

**WESTERN PLACER UNIFIED SCHOOL DISTRICT
SPECIAL MEETING OF THE BOARD OF TRUSTEES**

March 25, 2003, 6:00 – 8:00 P.M.

**District Office Staff Development Room
810 J Street, Lincoln**

MINUTES

BOARD MEMBERS PRESENT

Karen Roberts, President
Paul Long, Vice President
Marcia Harris, Clerk
Earl Mentze Member
Nels Tahti, Member

BOARD MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Roger R. Yohe, Superintendent
Jay M. Stewart, Assistant Superintendent, Business Services
Scott Leaman, Assistant Superintendent, Educational Services
Trudy Wilson, Director, Business Services
Eva McGuire, Secretary to the Superintendent

PRESS

Keith Reid, Press Tribune - Absent

STUDENT

Heather Wellendorf, LHS Student Advisory Representative - Absent

1. WELCOME/CALL TO ORDER

For the benefit of the students of the Western Placer Unified School District, President Roberts called the meeting to order at 6:00 p.m. President Roberts also led the audience in the Pledge of Allegiance.

2. COMMUNICATION FROM PUBLIC

Mike Agrippino, President of the Teacher's Association, WPTA, addressed the Board of Trustees, noting he was looking forward to an informative meeting and that it would be a good forum to discuss COP's (Certificates of Participation) as a method of payment.

3. FACILITY REVIEW AND UPDATE

Jay Stewart, Assistant Superintendent of Business Services

Mr. Stewart explained the areas he would be reviewing with overheads, copies available upon request, would be "New Construction", "Modernization", "Deferred Maintenance" and "Capital Facilities Cash Flow". He noted the format of the meeting would be flexible with additional questions welcomed.

3.1 ASSETS THE DISTRICT OWNS

The facility, acreage, asset description and special notes were reviewed for the following facilities:

- Carlin C. Coppin Elementary School
- Creekside Oaks Elementary School
- First Street School
- Sheridan Elementary School
- Valley View Elementary School
- Glen Edwards Middle School
- Lincoln High School
- Lincoln North High School
- Phoenix High School
- Sixth Street Lighthouse Facility
- Transportation/Maintenance Facility
- Outdoor Learning Environment
- District Farm
- Community Center
- District Office
- Lot APN 008-091-003 (LHS Construction Technology Class Home)
- Lot APN 008-041-001
- Lot APN 008-042-003
- Lot APN 008-942-004
- Lot APN 008-054-014

3.2 PRELIMINARY STATE MODERNIZATION ELIGIBILITY

Mr. Stewart explained the district qualifies for 5.5 million. State contribution is 60%; District contribution is at 40%. The categories that can be funded in order of priority are – safety, health, code requirements, building protection, program, site, and cosmetic. District schools, which qualify for modernization funds, are:

- Carlin C. Coppin Elementary School
- Sheridan School
- Valley View Elementary School
- Glen Edwards Middle School
- Lincoln High School
- Phoenix High School
- Lincoln North High School

Mr. Stewart noted the responsibility the district has to make sure current schools do not lag behind the new schools we will be building. A needs assessment prioritizing program and cosmetic needs will be done.

3.3 DEFERRED MAINTENANCE PROGRAM – FIVE YEAR PLAN

Funding is determined by ADA, the district has to match the funds. A year-to-year assessment of each school is done. Mr. Stewart noted the schools receiving deferred maintenance in the next 5-years and the maintenance to be done. Deferred Maintenance Funds may only be used for the following: Asbestos, Electrical, and Floor Covering HVAC, Lighting, Painting, Paving, Plumbing, Roofing, Underground Tanks, and Wall Systems.

3.4 PROJECTED NEW SCHOOL CONSTRUCTION

The following new school construction was listed:

- Foskett Ranch Elementary School, K-5, January, '05
- Lincoln Crossings Elementary School (North), K-5, Undetermined opening
- Lincoln Crossings Elementary School (South), K-5, Undetermined opening
- Lincoln Crossings Middle School, 6-8, Undetermined opening
- Twelve Bridges Elementary School (A), K-5, August, '04
- Twelve Bridges Elementary School (B), K-5, Undetermined opening
- Twelve Bridges Middle School, 6-8, August, '05
- Twelve Bridges Learning Center, 9-12, August, '07

It was noted all projected schools except the Twelve Bridges Learning Center, are co-located next to joint-use park sites.

Mrs. Harris strongly expressed her concerns with the district's grade configuration i.e. K-5 instead of K-6. It was noted for those parents who wish, there is a K-8 school at Sheridan. Mr. Agrippino offered to have Mrs. Harris meet with the sixth grade staff at Glen Edwards Middle School to discuss her concerns.

The following was also noted: ~Education Specs have already been completed by the committees (teachers, parents, students, administration, board members); ~school costs reflect the district's program specifications and are not "cookie cutter" schools; ~all new schools are permanent buildings, however they will be built in such a way that additions can be made; ~current schools will see reduction in students as new schools open, thus portable buildings which the district leases will be removed.

3.5 DEVELOPMENTS ON LINE

Mr. Stewart explained he works closely with the City of Lincoln, and the development community to determine residential construction schedules. Projected housing starts, by month, were reported through 2017 for the following housing developments:

- o Aspen Meadows
- o Brookview Estates IV
- o Cyprus Meadows
- o Del Webb
- o Foskett Ranch (LDR)
- o Foskett Ranch (HDR)
- o The Grove
- o Lincoln Highlands
- o Nader Ranch
- o Premier Homes
- o Stamos Corporation (HDR)
- o SunCal Companies
- o Sycamore Ventures
- o Three D
- o Twelve Bridges

He noted this information does not include in-fill (city lots) building, unincorporated areas of the district, or commercial income. This information helps to track income from the developers.

3.6 CAPITAL FACILITIES PROJECTED CASH FLOW

Under this area, Mr. Stewart reviewed the revenue side of the cash flow picture i.e. beginning balance, interest earnings, other local revenues, and secured roll. Total developer fees and total Mello-Roos fees were reviewed.

Also reviewed under this section were projected expenditures i.e. Certificates of Participation (COP) for Facility Construction and School Site Purchase; Portable building leases; Portable site development/installation; new schools A & E; and support and administration. It was explained that COPs monies are Board approved debt instruments; he reviewed what has been paid for with COP funds. NTD district architects are still refining the costs of the new schools; final figures and interest are not included under expenditures. Mr. Stewart noted it would take 2-3 years to build up enough capacity to pay for the new school. The report for expenditure cash flow was extended to 2018 for this report.

3.7 DISCUSSION

The following discussion is in narrative form:

- Where are we on the high school stadium? It will be started in the spring of 2004, ready in August of 2004.
- The two new elementary and middle schools are part of the Lease-Lease Purchase package with NTD and Edge, also the Design Build program.
- Modernization and Deferred Maintenance was questioned as to what the board would like to see completed in order to keep the schools equal. Mr. Stewart responded the starting point is at the school level talking to staff, develop a large list, evaluate funding and begin the prioritization process. Background work is done over the summer; work with staff begins in the fall.
- Mrs. Roberts noted she would like to see the Community Center gymnasium used more, and perhaps revamping it, making a gym for GEMS? Mr. Tahti responded this has been studied in the past, amount of land is the problem, a middle school cannot be built on a 10- acre parcel. Mrs. Harris thought perhaps the district could be more reasonable in building new schools and get a gym for the middle school. Mr. Tahti reviewed with her background, and the capabilities of district administration in the planning process.
- When will the Master Plan be available? The current master plan is not adequate because of the extreme changes with growth. Mr. Stewart works closely with the city, and noted he would rather develop a strategic plan. Mr. Mentze felt this would be more realistic and perhaps the Board President and Mr. Stewart could work on this. Mr. Tahti noted the education specs are the strategic plan and that tonight's presentation is the master plan. He requested Mr. Stewart to begin making monthly facility reports at board meetings under his report area.

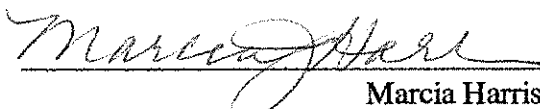
- Mrs. Harris reported having read in the paper of the partnering with the City of Lincoln on a new district office and she would like to go on record she would be against a "Tajmahal" as a district office, that classrooms take precedent. It was explained to her that there are two members of the Board of Trustees that sit on the committee that is working on joint projects with the city.

3.8 ADJOURNMENT


With no further business, the meeting was adjourned at approximately 7:45 p.m.



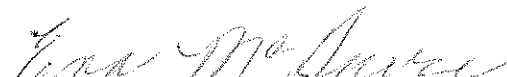
Karen Roberts, President



Marcia Harris, Clerk



Roger R. Yohe, Superintendent



Eva McGuire, Secretary to Superintendent

ADOPTED:	May 6, 2003
AYES:	Harris, Long, Mentze, Roberts
NOES:	None
ABSENT:	Tahti
ABSTAIN:	None