Schools Management Limitations 3.J, in accordance with the monitoring schedule as set forth in Board policy. I certify the information in this report is true. (Separate Enclosure)

Signed: 

Date: September 24, 2019

Dr. Chris Fiedler  
Superintendent, School District 27J



**GOVERNING POLICY OF  
THE BOARD OF EDUCATION  
Policy 4.E – MONITORING SUPERINTENDENT PERFORMANCE**

*(Accepted 8-24-10)*

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*Global Goal 1.2*  
Composite SAT Scores  
*Global Goal 1.3*  
Academic Status of School Ratings

To: Board of Education

From: Dr. Chris Fiedler, Superintendent of Schools

Re: Expectations of the Board Reports – Global Goal 1.2 Composite SAT Scores and  
Global Goal 1.3 Academic Status of School Ratings.

I hereby present my Expectations of the Board Reports on our Global Goals 1.2 Composite SAT Scores and Academic Status of School Ratings, in accordance with the monitoring schedule as set forth in Board policy. I certify the information in this report is true. (Separate Enclosure)

Signed: 

Date: September 24, 2019

Dr. Chris Fiedler  
Superintendent, School District 27J

**Board of Education Agenda Item**

**Board Meeting:** September 24, 2019

**Status of Item:** Consent Agenda

**Subject: Approval of a Resolution Authorizing the Execution and Delivery of a Site Lease, of a Lease Purchase Agreement, and a Tax-Exempt Non-Bank Qualified Direct Purchase Refunding Certificate of Participation.**

**PERTINENT FACTS:**

- Refunding Certificates of Participation, Series 2016, original issue of \$2,290,000.
- Current Principal and Interest for Series 2016 refunding, \$1,730,184.
- Certificates of Participation to provide funds to acquire 30,599 square feet of condominium space with the BLARC at a purchase price of \$3,000,000.
- Current interest rates are at 2.33% with principal and interest repayments scheduled annually at each August 1<sup>st</sup>, not to exceed \$400,000. First payment December 1, 2019.
- Aggregate principal and interest paid from 2019 to 2032, a 14-year term, will be approximately \$5.5 million.

**Board Policies of C.R.S. relating to item:**

C.R.S. 22-32-110(1)(f) – Board of Education, Specific Powers – to rent or lease District property.

Board Policy III.E.7 – The Superintendent will not acquire, encumber, lease or dispose of real property.

C.R.S. 22-43-102(2) – Refunding bonds may be issued

Board Policy III.D.1(b) - The Superintendent will not borrow funds

**Originator:** Lori Schiek

## RESOLUTION

A RESOLUTION OF THE BOARD OF EDUCATION OF  
BRIGHTON SCHOOL DISTRICT NO. 27J AUTHORIZING  
THE EXECUTION AND DELIVERY OF A SITE LEASE, A  
LEASE PURCHASE AGREEMENT, AND RELATED  
DOCUMENTS BY THE DISTRICT; APPROVING THE FORMS  
OF RELATED DOCUMENTS; AND PROVIDING FOR OTHER  
MATTERS RELATING THERETO.  
RESOLUTION NUMBER FOUR 2019-2020

WHEREAS, Brighton School District No. 27J, Adams and Weld Counties and the City and County of Broomfield, Colorado (the “District”) is a duly and regularly created, organized and existing school district, existing as such under and by virtue of the Constitution and laws of the State of Colorado; and

WHEREAS, the Board of Education of the District (the “Board”) has the power, pursuant to Section 22-32-110(1) (b) and (c), Colorado Revised Statutes, to lease or rent, with or without an option to purchase, undeveloped or improved real property located within or outside the territorial limits of the District on such terms as the Board sees fit for use as school sites, buildings or structures, or for any school purpose authorized by law; and

WHEREAS, the Board has the power pursuant to Section 22-32-110(1)(f), Colorado Revised Statutes, to rent or lease district property not needed for its purposes for terms not exceeding ten years, provided that if the board anticipates that the District will become the subtenant of the property under a sublease, no finding that the property is not needed for district purposes is necessary and the term of the lease may not exceed fifty years; and

WHEREAS, there have previously been delivered certain Refunding Certificates of Participation, Series 2016 (the “2016 Certificates”), Evidencing Proportionate Interests in the Base Rentals and other Revenues under an annually renewable Lease Purchase Agreement dated as of January 6, 2016 (the “2016 Lease”), between UMB Bank, n.a., solely in its capacity as trustee under the Indenture, as lessor (the “2016 Trustee”), the District, as lessee; and

WHEREAS, the 2016 Certificates were delivered pursuant to the terms of an Indenture of Trust, dated as of January 6, 2016 (the “2016 Indenture”), executed by the Trustee; and

WHEREAS, pursuant to Section 11.1 of the 2016 Lease, the District has the option to purchase the Trustee’s leasehold interest in the Leased Property (as defined in the 2016 Lease) and prepay all Base Rentals by paying the Purchase Option Price as defined in the 2016 Lease; and

WHEREAS, the Board has determined and now hereby determines that it is in the best interests of the District and its inhabitants that the District pay the Purchase Option Price and fully defease and discharge the 2016 Certificates (the “Refunding Project”); and

WHEREAS, upon the completion of the Refunding Project and the payment of the Purchase Option Price under the 2016 Lease, the District will own, in fee title, the Leased Property encumbered by the 2016 Lease; and

WHEREAS, for the functions or operations of the District, the Board has determined it is necessary that the District acquire, construct and equip certain facilities for District purposes (the “Improvement Project”), the cost of which will be paid or reimbursed from a portion of the proceeds of the Certificates (as defined below); and

WHEREAS, the Refunding Project and the Improvement Project are collectively referred to herein as the “Project”); and

WHEREAS, the Board has determined, and now hereby determines, that it is in the best interest of the District and its residents and taxpayers that the District lease certain property (the “Leased Property”) to UMB Bank, n.a., as trustee under an Indenture of Trust (the “Trustee”), pursuant to a Site Lease Agreement (the “Site Lease”), and lease back the Trustee’s interest in the Leased Property pursuant to the terms of a Lease Purchase Agreement (the “Lease”) between the Trustee, as lessor, and the District, as lessee; and

WHEREAS, pursuant to the Lease, and subject to the right of the District to terminate the Lease and other limitations as therein provided, the District will pay certain Base Rentals and Additional Rentals (as such terms are defined in the Lease) in consideration for the right of the District to use the Leased Property; and

WHEREAS, the District’s obligation under the Lease to pay Base Rentals and Additional Rentals shall be from year to year only; shall constitute currently budgeted expenditures of the District; shall not constitute a mandatory charge or requirement in any ensuing budget year; and shall not constitute a general obligation or other indebtedness or multiple fiscal year financial obligation of the District within the meaning of any constitutional or statutory limitation or requirement concerning the creation of indebtedness or multiple fiscal year financial obligation, nor a mandatory payment obligation of the District in any ensuing fiscal year beyond any fiscal year during which the Lease shall be in effect; and

WHEREAS, the Trustee will enter into an Indenture of Trust (the “Indenture”) pursuant to which there is expected to be executed and delivered certain certificates of participation (the “Certificates”) dated as of their date of delivery that shall evidence proportionate interests in the right to receive certain Revenues (as defined in the Lease), shall be payable solely from the sources therein provided and shall not directly or indirectly obligate the District to make any payments beyond those appropriated for any fiscal year during which the Lease shall be in effect; and

WHEREAS, the net proceeds of the Certificates are expected to be used by the District for the Project; and

WHEREAS, there has been presented to the Board and are on file at the District offices the following: (i) the proposed form of the Site Lease; and (ii) the proposed form of the Lease; and

WHEREAS, capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Lease and the Site Lease; and

WHEREAS, Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, Colorado Revised Statutes (the “Supplemental Act”), provides that a public entity, including the District, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF BRIGHTON SCHOOL DISTRICT NO. 27, ADAMS AND WELD COUNTIES AND THE CITY AND COUNTY OF BROOMFIELD, COLORADO:

Section 1. Ratification and Approval of Prior Actions. All action heretofore taken (not inconsistent with the provisions of this resolution) by the Board or the officers, agents or employees of the Board or the District relating to the Site Lease, the Lease, the implementation of the Project, and the execution and delivery of the Certificates is hereby ratified, approved and confirmed.

Section 2. Finding of Best Interests. The Board hereby finds and determines, pursuant to the Constitution and the laws of the State of Colorado that the acquisition, implementation of the Project and financing the costs thereof pursuant to the terms set forth in the Site Lease and the Lease are necessary, convenient, and in furtherance of the District’s purposes and are in the best interests of the District and inhabitants of the District and the Board hereby authorizes and approves the same.

Section 3. Supplemental Act; Parameters. The Board hereby elects to apply all of the provisions of the Supplemental Act to the Lease and the Site Lease and the Lease and in connection therewith delegates either the Superintendent or the Chief Financial Officer the independent authority to make any determination delegable pursuant to Section 11-57-205(1)(a-i), Colorado Revised Statutes, in relation to the Site Lease and the Lease, and to execute a sale certificate (the “Sale Certificate”) setting forth such determinations, including without limitation, the term of the Site Lease, the rental amount to be paid by the Trustee pursuant to the Site Lease, the term of the Lease and the rental amount to be paid by the District pursuant to the Lease, subject to the following parameters and restrictions:

- (a) the aggregate principal amount of the Base Rentals relating to the Lease shall not exceed \$4,800,000;
- (b) the Site Lease Term shall not extend beyond June 30, 2043;
- (c) the Lease Term shall not extend beyond June 30, 2033;
- (d) the maximum annual and maximum total amount of the Base Rentals (principal and interest) relating to the Certificates at the time of issuance shall not exceed \$450,000 and \$6,000,000 respectively;
- (e) the purchase price of the Certificates shall be 100% of par; and



(f) the maximum tax exempt fixed interest rate on the interest component of the Base Rentals relating to the Certificates shall not exceed 3% per annum, and

(g) the default interest rate/taxable interest rate on the interest component of the Base Rentals relating to the Certificates shall not exceed 7% per annum, and

Pursuant to Section 11-57-205 of the Supplemental Act, the Board hereby delegates to either the Superintendent or the Chief Financial Officer the independent authority to sign a contract for the purchase of the Certificates, a term sheet, or to accept a binding bid for the Certificates and to execute any agreement or agreements in connection therewith.

The Board hereby agrees and acknowledges that the proceeds of the Certificates will be used to finance the costs of the Project and to pay other costs of issuance.

Section 4. Approval of Documents. The Site Lease and the Lease, in substantially the forms presented to the Board and on file with the District (subject to further modifications as hereafter may be approved by the Superintendent or the Chief Financial Officer), are in all respects approved, authorized and confirmed, and the President, or in his or her absence, the Vice President of the District is hereby authorized and directed for and on behalf of the District to execute and deliver the Site Lease and the Lease, in substantially the forms and with substantially the same contents as presented to the Board, provided that such documents may be completed, corrected or revised as deemed necessary by the parties thereto in order to carry out the purposes of this resolution.

Section 5. Authorization to Execute Collateral Documents. The Secretary is hereby authorized and directed to attest all signatures and acts of any official of the District in connection with the matters authorized by this resolution and to place the seal of the District on any document authorized and approved by this resolution. The President, Vice President, the Secretary and other appropriate officials or employees of the District are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution, including without limiting the generality of the foregoing, executing, attesting, authenticating and delivering for and on behalf of the District any and all necessary documents, instruments or certificates and performing all other acts that they deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this resolution. The approval hereby given to the various documents referred to above includes an approval of such additional details therein as may be necessary and appropriate for their completion, deletions therefrom and additions thereto as may be approved by bond counsel prior to the execution of the documents. The execution of any document or instrument by the aforementioned officers or members of the Board shall be conclusive evidence of the approval by the District of such document or instrument in accordance with the terms hereof and thereof.

Section 6. No General Obligation Debt. No provision of this resolution, the Site Lease, the Lease, the Indenture, or the Certificates shall be construed as creating or constituting a general obligation or other indebtedness or multiple fiscal year financial obligation of the District within the meaning of any constitutional, statutory provision, nor a mandatory charge or requirement against the District in any ensuing fiscal year beyond the then current fiscal year. The District shall have no obligation to make any payment with respect to the Certificates except in connection with the payment of the Base Rentals (as defined in the Lease) and certain other payments under the Lease, which payments may be terminated by the District in accordance with the provisions of the Lease. Neither the Lease nor the Certificates shall constitute a

mandatory charge or requirement of the District in any ensuing fiscal year beyond the then current fiscal year or constitute or give rise to a general obligation or other indebtedness or multiple fiscal year financial obligation of the District within the meaning of any constitutional or statutory debt limitation and shall not constitute a multiple fiscal year direct or indirect debt or other financial obligation whatsoever. No provision of the Site Lease, the Lease or the Certificates shall be construed or interpreted as creating an unlawful delegation of governmental powers nor as a donation by or a lending of the credit of the District within the meaning of Sections 1 or 2 of Article XI of the Colorado Constitution. Neither the Lease nor the Certificates shall directly or indirectly obligate the District to make any payments beyond those budgeted and appropriated for the District's then current fiscal year.

Section 7. Reasonableness of Rentals. The Board hereby determines and declares that the Base Rentals due under the Lease, in the maximum amounts authorized pursuant to Section 3 hereof, constitute the fair rental value of the Leased Property and do not exceed a reasonable amount so as to place the District under an economic compulsion to renew the Lease or to exercise its option to purchase the Trustee's leasehold interest in the Leased Property pursuant to the Lease. The Board hereby determines and declares that the period during which the District has an option to purchase the Trustee's leasehold interest in the Leased Property (i.e., the entire maximum term of the Lease) does not exceed the useful life of the Leased Property. The Board hereby further determines that the amount of rental payments to be received by the District from the Trustee pursuant to the Site Lease is reasonable consideration for the leasing of the Leased Property to the Trustee for the term of the Site Lease as provided therein.

Section 8. No Recourse against Officers and Agents. Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the Board, or any officer or agent of the District acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal, interest or prior redemption premiums on the Certificates. Such recourse shall not be available either directly or indirectly through the Board or the District, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise. By the acceptance of the Certificates and as a part of the consideration of their sale or purchase, any person purchasing or selling such Certificate specifically waives any such recourse.

Section 9. Severability. If any one or more sections, sentences, clauses or parts of this resolution shall for any reason be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this resolution, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this resolution so held unconstitutional or invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this resolution in any one or more instances shall not affect or prejudice in any way the applicability and validity of this resolution in any other instances.

Section 10. Repealer. All bylaws, orders, and resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any bylaw, order, or resolution, or part thereof, heretofore repealed.

Section 11. Interpretation. This resolution shall be so interpreted and construed as to effectuate its general purpose.

Section 12. Effective Date. This resolution shall be in full force and effect upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this September 24, 2019.

BRIGHTON SCHOOL DISTRICT NO. 27J,  
ADAMS AND WELD COUNTIES AND THE  
CITY AND COUNTY OF BROOMFIELD,  
COLORADO

By: \_\_\_\_\_  
President of the Board of Education

(SEAL)

ATTEST:

\_\_\_\_\_  
Secretary of the Board of Education

STATE OF COLORADO )  
 )  
 ADAMS AND WELD COUNTIES ) SS.  
 AND THE CITY AND COUNTY )  
 OF BROOMFIELD )  
 )  
 BRIGHTON SCHOOL )  
 DISTRICT NO. 27J )

I, Lynn Ann Sheats, Secretary to the Board of Education of the Brighton School District No. 27J (the “District”), in the Counties of Adams and Weld and the City and County of Broomfield, State of Colorado, do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution (the “Resolution”) passed and adopted by the Board of Education of the District (the “Board”) at a meeting of the Board held on September 24, 2019.

2. The Resolution was duly moved and seconded and the Resolution was adopted at the meeting of September 24, 2019, by an affirmative vote of a majority of the members of the Board as follows:

| Name                             | “Yes” | “No” | Absent | Abstain |
|----------------------------------|-------|------|--------|---------|
| Roberta Thimmig, President       |       |      |        |         |
| Greg Piotraschke, Vice President |       |      |        |         |
| Kevin Kerber, Director           |       |      |        |         |
| Blaine Nickeson, Director        |       |      |        |         |
| Mandy Thomas, Director           |       |      |        |         |
| Jenn Venerable, Director         |       |      |        |         |
| Lloyd Worth, Director            |       |      |        |         |

3. The members of the Board were present at such meeting and voted on the passage of such Resolution as set forth above.

4. The Resolution was approved and authenticated by the signature of the President, or in his or her absence, the Vice President of the Board, sealed with the District seal, attested by the Secretary and recorded in the minutes of the Board.

5. Attached hereto as Exhibit A is a copy of the notice of the meeting on September 24, 2019, which notice was posted in one place within the District at least 24 hours before such meeting and which notice included agenda information, if available.

6. There are no bylaws, rules or regulations of the Board which prevent the immediate adoption of the Resolution set forth in the foregoing proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of  
said District, this September 24, 2019.

BRIGHTON SCHOOL DISTRICT NO. 27J,  
ADAMS AND WELD COUNTY AND THE  
CITY AND COUNTY OF BROOMFIELD,  
COLORADO

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Secretary

(SEAL)

Exhibit A

(Notice of Meeting)

The notice of the September 24, 2019 School District 27J Board of Education meeting  
was posted on Thursday, September 19, 2019 at the  
Educational Service Center  
18551 E. 160<sup>th</sup> Avenue  
Brighton, CO 80601

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Secretary

(SEAL)

|   | <b>METHOD</b>     | <b>FREQUENCY</b> | <b>SCHEDULE</b>   |
|---|-------------------|------------------|-------------------|
| 3.D - Financial Condition & Activities      | Internal          | Semi - Annually  | January & October |
|   | External          | Annually         | December          |
| 3.C - Treatment of Faculty/Staff/Volunteers | Internal          | Annually         | January           |
| 1.1 - Graduation Rate                       | Internal          | Annually         | February          |
| 3.B - Treatment of Parents/Guardians        | Internal          | Annually         | February          |
| 3.G - Compensation & Benefits               | Internal          | Annually         | March             |
| 1.4 – Primary Literacy                      | Internal          | Annually         | March             |
| 3.E - Asset Protection                      | Internal          | Annually         | April             |
| 3.A - Treatment of Students/Public          | Internal          | Annually         | May               |
| 3.F - Financial Planning/Budgeting          | Internal          | Annually         | May               |
| 3.0 - Global Executive Constraint           | Internal          | Annually         | August            |
| 1.2 - Composite SAT Scores                  | Internal          | Annually         | September         |
| 1.3 - Academic Status of School Ratings     | Internal          | Annually         | September         |
| 3.J - Charter Schools                       | Internal          | Annually         | September         |
| 3.H - Emergency Executive Succession        | Internal          | Annually         | November          |
| 3.I - Board Awareness & Support             | Internal          | Annually         | December          |
|   | Direct Inspection | Annually         | December          |