

**HAMILTON UNIFIED SCHOOL DISTRICT
SPECIAL BOARD MEETING
AGENDA
Hamilton High School Library
Wednesday, August 2, 2017**

6:00 p.m.
At end of meeting (if needed)

Open session
Closed session to discuss closed session items listed below.

1.0 OPENING BUSINESS:

Call to order and roll call

Gabriel Leal, President Rosalinda Sanchez Tomas Loera
 Hubert "Wendall" Lower, Clerk Rod Boone

2.0 PUBLIC SESSION/FLAG SALUTE:

START: 6:05 p.m.

2.0 ADOPT THE AGENDA: (M)

Motion for approval by Tomas Loera, seconded by Rod Boone.

Motion Carried: 5-0

Loera: Aye	Boone: Aye
Leal: Aye	Lower: Aye
Sanchez: Aye	

4.0 DISCUSSION ITEMS:

1. Potential tax-exempt borrowing to meet current facility needs including a District office building, a hog barn and a welding shop and any incidental ADA or relevant renovations required as a result of such improvements.
 - a. *Matt Juhl-Darlington, Attorney at Law – Dannis Woliver Kelly (DWK):* Because the future Hog Barn will be on school grounds, important tasks need to be addressed such as ADA and DSA. If a class was held in the building then the board at the time will take fault if the building does not go through DSA.
 - b. *Charles Tracy, Superintendent:* Once roll is taken out there it becomes a classroom of instruction.
 - c. *Rod Boone, Board Member:* Roll could be taken outside the building and then enter.
 - d. *Janice Lohse, Hamilton High School Agriculture Teacher:* California Education Code § 17287 references the following: For the purposes of this article and Article 6 (commencing with Section 17365), "school building" does not include (a) any building of a school district or county superintendent of schools which is used solely for classes or programs in outdoor science, conservation, and forestry in accordance with Article 5 (commencing with Section 8760) of Chapter 4 of Part 6 and which does not occupy, in whole or in part, the same parcel of land upon which there is situated any school maintained by the district or county superintendent, or (b) agricultural education laboratory facilities used primarily for plant and animal production or the storage of materials, equipment, and supplies involved in this production.
 - e. *Charles Tracy, Superintendent:* The fire suppression system needs to be updated as well. The fire plugs need to be accessible.
 - f. *Tomas Loera, Board Member:* I recall the Hamilton City Fire Department saying that routing needs to be done first?
 - g. *Rod Boone, Board Member:* Is there a plan to do class out there? There are other classroom options.
 - h. *Janice Lohse, Hamilton High School Agriculture Teacher:* No, only labs would be held if needed.
 - i. *Charles Tracy, Superintendent:* Anyway we look at it; restrooms need to be ADA standards, including the path of travel to the barn.
 - j. *Charles Tracy, Superintendent:* We had to put a restroom out by Ella Barkley High School because the current restrooms were unable to be redesigned to fit ADA requirements due to the brick wall.

- k. *Greg Isom, Isom Advisors*: Has worked with Hamilton Unified School District in previous years to refinance bonds. Mr. Isom discussed options for financing if the school board chooses to take this direction. Please note: the below verbiage is for demonstration purposes.
- i. School districts have four major funding sources for facilities projects:
 1. Federal government programs – E-rate, QZABs
 2. State funding programs – state facilities bonds for modernization or new construction
 3. District’s general fund – Certificates of Participation (“COPs”), leases, pay-as-you-go
 4. Local property taxes – General Obligation Bonds (“GO Bonds”)
 - ii. Certificates for Participation:
 1. COPs are sold when a district does not have voter authorization to issue GO Bonds or the project is not authorized by an existing GO bond election.
 2. COPs are not considered debt for legal purposes so do not require voter approval.
 3. To issue COPs, the District must have a school owned facility with a value at or greater than the amount of COPs the District wants to sell. This facility will be the basis for a lease-type structure where the lease payments the District makes will pay investors.
 4. COPs can often provide greater flexibility with the types of projects that can be financed, don’t require voter approval, but they often have higher interest rates than GO Bonds.
 5. For COPs, districts must submit a letter outlining the purpose and cost of the financing to the
 6. County and County Office of Education, though they don’t need approval from either.
 7. COPs can often be structured to allow for early repayment from State, Federal, or GO Bond proceeds.
 8. Hamilton USD has not previously (recent history) issued COPs. However, it does have outstanding general obligation bonds.
 9. The District would sell its 2017 COPs to finance necessary projects.
 10. The 2017 COPs can be paid-off or refinanced with no penalty to the District (i.e. “at par”) as early as September 2021*. *Preliminary; subject to bids and terms received by potential purchasers.
- l. *Meredith Johnson, Attorney at Law – Dannis Woliver Kelley (DWK)*: Attorney at Law for DWK, helps school districts look into finance options for facilities. I am here to present information the HUSD school board. It would be a lease structure, not just a loan.
- i. In order to finance certain capital improvements, the Hamilton Unified School District is would need to enter into a Lease Purchase Agreement. The Agreement will obligate the District to make certain payments for the term of the Agreement, which payments can be made from any lawfully available moneys of the District.
 - ii. Public agencies may accrue debt in the form of a lease. The interest rates are fixed. 3.5%. This would be for the 2 million dollar option, but you can borrow less.
- m. Rod Boone, Board Member: Is the loan from private individuals?
- n. *Greg Isom, Isom Advisors*: It is going to be more regional banks, such as Chase, and Umpqua for example.
- o. Rosalinda Sanchez, Board Member: What do you see as the best option for the Hog Barn?
- p. Charles Tracy, Superintendent: It should be DSA approved in order to hold class (if it were to occur) to protect the District.
- q. *Janice Lohse, Hamilton High School Agriculture Teacher*: Draws draft sketch on white board for board members to see. Total in length was approximately 120 feet. Our idea was to make it affordable. We have until 2019 to spend money. Our idea has come from exploring other hog barns at nearby schools. Ms. Lohse notes that things/accidents still happen in a new shop. A member of our Ag department would like to be involved in the hog barn building process. Ms. Lohse thanks the Board for their time; asks them to pay attention and says we are deficit spending and she does not believe taking out a loan is good idea.
- r. Rosalinda Sanchez, Board Member: would like Board members to tour the AG area.
- s. *Charles Tracy, Superintendent*: The Barn should be taken care of first. Path of travel money is a concern however kids with disabilities need to be able to get there.
- t. *Rosalinda Sanchez, Board Member*: How have students with disabilities been taken care of?
- u. *Janice Lohse, Hamilton High School Agriculture Teacher*: We have not had trouble at this point with that; we have been accommodating by buddying up. No one with a wheel chair regularly present; if so there has been someone to help push the individual around if needed.

- v. *Janice Lohse, Hamilton High School Agriculture Teacher*: Same number of students and 4 ag teachers at Pierce High School.
- w. *Erin Johnson, HUSD Athletic Director/Librarian, Parent, and Community Member*: Pierce actually has more than 100 ADA than HHS. Recent data shows that enrollment at Pierce High School 444 and Hamilton High School was at 274.
- x. *Charles Tracy, Superintendent*: The welding shop is a wish, the priority is the hog barn.
- y. *Matt Juhl-Darlington, Attorney at Law – Dannis Woliver Kelly (DWK)*: – I would be concerned that you are unable to protect yourself. What we build now may be used differently in the future.
- z. *Janice Lohse, Hamilton High School Agriculture Teacher*: It would be not a fully enclosed area.
- aa. *Charles Tracy, Superintendent*: Is it possible that you would ask you classes to meet there for that day for example?
- bb. *Janice Lohse, Hamilton High School Agriculture Teacher*: We do not hold class there and do not plan on it.
- cc. *Wendall Lower, Board member*: Is there a conflict with the Adult Ed forklift class?
- dd. *Charles Tracy, Superintendent*: No, there are different requirements for Adult Ed.
- ee. *Janice Lohse, Hamilton High School Agriculture Teacher*: We are in the green house and that is not a classroom. It would still go to county – just not DSA.
- ff. *Rod Boone, Board Member*: What would going through DSA add?
- gg. *Janice Lohse, Hamilton High School Agriculture Teacher*: It is not so much about the money – it would be about the extra time it would take to go through DSA.
- hh. *Charles Tracy, Superintendent*: I believe we could begin by next summer.
- ii. *Wendall Lower, Board Member*: Is the demolition process part of that 350,000 for the hog barn?
- jj. *Charles Tracy, Superintendent*: No, I do not believe so.
- kk. *Janice Lohse, Hamilton High School Agriculture Teacher*: We could build in two months without DSA.
- ll. *Rod Boone, Board Member*: How many pigs?
- mm. *Janice Lohse, Hamilton High School Agriculture Teacher*: Approximately 40 to 50 pigs. We are maxed out with current facility.
- nn. *Wendall Lower, Board Member*: Plans? Process?
- oo. *Janice Lohse, Hamilton High School Agriculture Teacher*: \$4,500 for the plans. Waiting for the itemized list.
- pp. *Wendall Lower, Board Member*: Two different plans, one DSA and one not?
- qq. *Janice Lohse, Hamilton High School Agriculture Teacher*: No it would be one set of plans and DSA would make changes.
- rr. *Charles Tracy, Superintendent*: Getting DSA approved would guarantee the safety of the kids. Path of travel, i.e. ADA and DSA.
- ss. *Gabriel Leal, Board President*: Is \$350,000 the total cost?
- tt. *Charles Tracy, Superintendent*: No, costs will increase with DSA and ADA requirements. The unknown is also the fire suppression system.
- uu. *Rod Boone, Board Member*: The fire suppression has to be done regardless.
- vv. *Charles Tracy, Superintendent*: Would need to be done regardless, yes. It would be a loop around.
- ww. *Rod Boone, Board Member*: Is there any other funding for fixing these types of things?
- xx. *Greg Isom, Isom Advisors*: You have to have matching funds.
- yy. *Rod Boone, Board Member*: There are matching funds
- zz. *Greg Isom, Isom Advisors*: No matching funds for the hog barn.
- aaa. *Charles Tracy, Superintendent*: The governor has not released money. The gas lines were all funded by the District.
- bbb. *Mr. Schager, Community member*: Welding shop- why are we worrying about it?
- ccc. *Charles Tracy, Superintendent*: We are answering questions that the Board had at their site visit. Just on future ideas. The idea of a district office would be behind Ella Barkley High School. It would give more room to both school sites and allow more room/office space/resources for the sites; more room to meet with students, i.e. school psychologist.
- ddd. *Rod Boone, Board Member*: Bathrooms are coming with Adult Ed money.
- eee. *Rosalinda Sanchez, Board Member*: Soccer field?
- fff. *Charles Tracy, Superintendent*: The new pad rubs up against the soccer field and pushes it back into the softball field. Our soccer fields currently do not meet measurements for league regulation fields even before the pad.

- ggg. *Wendall Lower, Board Member*: I measured the existing space for soccer fields today. A CIF approved field is 65 X 110 yards – 280 foot and less than 60 foot wide is what we were currently playing on.
- hhh. *Charles Tracy, Superintendent*: there was a piping issue that is why the pad is that location.
- iii. *Wendall Lower, Board Member*: by shifting the field to the west you can actually make it closer to regulation. It can work. Went out today and measured.
- jjj. *Charles Tracy, Superintendent*: We do not have enough real-estate to accommodate our needs to make them regulation.
- kkk. *Vicki Casillas, Parent and Community Member*: Why not build that office at the park?
- lll. *Charles Tracy, Superintendent*: Because it is on campus and closer to the sites. We are getting part of the compliance done with Adult Ed. This would have to be all done at the park including a parking lot.
- mmm. *Rina Gonzalez, Hamilton High School English Teacher, Parent and Community Member*: Our community is supportive – if the need is such. I believe our community would support a bond. We could send out a survey to see if people would support a bond.
- nnn. *Vicki Casillas, Parent and Community Member*: If you are planning on a bond, people would not support a district office if that is what it was used for.
- ooo. *Charles Tracy, Superintendent*: This would not be on a bond. The board can authorize a resolution for a bond but the board cannot come up with the idea. A separate entity has to encourage voters to support it.
- ppp. *Rina Gonzalez, Hamilton High School English Teacher, Parent and Community Member*: Please communicate those needs to the community. I would hate to pass on something that is a burden.
- qqq. *Tom Conwell, Community Member*: We already have a bond that we have not paid off. If you put out the need for a bond I will fight you on it.
- rrr. *Gabriel Leal, Board President*: My concern about a bond is how much can we actually afford.
- sss. *Charles Tracy, Superintendent*: Real-estate discussion should be discussed when there is more growth. We address our immediate need for space. It will be a larger discussion.
- ttt. *Tomas Loera, Board Member*: We just wanted to see what was possible.
- uuu. *Wendall Lower, Board Member*: I apologize; I have not been able to get time off to attend the recent tour of the HUSD sites. The issue here is communication with staff, community, the district, and Superintendent. A walk around board meeting would be beneficial. Those who fought for the ground are upset to see the field had been encroached on. I am not in favor of getting slapped later about the barn, I believe it would be a good idea to go through DSA. The edge water property; we could put buildings on it but not school buildings.
- vvv. *Rina Gonzalez, Hamilton High School English Teacher*: Can you sell it?
- www. *Charles Tracy, Superintendent*: You can only sell it to replace it for a new school place.
- xxx. *Froylan Mendoza, Parent*: Does the new levee change the status of the property?
- yyy. *Charles Tracy, Superintendent*: Unsure but there are minimum amounts for acreage to have a school. If new a residential community was built, you have to have school space and green space.
- zzz. *Gabriel Leal, Board President*: This is only discussion. Back to the barn, if they by chance have classes in there, even in the future going through DSA would be a good idea.
- aaaa. *Tom Conwell, Community Member*: Land is hard to come by; when I was on the Board we had the opportunity to buy more land and we didn't – we should have.

2. First Reading of Board Policy 3470 Debt Issuance and Management. (Page 1-12)

- a. New requirement as of January 2017. Has to approve a debt management policy. If you decide to do this you are able to if you maintain this board policy. Will return for second reading and approval during August 23rd board meeting.

5.0 **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.

Vicki Casillas, Parent and Community Member: What is being built by Ella Barkley High School?

Charles Tracy, Superintendent: New Adult Ed buildings through grant funding and putting in restrooms. Pad for additional office space if the Board chooses.

Vicki Casillas, Parent and Community Member: A lot of people were disgruntled about the field.

Charles Tracy, Superintendent: I understand; we can fix of the softball field to meet our needs.

Wendall Lower, Board Member: Encroaching on the softball field 5 to 6 feet.

Froylan Mendoza, Parent: Will the field be regulation now?

Wendall Lower, Board Member: No it will not be. The boys' field is not regulation either. They would be if the fields were oriented in a different way.

Gabriel Leal, Board President: Playoff games have to consent to it because it is not regulation.

Wendall Lower, Board Member: The farthest point of the of the area would be a future district office if the board approves that project.

Froylan Mendoza, Parent: Thank you Wendall. These things should go out to the community to help communication.

6.0 **ACTION ITEMS:**

- 1. Chief Business Official Contract July 1, 2017 to June 30, 2019. (Page 13-18)

Motion for approval by Tomas Loera, seconded by Wendall Lower.

Motion Carried: 5-0

Loera: Aye	Boone: Aye
Leal: Aye	Lower: Aye
Sanchez: Aye	

7.0 **CONSENT AGENDA:** 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.

- 1. Warrants and Expenditures. (Page 19-48)
- 2. Minutes for the Special Board Meeting on June 7, 2017. (Page 49-52)
- 3. Minutes for the Regular Board Meeting on June 21, 2017. (Page 53)
- 4. Minutes for the Regular Board Meeting on June 28, 2017. (Page 54-58)
- 5. Personnel Actions as Presented:

a. Resignations/Retirement:

i. Darcy Pollak HES Principal

Motion for approval by Wendall Lower, seconded by Rosalinda Sanchez.

Motion Carried: 5-0

Loera: Aye	Boone: Aye
Leal: Aye	Lower: Aye
Sanchez: Aye	

8.0 **(ADJOURN TO CLOSED SESSION IF NEEDED) IDENTIFY CLOSED SESSION ITEMS:** 7:32 p.m.

9.0 **PUBLIC COMMENT ON CLOSED SESSION ITEMS (IF NEEDED):** Public comment will be heard on any closed session items. The board may limit comments to no more than three minutes per speaker and 15 minutes per item.


10.0 **ADJOURN TO CLOSED SESSION (IF NEEDED):** To consider qualified matters.

- 1. Government Code Section 54957.6, Labor Negotiations. To confer with the District's Labor Negotiator, Superintendent Charles Tracy regarding HTA and CSEA negotiations.
- 2. Government Code Section 54957 (b), Personnel Issue. To consider the employment, evaluation, reassignment, resignation, dismissal, or discipline of a classified and certificated employees.
- 3. Government Code Section 54956.9, Subdivision (a), Existing litigation. Name of case: Crews v. Hamilton Unified School District, Glenn County Superior Court, Case No. 15CV01394.

REPORT OUT ACTION TAKEN IN CLOSED SESSION:

Gabriel Leal, Board President: The Board gave direction to the Superintendent on personnel matter.

11.0 **ADJOURNMENT:**

 8.23.17

 Wendall Lower, Clerk



 Charles Tracy, Superintendent