

Ocean View School District
17200 Pinehurst Lane, Huntington Beach, CA 92647

Special Board of Trustees' Meeting - Minutes
February 15, 2017
5:00 PM – OPEN SESSION

A blue ink stamp with a checkmark in a box followed by the word "APPROVED" in a stylized, outlined font, tilted upwards to the right.

Trustees:

Gina Clayton-Tarvin, President
Jack Souders, Vice President
John Briscoe, Clerk
Joseph Gaglione, Member
Norm Westwell, Member

Administration:

Carol Hansen, Ed.D., Superintendent
Michael Conroy, Ed.D., Deputy Superintendent, Administrative Services
Felix Avila, Assistant Superintendent, Human Resources
Jodee Brentlinger, Assistant Superintendent, Educational Services

A. Call to Order

The Special meeting of the Board of Trustees was called to order by President Gina Clayton-Tarvin at 5:00 p.m.

B. Roll Call

Members present: John Briscoe (arrived at 5:15 p.m.), Gina Clayton-Tarvin, Joseph Gaglione, Jack Souders, Norm Westwell

C. Agenda Adoption - Special Board of Trustees' Meeting, February 15, 2017

Passed with a motion by Joseph Gaglione and a second by Jack Souders.

Absent	John Briscoe
Yes	Gina Clayton-Tarvin
Yes	Joseph Gaglione
Yes	Jack Souders
Yes	Norm Westwell

D. Pledge of Allegiance

The Pledge of Allegiance was led by President Clayton-Tarvin.

E. Public Comments

None.

F. Study Session - Measure R/Bond Information

F.1. A Study Session will be held regarding bond financing and sale, Facilities Master Plan and projected project costs, project priorities, interim housing, and project recommendations.

Dr. Hansen introduced members of the District's consulting team, including Adam Bauer, CEO/President of Fieldman, Rolapp and Associates (financial firm); David Casnocha, Attorney with Stradling, Yocca, Carlson & Rauth (bond counsel); Kevin Fleming, Architect & Senior Associate with DLR Group; and Kris Meyer, President of Ledesma & Meyer Construction Co., Inc. She also recognized representatives from McCarthy Building Companies in the audience. Dr. Hansen reviewed the project goals and mission statements which the Board had previously agreed upon at the last Study Session.

Mr. Bauer presented a review of the Measure R Finance Plan, including historical assessed value; two potential bonding schedule scenarios; and the differences between a competitive versus negotiated sale - the two primary methods by which an underwriter can purchase municipal bonds. He recommended use of the competitive sale method, noting this is the preferred approach in Orange County. He then discussed the recommended proposed schedule for the bond sale, noting that under Scenario 1, the District could issue \$169 million by 2026 using 30-year current interest bonds at a \$30 tax rate. The bond issue would not exceed \$44 million at each of the four series in 2017, 2020, 2023, and 2026. This schedule would coincide with the proposed District projects.

Mr. Casnocha explained the involvement of the Orange County Board of Supervisors if a negotiated sale is chosen, including their required approval by resolution to allow the District to sell its bonds. With a competitive sale, however, their approval is not necessary.

Mr. Bauer and Mr. Casnocha responded to questions from the Board of Trustees involving the timeline for deciding on the monetary amount to include in the financial documents, the drawbacks of a competitive sale approach, and the individual lobbying efforts associated with a negotiated sale.

Mr. Casnocha indicated that tonight, direction is requested from the Board on which type of sale to pursue, as this will affect the type of financial documents to prepare. The monetary amount can be decided upon at a later date.

The Board decided by consensus to move forward with a competitive sale and delay the decision on a final monetary value schedule for the bond at this time.

Dr. Hansen reviewed the implementation options discussed at the last Study Session, as well as the Facilities Master Plan (FMP) and key expenditures. She noted that based on Trustees' comments from the last meeting, some options have been revised/added. Specifically, Option A3 is a new proposal for the Board to consider, which includes full FMP implementation at Golden View, modernization at all other sites, except those already modernized (Hope, Lake, and Oak View Schools), and fencing at all sites. Option A3 is the recommendation of staff.

F.1. A Study Session will be held regarding bond financing and sale, Facilities Master Plan and projected project costs, project priorities, interim housing, and project recommendations. (continued)

Mr. Fleming discussed the reasons for recommending that Golden View receive the full FMP implementation, including the current open classroom layout at the site which would change to a more traditional classroom configuration based on the master plan specifications.

Mr. Meyer spoke further about Option A3, and the possible use of Sun View and Pleasant View as interim housing sites during construction. Based on his years of experience with projects such as these, as well as consideration of an additional \$4.7 million in state matching funds, he concurred with staff that Option A3 would be practical and financially feasible, in addition to abiding by the agreed upon project goals and mission statements.

The Board discussed fencing options, costs, and receiving input from the community, parents, and staff on this process; wall configurations proposed for Golden View, including the use of partitions to provide versatility in classroom layouts; and expansion of the instructional program at Golden View's farm facility. Mr. Fleming mentioned that details would be worked out during the programming process.

The District's Facilities Master Plan website was accessed, and Dr. Hansen and Mr. Fleming shared ways to navigate the site to find specific information for the overall District and each individual school site. Mr. Fleming explained how to view the current layout of every site, as well as the proposed modernization items, and how to navigate to the probable costs associated with each modernization item on a site-by-site basis.

Dr. Hansen reiterated staff's recommendation of Option A3, and discussed interim housing options, and overall District capacity. She noted that detailed site capacities would be forthcoming.

Mr. Meyer distributed cost analysis projections related to interim housing school site preparation at Sun View, Pleasant View, and Park View, noting that preparation of Park View would be cost prohibitive at over \$1 million.

Discussion ensued regarding interim housing options; portables needed to augment the current classroom count at Sun View and Pleasant View; age of portables and the inefficiency and unsustainability of moving current portables to other sites; option to place portables on small parkland adjacent to sites; encroachment of portables on fields currently used by community groups and the need to coordinate this matter with the field users.

The Board further discussed the preference of using all classrooms within a school's building before establishing classrooms in portable structures. Dr. Hansen concurred, noting that staff is currently assessing availability within school buildings for classrooms to lower the usage and need for portables.

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Trustee Westwell urged the Board to consider Option B1, as it would provide the least disruption to students by only modernizing the middle schools. President Clayton-Tarvin acknowledged this reasoning, but reminded everyone that a promise was made to the community during the campaign for the bond that every school would be touched by the proposed funding should the bond be passed.

It was the consensus of the Board to direct staff to move forward with Option A3, with Trustee Westwell's preference noted for Option B1.

Dr. Hansen discussed the process and timeline she recommends regarding the interim housing sites. Understanding this change can be a difficult experience, her plan is to form a School Consolidation Task Force for Sun View and Westmont Schools, comprised of staff, parents, and community members, as well as representatives from the cities of Huntington Beach and Westminster. The purpose of this Task Force would be to explore options for relocating students to Westmont and repurposing Sun View to use as an interim housing site. If this is the direction the Board wishes to pursue, all stakeholders would be involved in the process, including the cities' representatives.

In addition, Dr. Hansen recommended the formation of a second School Consolidation Task Force, composed of staff, parents, and community members of Ocean View Preparatory Preschool (OVPP) and Pleasant View School. Their purpose would be to discuss possible relocation of students from this facility to other sites throughout the District. She noted the intention is to expand the overall preschool program throughout the District.

Dr. Hansen further recommended a public hearing be conducted at some point so that all concerns from the public can be heard by the Board of Trustees. She shared her intention to bring back a recommended timeline for these proposed actions if the Board directs staff to pursue this option.

Kris Meyer referenced a detailed proposed timeline for construction through one cycle from 2017 to 2019, as an example. Under this timeline, two schools would be modernized per school year, with moving to and from interim housing occurring during the summer months to ensure the least amount of disruption. Students would be away from their current school for one year only before returning to their newly modernized site, with the understanding that those students in fifth and eighth grade would promote to another school the following year.

Final discussion took place regarding locker room capacities and enrollment/population statistics.

Staff was directed to pursue the proposed interim housing option as recommended by staff.

G. Adjournment

Time: 6:49 p.m.

Passed with a motion by John Briscoe and a second by Jack Souders.

Yes John Briscoe
Yes Gina Clayton-Tarvin
Yes Joseph Gaglione
Yes Jack Souders
Yes Norm Westwell



Carol Hansen, Ed.D., Superintendent



John Briscoe, Board Clerk

3/7/2017

Date