



BOARD OF EDUCATION
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Kevin Kerber, Director
Blaine Nickeson, Director
Mandy Thomas, Director
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**BOARD OF EDUCATION
27J SCHOOLS**

July 30, 2019

**6:00 p.m. Linkage Meeting with 27J Schools Principals
and Regular Meeting**

**Lois Lesser Board and Conference Room
Brighton Learning and Resource Campus
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. DINNER WITH 27J SCHOOLS PRINCIPALS President Thimmig

The Board of Education members will conduct a linkage meeting with the 27J Schools principals.

Note: Principals may be dismissed at this time.

2. REGULAR MEETING 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.

3. PLEDGE OF ALLEGIANCE President Thimmig

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

4. 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.

5. APPROVAL OF AGENDA

President Thimmig

Recommended motion: “Move to approve the agenda dated July 30, 2019 as presented.”

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

President Thimmig

6. 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.

7. 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.

- a. Approval of the Administrative Assistant to the Superintendent as the designated election official for the November 5, 2019 coordinated election. (Enclosure)

Recommended Motion: “Move to approve the consent agenda as presented”

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

8. CONTRACT TO PURCHASE CONDOMINIUM SPACE WITHIN THE BRIGHTON LEARNING AND RESOURCE CENTERM (BLARC) President Thimmig

The Board of Education members will consider the approval to enter into a contract to purchase condominium space within the BLARC. (Enclosure and Contract to Buy and Sell, Condominium Map, Amended and Restated Condominium Declarations and BLARC Bylaws are separate attachments.

Recommended Motion: “... to authorize the Superintendent or his designees to negotiate and execute a Contract to Buy and Sell Real Estate and to conduct the remaining activities required to finance and purchase condominium property within the Brighton Learning and Resource Center located at 1850 E. Egbert Street, Brighton, CO. A formal financing resolution and final authorization to complete the transaction will be presented for consideration at the Board Meeting of August 27, 2019.

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

9. SCHEDULE OF MEETINGS

August 27, 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
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

10. BOARD MEETING EVALUATION

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

11. CLOSING COMMENTS

12. ADJOURNMENT

Date of Notice: July 25, 2019

Board of Education Agenda Item

Board Meeting of: July 30, 2019

Subject: Approval to Enter into a Contract to Purchase Condominium Space within the BLARC

Status of Item: Action

Time Needed: 20 Minutes

PERTINENT FACTS:

- On January 22, 2019 the Board of Education authorized the Superintendent or his designees to begin conversations with Community Reach Center Foundation Inc. staff regarding the possible purchase of space at the Brighton Learning and Resource Center located at 1850 E. Egbert Street, Brighton, CO.
- In accordance with Board Policy 3.E.7 the Board has received information relative to this purchase prior to making a decision on this request at a Study Session held June 11, 2019 and via a Board Update dated July 23, 2019.
- Staff has completed preliminary negotiations and is recommending the Board of Education enter into a contract to purchase space within the BLARC.
- The essential terms of the contract to buy and sell real estate include:
 - The purchase of 30,599 square feet of condominium space within the BLARC;
 - A purchase price of \$3,000,000;
 - An acceptance date for the contract of Aug 2, 2019;
 - A closing date of August 30, 2019.
 - The purchase of the property is contingent upon securing the required financing for the project.
- Staff has also made preliminary inquiries into the required financing to acquire, renovate and furnish the property.
- The proposed terms of the finance include:
 - The issuance of new Certificates of Participation in the amount of \$5,000,000.
 - The debt service would be based on a 16-year term at 3.143%.
 - Annual debt service not to exceed \$400,000.
- Staff will present a formal financing package for consideration Board by the Board at the regular scheduled meeting on August 27, 2019.

- Additional information:
 - The District currently leases a significant portion of finished space within the BLARC.
 - This space is used by a number of departments including Pre-School, Child Find, Technology, Planning, Emergency Management and Construction. The Lois Lesser Board Room and a test kitchen for Nutrition are also located within this space.
 - Approximately 10,000 square feet of the space to be purchased would need to be finished, including 3,700 square feet +/- which will be used to accommodate additional preschool space.
 - The use of the remaining unfinished space will be determined through an administrative space planning process as part of the architectural design.
 - The overall finance plan includes the retirement of the existing Certificates of Participation used to purchase the Educational Services Center in 2005. There is an outstanding principal balance of approximately \$1.72 million. Excess and Unused funds from the proceeds of the sale of School Construction Bonds authorized by the voters in 2015 will be used for this purpose.
 - Copies of the Purchase/Sale Contract, Condominium Map, Condominium Declarations and Bylaws of the BLARC Association, are attached for your review.
 - Staff has engaged outside legal counsel to assist in these transactions.

Board Policies or C.R.S. Relating to Item:

C.R.S. 22-32-110 (1)(a) – To take and hold in the name of the district...real and personal property.

Board Policy 3.D.7 – Financial Conditions and Activities - The Superintendent will not acquire, encumber, lease or dispose of real property.

Board Policy 3.E.7 – Asset Protection – Allowing the Board to be unaware of the acquisition... of real estate... prior to a final decision.

Originator: Chris Fiedler

Board of Education Agenda Item

Board Meeting of: July 30, 2019

Subject: Designated Election Official

Status of Item: Consent

Time Needed: Consent

PERTINENT FACTS:

- Pursuant to § 1-1-111(2), C.R.S., the Board of Education is authorized to designate an election official to exercise the statutory authority of the Board in conducting an election on November 5, 2019;
- Pursuant to § 1-5-208, C.R.S., the Board can authorize the Designated Election Official to cancel the election upon certain conditions; and post notice of such cancellation.
- The Administrative Assistant to the Superintendent has traditionally been appointed to fill the position of the Designated Election Official.

Originator: Dr. Chris Fiedler

	METHOD	FREQUENCY	SCHEDULE
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