

BOARD OF EDUCATION

Minutes

Special Facilities Workshop

July 11, 2007

6:05 p.m.

CJUSD Student Services Center

The Board of Education of the Colton Joint Unified School District met in a Special Facilities Workshop Session on Wednesday, July 11, 2007, 6:05 p.m. (Public Session) in the Board Room at the CJUSD Student Services Center, 851 So. Mt. Vernon Avenue, Colton, California.

Trustees Present

Mr. Frank A. Ibarra	President
Mrs. Marge Mendoza-Ware	Clerk
Mr. Mel Albiso	
Mr. Robert D. Armenta, Jr.	
Mr. David R. Zamora	

Trustees Absent

Mr. Mark Hoover	(Unexcused)
Mr. Kent Taylor	Vice President (Excused)

Staff Members Present / *Excused

Mr. James A. Downs	Dr. Diane D'Agostino*
Ms. Angelia Wyles	Mrs. Bertha Arreguín*
Mr. Casey Cridelich	Mr. Roger Kowalski
Mr. Jerry Almendarez	Mrs. Alice Grundman
Mr. Rick Dischinger	Mr. Michael Townsend
Dr. Garry Schneider	Ms. Katie Orloff
Mrs. Yolanda Cabrera*	Mrs. Chris Estrada

Call to Order

Board President Frank Ibarra called the meeting to order at 6:05 p.m. Board member Albiso led in the Pledge of Allegiance to the flag of the United States of America.

Public Comment

Public Comment—Agendized Items—None

Public Comment

Public Comment—Non-Agendized Items—None

Guests Introduced

- Mayor Maryetta Ferré, City of Grand Terrace
- Councilman Jim Miller, City of Grand Terrace
- Ray Abril, Jr., Former Board Member, CJUSD
- Dan Flores, Field Representative, Supervisor Josie Gonzales
- Gary Koontz, Planning Consultant, City of Grand Terrace
- Bob Hensley, WLC Architects
- Steve Stearns, WLC Architects
- Betty Hanson, California Financial Services
- Michael Ogburn, California Financial Services
- Sammer Alzubaidi, Vanir Construction Mgmt Inc.
- Mike DeVries, Vanir Construction Mgmt, Inc.

1. Facilities Update: Director of Facilities Alice Grundman provided a brief status report of new and ongoing modernization projects district wide, Rogers' School fire-damage repairs, proposed new schools and projects in the planning stages. Relative to high school #3, District staff, architects and construction managers continue to meet and discuss various issues such as traffic impaction, street improvements, and cost-savings methods. Consultants for the District and Inland Timber continue to work together on the relocation project anticipated to be complete by November/December 2008.

2. High School #3 and Vacant Land Issues: Assistant Superintendent of Business Services Casey Cridelich provided a powerpoint presentation that addressed the items listed and answered Board members' questions.
 - A. High School #3: options and costs, financing methods for each option and costs due to the erosion of buying power of Measure B funds over time and inflation since September 2001.
 - The project schedule has been extended 18 to 24 months based on the estimated relocation of the current two tenants.
 - Costs are based upon mid-point of construction out to July 2008 (prices will increase by at least 4% when the last tenant moves out)
 - Illustrations included designs of three phases based upon what other districts are currently including in their initial comprehensive schools phases because of affordability: initial phase, base campus, and original master plan.
 - B. Vacant Land Issues/District's Two Parcels: The City of Colton is promoting their proposed super block project and is interested in developing a joint agreement for a common government center, i.e., board room, meeting rooms. Discussions have included exchanging land for similar value and meetings will be held after the appraisal is complete in 2-3 weeks.

Various developers are inquiring about the two parcels: 1) Bloomington Middle School property for retail development. If this option were to occur, the BMS relocation project would have to be financially supported with no expense to the District. 2) An easement north of Terrace View Elementary School (one acre, appraisal in process). Casey Cridelich stated that he would provide the Board with a status report regarding specific options after the appraisals are complete. Ray Abril, Jr. addressed the Board by stating that the location for the proposed 'super block' development does not impact the District's property and the purpose of the property purchase was to build a new District Office.

3. Board Members Questions/Concerns

Mel Albiso inquired about the amount of assistance received from the City of Grand Terrace relative to high school #3: response: relocation of waterline: District 40%, Grand Terrace City 60%.

Marge Mendoza-Ware voiced student health and safety concerns relative to the proposed AES powerplant. Grand Terrace Mayor Ferré stated that the Council shared the same concerns and is awaiting a preliminary ruling from the California Energy Commission, which would be followed by public comment for the environmental review. Following this process, the Council would take an official stance to oppose the powerplant. Gary Koontz, Community Development Director, provided a historical account of discussions held at joint meetings relative to the District's initial plans to acquire 27 acres adjacent to the freeway and the explanations given and decisions made. Board members Mendoza-Ware and Ibarra stated that they were in attendance at those meetings. Questions were raised regarding a parcel on the southwest corner adjacent to the District's property. Mr. Koontz responded that the property was purchased from K & J Plating with the intention to allow utilization by the District for an overflow parking lot.

Frank Ibarra inquired about the feasibility of developing a plan and securing funding sources to move forward with the base campus design. Casey Cridelich reviewed the components of the base design, the total projected budget (July 2008 midpoint), the amount spent to date, funding sources and amounts (bond and state funds) and the amount to be financed. Board members shared their thoughts, ideas and concerns regarding other possible options including joint agreements with other entities, expanding current sites, and possible relocation of the high school. Discussion ensued regarding the impact on the District: i.e., legal fees, litigation costs, and fallout from the cities involved. Facilities Director Alice Grundman stated that if a decision were made to relocate the high school, it would require "starting over" and a duration period of approximately 3-4 years.

Grand Terrace City Councilman Jim Miller suggested that a joint open forum between the District, Board of Education and the City of Grand Terrace be held to discuss all options before a decision is made to relocate the high school.

Mel Albiso suggested that staff continue with current plans but also develop a plan and relocation timeframe to assist the Board with decisions relative to high school #3. Also, Superintendent Downs will meet with City and County representatives regarding options and joint-use agreements to maximize resources.

Board Consensus: As a result of lengthy discussion initiated by Board members Albiso, Mendoza-Ware, and Ibarra regarding delays relative to high school #3, the Superintendent and staff will secure a company to review other options including the possible expansion of other District sites.

Superintendent Downs will provide information to the Board regarding initial discussion/information relative to the District's progress regarding high school #3 and other projects.

Adjournment: At 7:25 p.m., the meeting was adjourned to the next Regular Board of Education Meeting on July 19, 2007, 5:30 p.m. in the Board Room at the Student Services Center, 851 South Mt. Vernon Avenue, Colton, California.