

**West Contra Costa Unified School District
Board of Education Special Meeting / Study Session Minutes**

Lovonya DeJean Middle School
3400 Macdonald Avenue
Richmond, CA 94805

May 30, 2018 6:30 PM

A. CLOSED SESSION

- 1. CALL TO ORDER**
- 2. DISCLOSURE OF ITEMS TO BE DISCUSSED IN CLOSED SESSION - (Government Code 54957.7)**
- 3. RECESS TO CLOSED SESSION AS SCHEDULED**

- 1. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION [Government Code Section 54956.9(d)(1)]**
- 2. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE TO LITIGATION [Government Code Section 54956.9(d)(2) or (d)(3)]**
- 3. CONFERENCE WITH LABOR NEGOTIATORS**
- 4. PUBLIC EMPLOYEE APPOINTMENT**
- 5. REPORT OF CLOSED SESSION ACTIONS**

B. OPENING PROCEDURES

Minutes:

President Cuevas called the meeting to order 6:47 P.M.

1. Pledge of Allegiance

2. Welcome and Meeting Procedures

Minutes:

President Cuevas offered welcome and instructions to the public regarding the meeting.

3. Roll Call

Minutes:

Board Members Present: Liz Block, Valerie Cuevas, Tom Panas, Mister Phillips. Ms. Kronenberg was absent.

Staff Present: Julio Arroyo, Executive Director Maintenance; Seung-Ja Cha, Coordinator Business Services; Jeanette del Rio, Translator; Matthew Duffy; Luis Freese, District Engineering Officer; Debbie Haynie, Executive Secretary; Joshua Herrera, Maintenance Supervisor; Jackie Kim, Internal Auditor; Lisa LeBlanc, Associate Superintendent Facilities, M & O/Bond Program; Luis Nunez, Desktop

Support Technician; Carolina Popocatl, Translator; Melissa Payne, Director of Contracts; Marcus Walton, Communications Director; Ken Whittemore, Assistant Superintendent Human Resources

4. Public Comment on Agenda Items

Minutes:
Georgio Cosentino

C. BUSINESS ITEMS - CONSENT ITEMS

- 1. Routine Personnel Changes - Certificated**
- 2. Award of Contract: Wilson Elementary School Temp Campus Conversion - PG&E Service Conversion to Underground Service**
- 3. Award of Contract: Wilson Elementary School Temp Campus Play Structures**
- 4. Award Contract for Wilson Temp Campus Conversion To ERA Construction, Inc.**
- 5. Ratification of Negotiated Bond Program Change Orders**

Motion Passed: Mr. Panas moved approval of Consent Items D.1-D.5. Ms. Block seconded. Ms. Block, Mr. Panas, Mr. Phillips and President Cuevas voted yes with no abstention and Ms. Kronenberg absent. Motion carried 4-0-0-1. Passed with a motion by Tom Panas and a second by Liz Block.

Yes Liz Block
Yes Valerie Cuevas
Yes Madeline Kronenberg
Yes Tom Panas
Yes Mister Phillips

D. FACILITIES STUDY SESSION

1. Facilities, Planning & Construction Department Implementation Update

Minutes:

Ms. LeBlanc introduced Mr. Luis Freese who also participated in the presentation.

Ms. LeBlanc provided an organizational chart comparing staffing for 2015 with 2017 and a reduction of 77% over the last four years. Ms. LeBlanc spoke of the challenges, escalation in construction costs and budgeting, and how the District is adapting. She addressed nonbond projects including ongoing capital improvement projects, energy projects, Proposition 39 facilities requests and long-term projects, k-8 school expansions, Mandarin School growth, and the workforce housing feasibility study. She also spoke about bond projects including legacy projects that are outside the Facilities Master Plan (FMP), as well as FMP projects.

Ms. LeBlanc provided a definition of the Educational Specifications. Mr. Freese detailed the Materials and Product Standards regarding performance, service life cycle and savings. He also detailed Sole Source Products to ensure safe, practical

and efficient construction and maintenance throughout the District over long periods of time. Mr. Freese provided detail of several ongoing construction projects.

Ms. LeBlanc discussed future temporary school housing and also presented an update on implementation of the FMP relating to cash flow and funding.

Public Comment:

Don Gosney, Anton Jungherr, Mike Cunningham, Annika Dukes, Amy de Hart, Mya de Hart, Ellie de Hart

Board Comment:

Mr. Phillips began with questions about facilities. Mr. Arroyo, Executive Director of Maintenance was available to address Mr. Phillips questions concerning rodent control and weed abatement. Mr. Phillips continued with remarks about the construction program, particularly the high school campuses filled with students from outside the attendance area. Mr. Duffy offered clarification concerning student transfer rates to Pinole and Hercules schools. Mr. Phillips continued with questions about consideration for the use of Kennedy and Portola sites. He then turned to questions regarding the fund balance and shortfall if funds not received from the State. Ms. LeBlanc offered clarification about project savings and critical needs projects using the fund balance. Mr. Phillips spoke about a firewall or artificial barrier between staff dealings and Board dealing with policy issues. He was of the opinion that it sets a barrier limiting the Board's ability to address practical issues within the District. Mr. Phillips said the community holds the Board and staff accountable. He also said that he would like staff's response to the input from Mr. Jungherr's and Mr. Cunningham's remarks heard during the public comment. Ms. LeBlanc responded to remarks from Mr. Jungherr.

President Cuevas asked about other elementary options to address overcrowding for Fairmont. Superintendent Duffy responded about opening additional classes at Harding and Mira Vista, and potentially at the Wilson temporary campus. Superintendent Duffy also spoke about Transitional Kindergarten class at Stege Elementary.

President Cuevas left the dais at 8:41 PM. Mr. Phillips assumed the gavel.

Ms. Block spoke about families at Fairmont feeling underappreciated with the closure of Castro school and resulting overcrowding. She continued with questions about the population increase in El Cerrito and demographers' projections. She favored returning cost savings back to the budgeted funds.

Mr. Panas had questions regarding staff considerations about purchase or continued rental of portables at Valley View Elementary. Ms. LeBlanc clarified. Mr. Panas continued with remarks and questions concerning the Mandarin School capacity at Serra, and additional questions about Fund 21 and Report 13. Ms. LeBlanc responded. Mr. Freese provided details about projects at Grant, Highland and Lake

Elementary Schools. Mr. Panas concluded that he was of the opinion that unspent funds should go back to the fund for future cash flow. Mr. Panas continued with remarks about good governance, the role of board members and the leverage point.

Ms. Block remarked about a policy to provide clean restrooms and appropriate supplies with some consistency across the District. She asked a follow up question to rodent concerns. Mr. Arroyo responded.

President Cuevas returned and resumed the gavel.

Mr. Phillips had additional remarks about county citing around facilities deficiencies. Mr. Arroyo reported a 95% completion rate with additional projects scheduled for completion during the summer. Mr. Phillips suggested direction to staff about drafting a policy regarding restrooms to address the needs.

President Cuevas spoke about making sure restrooms are cleaned and well stocked, and inquiries about finances to staff. Mr. Panas had questions about current custodial staffing in place. President Cuevas talked about budgeting and interest in prioritizing the budget for campuses, employees, and students. President Cuevas had additional remarks about the Educational Specifications and construction of schools to range. Ms. LeBlanc offered clarification for school size related to demographic data.

Ms. Block had remarks about the details of the Educational Specifications (Ed. Specs.). She would like more information. Ms. LeBlanc clarified differentiation in Ed. Specs. for space and use, and Materials Products and Standards with flexibility in products used. Mr. Freese added additional information regarding the requirement to standardize within certain quality of construction products and life expectancy.

President Cuevas had additional remarks regarding facilities implications for charters and Proposition 39 facilities requirements. She asked how to pay for this and the implications for budgeting around facilities where charters are concerns. Ms. LeBlanc responded that it was a legal obligation and challenge. Ms. Block remarked about potential legislation to provide more for charter school construction funding. President Cuevas asked how the community had conversation about the emotional dissonance as it related to budgeting. Ms. LeBlanc responded that it is not an easy conversation, trying to make changes at the state level, and how laws are written to alleviate school districts.

Mr. Phillips remarked about determining the current situation around restrooms and custodians at all schools. He said he would like a restroom policy, and additional information about how the District is currently servicing restrooms. Ms. LeBlanc said that staff could provide information about staffing formulas and implementation at schools as helpful information.

E. ADJOURNMENT

Minutes:

President Cuevas adjourned the meeting at 9:23 PM.