

HAMILTON UNIFIED SCHOOL DISTRICT

BOARD MEETING

AGENDA

Hamilton High School Library

Tuesday, February 17, 2015

6:00 p.m. Public session for purposes of opening the meeting only.
6:00 p.m. Closed session to discuss closed session items listed below.
6:30 p.m. Reconvene to open session no earlier than 6:30 p.m.

1.0 OPENING BUSINESS:

1.1 Call to order and roll call

_____Tomas Loera, President _____Rosalinda Sanchez _____Gabriel Leal
_____Judy Twede, Clerk _____Hubert "Wendall" Lower

2.0 IDENTIFY CLOSED SESSION ITEMS:

3.0 PUBLIC COMMENT ON CLOSED SESSION ITEMS. Public comment will be heard on any closed session item. The board may limit comments to no more than three minutes per speaker and 15 minutes per item.

4.0 ADJOURN TO CLOSED SESSION: To consider qualified matters.

4.1 Government Code Section 54957.6, Labor Negotiations. To confer with the District's Labor Negotiator, Superintendent Charles Tracy, regarding HTA and CSEA negotiations.

4.2 Government Code Section 54957, Personnel Issue. To consider the employment, evaluation, reassignment, resignation, dismissal, or discipline of a classified and certificated employees.

4.3 Government Code Section 54956.9, Subdivision (a), Conference with Legal Counsel – existing litigation. Name of case: Crews v. Hamilton Unified School District, Glenn County Superior Court, Case No. 15CV01394.

No action taken in Closed Session.

5.0 RECONVENE TO PUBLIC SESSION/FLAG SALUTE: Report action taken in closed session (no earlier than 6:30 p.m.). Flag salute lead by Rosalinda Sanchez.

6.0 ADOPT THE AGENDA: (M) – Adopted as presented.

7.0 PUBLIC COMMENT: Public comment on any item of interest to the public that is within the Board's jurisdiction will be heard (agenda and non-agenda items.) The Board may limit comments to no more than three minutes per speaker and 15 minutes per topic. Public comment will also be allowed on each specific action item prior to board action thereon.

No public comments.

8.0 COMMUNICATIONS/REPORTS:

- 8.1 Board Members Comments/Reports.
Rosalinda announced golf tournament. She attended JV BB games.
- 8.2 ASB President and Elementary Student Council President.
1. Hamilton High School, Ivan Urena-Valdes
No report. Mr. Oseguera reported all info while Board was in Closed Session.
2. Hamilton Elementary School, Ofelia Flores - absent
- 8.3 District Reports. (Handouts)
1. Food Service - Director LeAnn Radtke
2. Operations - Director Marc Eddy
3. Technology - Manager Frank James
- 8.4 Principal and Dean of Students Reports. (all handouts)
1. Cris Oseguera, Hamilton High School Principal
2. Darcy Pollak, Hamilton Elementary School Principal
3. Maria Reyes, District Dean of Students
- 8.5 Superintendent's Report, Superintendent Charles Tracy.
1. Facilities Bond Initiative for November 2016 Ballot. (8.5.1) Fiscal Report by School Services of California. Explanation by Mr. Tracy.
- 9.0 **COMMUNICATIONS:** None.
- 10.0 **DISCUSSION ITEMS:**
- 10.1 Architect Facilities and Growth Plan. Presented by Nichols, Melburg & Rossetto Introduction by Mr. Tracy. As part of unification we needed to do a site study. Need plan for repairs etc. Mr. Isom will talk about options for school funding.
- Ray Odom - 1997 did master plan, what is plan for 14 acres at park?
CT/Isom - All in flood zone only 6 acres buildable. Park is a critical piece to make it work.
Gruenwald – how does development affect J levy.
CT - Couple years ago there was a land swap. Flood zone. Lease comes up June of 2015.
Gruenwald - Seems like we have a big train rolling based on one man's 'maybe plan'.
CT refers to Isom to explain financing. This won't happen all in one swoop.
Lady in audience – I hear 18 months, 26 months, what is the timing.
CT – Depends on many factors; growth, development, financing, etc.
Craig Knight – has anyone talked to property owners?
CT explained it might be premature since we are just looking at ideas and doing facilities' master plan.
Mr. Isom – handout. Will publish on website. How do schools pay for new construction? Obligation Bonds.
Gov. said local communities it's up to you. No large tax base in HC. State matching program.
Parcel taxes, Mello-Roos pays half. Schools are limited to what they can ask voters. Need 55% approval. \$60 tax rate is set for schools. Parcel tax is 2/3 voter approval. 95% schools use Bonds.
Mello-Roos Bond is for growth. All new homes have to pay for Mello-Roos and can set up any tax rate. How much can school generate now is \$8m at \$60 tax rate. HC has \$300 mil of taxable property. If tax base grows, can generate more taxable funds. Bonding capacity is a rate maximum of \$6.7m. Can apply for a waiver if need to go over capacity. Amount changes every

year. Should go up to \$8 or \$9 million in two or three years. Takes 2 to 3 years to build a school from beginning to end. If school is planning school bond in 2016, now is a good time for planning.

CT – explained how the park is valuable for future homes. Park is tradable for greenspace credit to the developer. If developer has to carve out space to create a park it cuts down on buildable space. Can't tell you how many homes, and when, but the Mello Roos follows any new owner. Essentially the new home owners pay for new schools.

S. Lohse – concern is what type of homes, at what value will they build.

CT – This developer does not build PIC homes. He tries to hit all levels of income levels.

Isom – you can pass a school bond in anticipation of growth you don't have to sell until homes are built.

Gruenwald – 850 homes, what is rough cost, what impact would it have?

CT – conceptually, would look at land acquisition, need gym facility, would require Ag shop, need improvements at elementary school. Roughly \$14m for cost of new school. Don't have to build all at once.

Dollar General going in on Hwy. 32. Developer looking for another anchor store.

Lady – has CHIP housing. Lived here all her life. 11 years ago was \$111k. Majority of HC is low income.

CT – looking at growth pattern. Orland and Chico homes prices go up, HC looks more appealing. This is what developer is banking on. Don't know if he will end up doing it. Biggest issue is water and sewer. Looking at it from a school stand point. We have this piece of the puzzle done. Being proactive. Our elementary is too small.

Tom – if you need sewer and water, he should have to pay before one house goes up. I've worked here 50 years. Too many people here are low income and can't generate the kind of money you need here. You're going to price seniors right out of their homes.

Lady – What are we going to do for the schools we already have.

CT – Prop 39 money, Deferred Maint money, ERP money using to make repairs.

Tom – will it take care of drainage by kindergarten?

CT – Showed on map areas where work will be done with current money.

Lady – selling bonds and when. What if they don't sell?

Isom – example. Voters pass bond and school only sells bonds as needed.

Lady – can all financing be used together. What is district using?

CT – Bond has to be discussed with community. Mello Roos need to be explored. Whatever school can do to take burden off taxpayer we will do.

Lady – was water fountain fixed?

CT – Yes. Multiple times.

Lady – shouldn't you be working on emergency repairs and current problems instead of this \$16million plan?

Lady – Hiring more teachers and aides....etc.

CT – This is a plan for growth. We may not use this plan but need to introduce in the event HC grows.

Knight – what is the process from here?

CT – Board and community will have input.

Knight – who has final decisions? Or Committees, community?

CT – Ultimately the Board, committee, need priorities set. Board needs some input.

Gruenwald - \$12k is money well spent. What would you need to build all the plans?

CT – Land acquisition, plans \$25m. Doesn't include anything the state might support in the future.

Isom – preplanning for a Bond is set by dates they need to go on the ballot.

Lady – will you replace property if taken from Ag?

CT – As you see this plan now is just an idea. Things can be moved.

Lohse – concern with how far Ag is from classrooms.

CT – Just a concept now.

Man – Trade or sell park to developer, what would income be to school?

CT – Trade for Mello Roos \$16m.

Gruenwald/Isom - Mello Roos is 2/3 vote, but only by owners of new owners. A special tax consultant would figure that. Not voted on by ballot.

CT – based on square foot.

Man – Can you use Mello Roos for renovations.

Isom – Probably not. Has to be something new. Due to growth.

Man – Board, if you are going to displace Ag, I suggest you build new Ag first. Think about what you're doing before you do it. So many kids depend on the program.

Man – a lot of Ag folks here, went to school here, mobile mechanic now and learned to weld here in this school.

CT – Ag is a priority here, always has been and will be. Will enhance the forward thinking of the Ag Dept.

WL – I made clear to all I wanted to know the chain of command; that's you, then the Board, etc. You all are involved, I have an open door policy. When it comes down to it, there will be plenty of discussion with all of you.

Thank all for attending.

10.2 School Calendar. (Handout) Mr. Tracy explained the draft calendar. Come back in March for adoption.

10.3 Request from Ellese Mello-Buttitta to extend Leave. (10.3.1) Presented by Ellese. – her experience this past year was beyond her expectations. Talked about program. She would like to ask for one more year to be on this assignment since it is not a finished product.

10.4 Request from Erin Moore to extend Leave. (10.4.1) Due to family illness.

10.5 Family Reading Night (Parent Request). Parents here to discuss. Issue with employee contract. Flyer went out to announce Reading Night had been canceled. Parent concern with lack of communication and 'unprofessionalism'. First grader can't be expected to bring flyer home. No apology. 5th grader heard staff discussing why it was canceled.

CT – addressed parents' concerns. Thankful it was resolved so quickly.

Parent - Was it you directly that cancelled the reading night?

CT - yes.

Parent - Why didn't you just postpone it?

CT – did not know it would be resolved so quickly.

Tomas – explained it was not 'unprofessional' it was a matter of contractual issue with Unit.

Parent - Two year contract for Principal, can community decide?

Tomas – community can submit letters. It is Supt's job to see that Principals do their jobs.

Tom – Explained also how unions work. If some things are happening and it's not in contract, it has to stop.

Judy – Please go to Principals or Supt. to be sure you get your facts first.

Parent – I don't trust Ms. Pollak because of previous issues.

11.0 **ACTION ITEMS:**

11.1 Request from Ellese Mello-Buttitta to extend Leave. JT/RS

11.2 Request from Erin Moore to extend Leave. WL/JT

11.3 Seniority Lists, Certificated and Classified. (Annual approval) (11.3.1) WL/JT

11.4 Adoption of Math Textbooks, Grades 1 & 2, and Grades 6 through 10. (11.4.1) JT/RS

12.0 **CONSENT AGENDA:** (M) Items in the consent agenda are considered routine and are acted upon by the Board in one motion. There is no discussion of these items prior to the Board vote and unless a member of the Board, staff, or public request specific items be discussed and/or removed from the consent agenda. Each item on the consent agenda approved by the Board shall be deemed to have been considered in full and adopted as recommended. JT/WL

- 12.1 Warrants and Expenditures (12.1.1-12.1.43)
- 12.2 Minutes of the Regular Board Meeting of January 20, 2015 (12.2.1-12.2.4)
- 12.3 HES SSC Meeting Minutes from November and December (12.3.1-12.3.5)
- 12.4 HES SSC Meeting Agenda for January 20, 2015 (12.4.1-12.4.2)
- 12.5 HES SARC (Electronic copy only) (Hardcopy available for Public viewing)
- 12.6 HHS SARC (Electronic copy only) (Hardcopy available for Public viewing)
- 12.7 EBHS SARC (Electronic copy only) (Hardcopy available for Public viewing)
- 12.8 Community Day SARC (Electronic copy only) (Hardcopy available for Public viewing)
- 12.9 ELAC December and February Agendas (12.9.1-12.9.2)
- 12.10 Personnel:
 - Kelly Henning, Elementary Teacher to Full Time remainder of 2014-15
 - Claire Payne, Volunteer Track Coach
 - Martha Jaeger, Assistant Track Coach
 - Classified Substitutes: Karen Myers, Becky Chang, Sarah Lyon
 - Resignations: Heather Bereczky, Yard Duty Supervisor and Erica Gorden, Elementary Teacher

13.0 **ADJOURNMENT: 9:15**

Judy Twede, Clerk

Charles Tracy, Superintendent