

**SANTEE SCHOOL DISTRICT
REGULAR MEETING
OF THE BOARD OF EDUCATION**

October 16, 2007
MINUTES

Douglas E. Giles
Educational Resource Center
9619 Cuyamaca Street
Santee, California

A. OPENING PROCEDURES

1. Call to Order and Welcome

President Carlisle called the meeting to order at 7:05 p.m. and read the District Mission Statement.

Members present:

Allen Carlisle, President
Dan Bartholomew, Vice President
Dianne El-Hajj, Clerk
Dustin Burns, Member
Barbara Ryan, Member

Administration present:

Dr. Lisbeth Johnson, Superintendent and Secretary to the Board
Bill Clark, Assistant Superintendent, Business Services
Emily Andrade, Assistant Superintendent, Educational Services
John Tofflemire, Assistant Superintendent, Human Resources
Linda Vail, Executive Assistant and Recording Secretary

2. President Carlisle invited Taylor Stanley, daughter of teacher Chris Stanley, to lead the members, staff and audience in the Pledge of Allegiance.

3. Approval of Agenda

It was moved and seconded to approve the agenda.

Motion: Ryan

Second: Burns

Vote: 5-0

B. REPORTS AND PRESENTATIONS

1. Superintendent's Report

- 1.1. Developer Fees Collection Report
- 1.2. Use of Facilities Report
- 1.3. Enrollment Report
- 1.4. Schedule of Upcoming Events

Dr. Johnson wished Board members a "Happy Bosses Day" and thanked the Board for being great to work with.

2. Spotlight on Caring Community – Captain John Sengebusch and Firefighters Association, Clare Taft, and Pam Brasher for placing AED's in Santee School District

Emily Andrade, Assistant Superintendent of Educational Services shared that she was honored to introduce Captain John Sengebusch, Clare Taft, and Pam Brasher, who believed that it would be a great benefit to have AED's in all schools and departments. She thanked them for bringing the need to our attention and helping with the fundraising to finance the purchase of the AED's. President Carlisle presented each honoree with a certificate of appreciation. He also presented a certificate of appreciation to the Santee Firefighters Association, who provided grants to place AED's at schools and in departments.

3. Spotlight on Learning - Chris Stanley, San Diego County Teacher of the Year

John Tofflemire, Assistant Superintendent of Human Resources, reported that each year the District has the opportunity to select a teacher that goes the extra mile to educate our students to represent the teachers in Santee. This year Chris Stanley was nominated by Santee and was selected by the San Diego County Office as a 2008 "Teacher of the Year."

President Carlisle said, on behalf of the Board, they could not thank Mr. Stanley enough for the work that he has done. He is a teacher who goes above and beyond what is expected. Member Burns said it was an honor to know Mr. Stanley and his family and this recognition is well deserved. Member Bartholomew shared that a lot of people's lives have been touched by Mr. Stanley, including his older son, who was home watching the event on TV and text messaged him at the awards ceremony excited that Mr. Stanley had won. Member E-Hajj saw Mr. Stanley's interview on KUSI and said it was so typical of Chris to express gratitude to his colleagues. Member Ryan said she echoes all the things Board members have said and it has been a pleasure for her to watch Mr. Stanley grow and develop over the years into an outstanding teacher. President Carlisle presented Mr. Stanley with a plaque honoring him as a 2008 San Diego County Teacher of the Year. Mr. Stanley thanked the Board and said he believes being a teacher is a team effort and thanked everyone who is part of the Santee team.

4. Introduction of New Probationary Teachers

Mr. Tofflemire reported that last year the District did not have the opportunity to offer any probationary contracts. He was pleased to announce this year the District is able offer ten probationary contracts and introduced the ten new probationary teachers approved by the Board at the October 2, 2007 meeting.

Sharon Eldredge	Bonnie Jackson	Cynthia Walker
Carrie Chadwick	Shawna Pezanoski	Carly Bates
Jennie Korch	Jayne Pezanoski	
Laura Goldman	Saeja Slatinsky	

5. Spotlight on Learning - Principal Presentations from Chet F. Harritt and Carlton Hills Schools on Instructional Leadership to Meet Student Achievement Targets

Dr. Johnson shared that again this year, Principals will be sharing with the Board their goals for instructional leadership. One of the goals this year is to infuse rigor into the learning and the Principals will share their individual site plans toward this goal.

Stephanie Pierce, Principal at Chet F. Harritt School, shared her goals focusing on increasing rigor in the classrooms. She said she looks for quality curriculum, collaborative teaching practices, accountability, and instructional practices in the classroom.

Mrs. Pierce presented a video she created showing teachers going through the writing process with students. The stages covered by the teaching models were modeling, guiding, conferring, and peer editing and presentation. Board members thanked Mrs. Pierce for her presentation.

Minnie Malin and Terry Heck, the Principal and Vice Principal of Carlton Hills School respectively, shared the outstanding accomplishments of their special educational staff. Carlton Hills is the only school in Santee with a significant subgroup of students with disabilities. This year this subgroup had a 31 point increase in API and 25% percent of the students moved to the next proficiency level. Carlton Hills' special education program is so effective because of the initiation of the RTI intervention program. Mrs. Mitchell and Mrs. Comen, Carlton Hills' resource teachers, provide double doses of curriculum. The teachers have high expectations, collaborate with regular education teachers, use research-based curriculum, and apply instructional practices that adhere to the rigor.

The special education teachers, using Marzano's research-based strategies that increase student achievement, have met the challenge and Carlton Hills' students with disabilities have exceeded the expectations.

C. PUBLIC COMMUNICATION

President Carlisle invited members of the audience to address the Board about any item not on the agenda. Mrs. Susanne Dale, a former District parent and community member, spoke to the Board. She reported on Santana's Challenge Day program and activities, and the participation of 100 students from Santee School District. She said the day was a memorable event for students.

Mrs. Dale also reported that as a longtime resident and parent at Cajon Park School, she continues to have a vested interest in the outcomes of Santee School District. She reported that she was hurt and angry because several weeks ago she visited Cajon Park School and was asked by the Vice Principal why she was there, as she no longer had children at Cajon Park and she was asked not to come to the Cajon Park campus. She also shared that she believed last year the Cajon Park School Site Council was kept in the dark about their budget and were forced to take a vote on the discretionary block grant. Santana used their discretionary block grant funds for Challenge Day, with \$3,500 going toward Santee School District student participation. She said she feels misled and used and, as a community member she will continue to ask questions and expect answers.

President Carlisle thanked Mrs. Dale for her comments and said the Board could not take any action. Her comments will be brought to the attention of administration.

D. CONSENT ITEMS

Items listed under Consent are considered to be routine and are all acted on by the Board with one single motion. President Carlisle invited comments from the public on any item listed under Consent.

Superintendent

1.1. Approval of Minutes

Business Services

2.1. Approval/Ratification of Travel Requests

2.2. Approval/Ratification of Expenditure Warrants

2.3. Approval/Ratification of Purchase Orders

2.4. Approval/Ratification of Revolving Cash Reports

2.5. Acceptance of Donations

2.6. Adoption of Resolution to Designate Authorized Representative to San Diego County Schools Fringe Benefits Consortium for Fringe Benefits Programs

2.7. Adoption of Resolution to Designate Authorized Representative to San Diego County Schools Risk Management Joint Powers Authority for Workers' Compensation, Property & Liability, or Other Risk or Plan Authorized by Law

Educational Services

3.1. Approval of Memorandum of Understanding Between Santee School District and Savanna School District for Title III Immigrant Consortium Agreement

3.2. Approval of Memorandum of Understanding with San Diego Youth and Community Services – Community Assessment Team for Project PEACE (*Pulled for separate consideration.*)

3.3. Adoption of Proclamation Endorsing Drug Awareness Week, October 23-31, 2007

3.4. Disposition of Obsolete Textbooks

Human Resources

4.1. Personnel, Regular

4.2. Approval of Resolution No. 0708-07 to Reduce Work Hours and/or Layoff of Identified Classified Employees

Consent Item D.3.2. was pulled by Member Ryan for separate consideration. It was moved and seconded to approve Consent Items, with the exception of Item D.3.2.

Motion: Burns

Second: Bartholomew

Vote: 5-0

Member Ryan asked Meredith Riffel, Collaborative Coordinator, how SDYCS was selected. She wants to make sure that we are providing the best services to our students.

Mrs. Riffel said the criteria for selection of SDYCD included: Santee School District used the services of SDYCS successfully last year and SDYCS also provides Community Assessment Team (CAT) services and the "Parenting Wisely" program at a very low cost to families. Member Ryan moved approval.

Motion: Ryan

Second: El-Hajj

Vote: 5-0

F. DISCUSSION AND/OR ACTION ITEMS

President Carlisle invited comments from the public on any item listed under Discussion and/or Action.

1.1. Santee School Site Property Discussion

Dr. Johnson reported that during the last 6 months, the property market declined and we were advised by Capitol Public Finance, through an asset analysis report that the market is not favorable at this time to sell property. The Board asked to look at different options to maximize the assets of the property to help fund modernization. Administration sought out information about the different options to provide to the Board. Dr. Johnson introduced Mr. Tim Garfield, Attorney at Law, employed as a consultant for the District, and Mr. William Fischbeck, Attorney at Law with Fischbeck & Oberndorfer, to present information to the Board about the options for Board consideration to manage assets, and specifically at this time, the property that was formerly the site of Santee School.

Mr. Garfield shared with Board members three different options available for maximizing the value of the property and working with developers. The two best options are ground lease or a joint use project. A ground lease requires competitive bidding unless a waiver is approved, which is highly probable for this property. The RFQ process allows for negotiations for profit sharing. Joint use is allowed to be fully negotiated with no bidding. The only requirement is that some part of the property be used by the District.

For both options, a developer needs to provide something useful to the community. The land is appropriate for a large commercial center but that may not be the only use. Member Ryan asked about the risks for each option. Mr. Garfield said the risk for both is the financial stability of the developer. The District would want to provide the greatest assurance they would get their lease payments even in bad financial times. In essence, the District is banking on the solvency of the developer. However, in either case you are not risking District funds, only the use of the property.

Member El-Hajj asked how long it would take to obtain a waiver and said normally with a ground lease the District would be required to take the higher competitive bid. Mr. Garfield said the waiver would take approximately 60 days. Member El-Hajj asked if the District could still initiate the RFQ process although an RFQ is not required. Mr. Garfield said yes, and that an RFQ process may provide a better deal because it would create competition. Member El-Hajj asked if the Board could establish forfeiture of deposits if a waiver was denied. Mr. Garfield said yes, the bid process is very similar to the RFQ process.

Mr. Fischbeck shared some items the Board should consider if they were to entertain a ground lease. To get the best long term value you would allow the developer to go through the same process with a contingency period as if they were purchasing the property. Working with the City, we should have a high confidence level of what the City would approve. During the contingency period, it is expected the developer would put funds forward, such as a small rental fee, as a continuing investment in the property while the contingency time lapses. Deposits are another option but rental use is better.

Mr. Fischbeck said with a ground lease there is no release in the District's interest in the property. The ownership of the property stays with the District. A lender takes a security interest in the improvements that the developer will eventually own. At the end of the lease term, all reverts back to the District, usually with a 5 ½ % to 7 ½ percent return. The District could also consider lowering the fixed rental fee and receive a percentage of the developer's income. The risk is that the rate of return may be reduced if the development does not do well.

A simple fixed rental ground lease, after the contingency period, and with assurance the taxes and insurance are paid, takes care of itself. He reiterated the importance in the beginning, to look at the criteria of the developer.

Mr. Fischbeck asked how much does the Board wish to be involved in the development of the property. He said the zoning should be long term and coincide with the City's ideas. The best scenario is for the Board to have as little interaction as possible, only approving the property development.

Member Burns asked if the buildings would belong to the District if a developer were to go bankrupt. Mr. Fischbeck said the lender would have a strong document that will allow them to step in and take over. Part of the agreement would be that the District would give the lender notice so they can step in and, may for awhile, become the tenant. The District would include criteria in the lease that would need to be met before another tenant would be considered.

Member Burns asked who would be responsible to remove existing buildings if the District decided to discontinue the ground lease at the end of a 40 year lease period. Mr. Fischbeck said it could be placed in the agreement that a developer would need to remove the buildings. This stipulation may affect the lease rate.

Member Burns asked if the school district was under any restriction about tenants, such as tenants who may sell tobacco or liquor, etc. Mr. Garfield said there were no restrictions because the District would only be the owner of the property. Any uses that the District did not wish to see for the property could be negotiated in the ground lease.

President Carlisle asked if a ground lease would impact the redevelopment area and how the City would receive funding. Mr. Fischbeck said the ground lease would not impact the redevelopment area and the tenet would be subject to all zoning and redevelopment opportunities.

President Carlisle asked if the lessee is required to set aside any funds for their taxes and insurance. Mr. Fischbeck said an impounds account could be structured, but it is not the norm. The developer's lender is more interested in being certain taxes and insurance are paid than the landowner because they have the most to lose.

President Carlisle asked about the timing in signing the agreement, the entitlement process, and how that works while the District is negotiating an agreement. Mr. Fischbeck said the District could have an option to fix the number, with increases over the life of the lease, but also set an interim figure and agree that a reappraisal could figure a cap adjustment and new rate.

President Carlisle said he is interested in these options because he sees an opportunity to develop a funding stream and asked how comfortable lenders are with leveraging the rent to make the payments. Mr. Fischbeck said it would be difficult to get much of a funding stream until the contingencies are met. Once all contingencies are met, the District would not have difficulty getting a loan based on the lease income. It is as viable as the project and can be a very viable way to provide interim financing.

Member El-Hajj asked what the average ground use lease term is. Mr. Fischbeck said with some fluctuation usually around 40 years. This lease term tells developers they will receive the full amortization of their improvements.

Bill Clark asked for input into the development of the RFQ process criteria and said we may wish to get input from other agencies.

President Carlisle asked if the City has been briefed about the Board's interest in ground lease. Tom Romstad, Senior Management Analyst for Redevelopment, said that the City Council has not received a presentation but has been kept abreast by City administration. The City stands ready to assist the District in any way possible.

President Carlisle asked Mr. Romstad if the City has any concerns with the ground lease versus outright sale of the property. Mr. Romstad said no, the City would probably be indifferent and would like to move forward with the strongest and best project.

Member Ryan asked if the RFQ criteria would be similar with a ground lease. The City would want to be involved with the type of use proposed by a developer and the developer's specific concept for development of the property. Other RFQ criteria would not involve the City in the decision making.

Member El-Hajj asked if the Board felt most comfortable with joint use or ground lease. She believes there should be an RFQ with a ground lease.

President Carlisle asked if the Board was comfortable moving toward a ground lease option instead of selling the property.

Member Bartholomew is comfortable with the ground lease option. Member Ryan has questions about how much the income would be and how much the District could borrow but she is supportive to move forward to investigate the ground lease option.

Member Carlisle is also interested in retaining the asset but said modernization costs must be considered.

Member Burns is very comfortable with a ground lease option but needs to see figures of income over a 40 year lease term and how the income could impact modernization.

President Carlisle asked how long it would take to be able to get a loan if a developer was located immediately. Mr. Fischbeck said it would take at least 18 months to 2 years before the full income stream would be realized. The normal time frame is the lease agreement taking approximately 3 months to develop and another 2 to 2 1/2 years before the developer met their entitlement and the rent was at full funding.

Member El-Hajj asked about the marketability of the income stream if a developer ever entered into an agreement with a redevelopment agency. Mr. Fischbeck said it would only have an impact if it significantly changed the total value of the project.

Board members asked administration to move forward to the next steps for a ground lease option, including developing the RFQ. Board members would like administration to bring back a report showing the income range with three levels and what it would look like at each level. They would also like to know how much the District could realize from a funding stream from the property per year and how much the District could borrow using those funds as equity.

Ground lease information will return to the Board and administration will begin the process for a waiver. Board members will continue communication discussion with the City about their intentions toward a ground lease option.

President Carlisle asked if there is a mechanism to get the information to the City. Mr. Romstad from the City said the City manager keeps the City Council advised. President Carlisle asked for this item to be placed as an agenda item for the next joint Board/City meeting. Member Burns said maybe a presentation could be presented at that committee meeting. Member Ryan said we may wish to give a presentation to the entire City Council.

Member Burns asked if the District could move forward to submit a waiver. Mr. Garfield said a waiver could be submitted by may only be good for a fixed time. Member Burns asked if this change would have any impact on our legislation about using Santee School funds. Member Ryan said if we generate revenue prior to 2010 we could use it as indicated in the legislation, then it would need to be extended.

President Carlisle asked if there is an acreage size that boosts a development to a higher level. Mr. Fischbeck said 8 acres cuts it close and he will check for a more accurate answer.

1.2. Discussion about Proposal for Network Infrastructure for Six Schools

Dr. Johnson reported a proposal for the acquisition and installation of a network infrastructure was being presented to the Board for questions and discussion only, prior to a request for action at the Board's Modernization Workshop, so it could be considered in context with Modernization. She said it may make sense to lease the equipment if the District cannot provide one time funding.

Member Burns still wishes to see spending reports showing expenditures as a whole, not one at time. He said the Principals shared some of the issues about technology when they met with the Board and it is important to have the report when making the decisions.

Member Ryan asked if Board members would receive an expenditure report on October 23rd. Mr. Clark said yes. Member Ryan would like to see the expenditure and see how it fits in the context of modernization.

Dr. Johnson said this item would return to the Board at the October 23rd Board Workshop. Member Ryan asked if some of this money was being used for the kindergarten program at Cajon Park. Mr. Clark said it is not from the same fund for the kindergarten, but is from the Gillespie capital funds used historically for communications and which provides an annual income of approximately \$100,000 per year.

Member Bartholomew said decisions have been made at previous meetings that are financed outside of the modernization funds and he would like a clear picture of the available funds and what has already been applied against them.

Administration will bring a technology plan, Colbi reports, and a capital funds expenditure chart to the next meeting.

1.3. Marketing Opportunity with Santee Chamber of Commerce

Member Ryan attended a Chamber of Commerce meeting and the opportunity was presented to place an advertisement for our school district in an annual special glossy issue of the ECHO. This special issue of the ECHO will be mailed to all homes and could publicize the District's student achievement, modernization and technology. She believes it is well worth a \$2,000 investment. Member Burns said this is what we have been talking about getting the word out on our impressive student achievement. He suggested asking Doug Sampson to do the graphic design.

Member Bartholomew said we need to find the best way to get this information out to people. President Carlisle said he wants to impact the community with a few highlights about the District.

Board members agreed that the advertisement would include information about student achievement, modernization, and technology, working together to develop the whole child.

Member Ryan would like to use the opportunity to say thank you to the community for modernization.

Motion: Ryan

Second: Burns

Vote: 5-0

2.1. Approval of Monthly Financial Report

Bill Clark presented the monthly financial report as of June 30, 2007 showing a cash balance of \$3,085,531. Enrollment looks good and the District is off to a good start with revenues and expenditures. There will be some increases in expenditures with upcoming textbook purchases. Member Ryan moved to approve the Monthly Financial Report as presented.

Motion: Ryan

Second: Burns

Vote: 5-0

3.1. Charge for Student Behavior and Discipline Policy Review Committee

Emily Andrade reported that since the 2005-06 school year more emphasis has been placed on character education. Caring school committees are being developed at all schools and there is a need to develop a district level committee to review board policies regarding student behavior and discipline. The suggested membership would include: Educational Services staff, a teacher and a parent from each school, two site administrators, two Board members, and community members from local law enforcement, the faith and business community, and the Human Relations Committee of the City of Santee. The proposed charge of the committee would be to review and revise Board Policies and Administrative Regulations on student behavior and discipline to ensure they reflect the District focus on enhancing student resiliency and positive caring school climates.

Members Bartholomew and Burns are interested in being Board representatives to this committee. Member Burns asked to have the meetings in the evenings, possibly a 6:30 beginning time.

Member Ryan asked for a change in the charge because the committee does not revise policies, but will review and recommend revisions to the Board.

Member Ryan moved to approve the composition and the charge of the Student Behavior and Discipline Review Committee with an amendment to the charge "that the committee would review and recommend revisions to the Board."

Motion: Ryan

Second: El-Hajj

Vote: 5-0

4.1. Approval to Increase Work Hours of Identified Classified Employees

Ms. Joan Terhaar, a parent of a special education student, spoke to the Board in support of the increase of hours for the Instructional Assistant. This Instructional Assistant serves as a one-on-one assistant for her son and she would like to have the needed assistance from the beginning of the school day until 1:15, an additional 70 minutes per day. President Carlisle thanked Ms. Terhaar for her input.

Mr. Tofflemire reported these recommendations resulted from the students' IEP meetings in which there was a request for an Instructional Assistant increase of 70 minutes per day and an Instructional Assistant increase of 15 minutes. Member El-Hajj moved to increase work hours of identified classified employees.

Motion: El-Hajj

Second: Burns

Vote: 5-0

G. BOARD COMMUNICATION

Member Bartholomew attended the Salute to Teacher event and said it was really exciting.

Member El-Hajj attended the communication committee meeting. She also attended the GASB committee meeting and reported the committee is plowing through the difficult issues.

Member Burns would like to place the monthly character traits up on the wall behind Board members, with the trait of the month displayed somewhere prominently. Mrs. Andrade said they have ordered posters and a poster will be placed in every classroom and each department as well.

Member Burns said in talking with the teachers he has found they are excited about modified days and the schedule. He would be interested in schools with a different modified day structure, such as Carlton Oaks, getting the message out how teachers are really using the modified days wisely. He would like to see the entire District move in this direction.

Dr. Johnson said administration is looking at modified days across the board for more consistency. Lisa McColl started interest groups at Carlton Oaks last year and that has inspired teachers. She liked the fact that the information was posted for parents to see. Dr. Johnson will give thought to how this could be accomplished across the District.

Member Ryan, will be arriving late on October 23rd and would like to be part of the conversation by phone. Member Burns would like the entire Board to see Chet F. Harritt (CFH) together. President Carlisle suggested renting a portable light system. Member Burns said we could ask AYSO for the lights. Board members agreed to begin the meeting at 7:00 and hold it at CFH using lights to facilitate a tour of the grounds. Christina Becker will be available to answer questions about placement. This would address questions the community may be asking.

Member Ryan is concerned about Mrs. Dale's presentation to the Board. She hopes that is was just a miscommunication or misunderstanding. Mrs. Dale has been very involved in our District and is obviously very hurt. Member Ryan thinks it would be great to ask Mrs. Dale to present a mini Challenge Day program to promote greater respect for diversity at Cajon Park Junior High. Mrs. Andrade said the Challenge Day program was coordinated by a group that was paid to facilitate these programs and it is a highly emotional process. Mrs. Andrade is working with Meredith Riffel and the Collaborative and is currently looking at bringing in these types of programs.

Dr. Johnson said the Challenge Day was fabulous but in speaking with the principals, the experience was a little above the emotional level for our 7 & 8th grade students. We need some adaptations to this program.

Dr. Johnson suggested scheduling January 22, 2008 for a Facilities workshop and to meet with the ICOC jointly as part of that meeting.

President Carlisle and Members Burns and El-Hajj will attend the reception honoring Chris Stanley.

Member El-Hajj reported she will be attending junior high staff meetings with Dr. Johnson at Prospect Avenue and Chet F. Harritt about modernization concerns and helping to dispel rumors.

Board members suggested topics for the November 6th student forum include: dress code the Character Education program roll out in junior high and how it is going, and bullying.

President Carlisle shared he attended the last City Council meeting and Lennar is officially pursuing Mello Roos fees to fund parks, utility infrastructure, and street and traffic improvements. There is nothing planned for schools. The development could have an impact down the road to our District and is it appropriate to negotiate with Lennar based on our new guidelines. This is a three part application process and it is uncertain if the City will approve the Mello Roos. Dr Johnson reported that Lennar has donated \$2,500 to each PTA and to sport leagues who were willing to complete an application form they provided.

Dr. Johnson reported that on October 24th the City is planning to award Chris Stanley with a proclamation. She invited Board members to attend.

I. ADJOURNMENT

The October 16, 2007 regular meeting adjourned at 9:50 p.m.

Dianne El-Hajj, Clerk

Lisbeth A. Johnson, Ed.D., Secretary