

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

March 27, 2006

**MINUTES**

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

**A. OPENING PROCEDURES**

1. Call to Order and Welcome  
President Ryan called the meeting to order at 6:03 p.m.  
Members present:  
    Barbara Ryan, President  
    Allen Carlisle, Vice President  
    Dan Bartholomew, Clerk  
    Dianne El-Hajj, Member  
    Dustin Burns, Member  
Administration present:  
    Dr. Lisbeth Johnson, Superintendent and Secretary to the Board  
    Bill Clark, Assistant Superintendent, Business Services  
    John Tofflemire, Assistant Superintendent, Human Resources  
    Linda Vail, Executive Assistant and Recording Secretary

**B. PUBLIC COMMUNICATION**

President Ryan invited members of the audience to address the Board about any item not on the agenda. There were no public comments.

**C. FACILITIES WORKSHOP**

**D. DISCUSSION AND/OR ACTION ITEMS**

**1.1. Overview of Agenda**

Mr. Bill Clark presented a summary of the information that would be provided to the Board and the action requested of the Board regarding new school and/or modernization options. Mr. Clark shared the cost of modernization, a new school on existing land, and a new school on new land. Other actions would be dependent on a decision about building a new school or modernizing existing schools. President Ryan asked Board members if they would like to take action as the items are presented or if they would like to have all of the presentations and then make the decisions. Board members chose to make decisions as the presentation unfolded.

**1.2. Approval of an Option and Costs**

Mr. Clark shared the approximate costs for each option presented:

1. Modernization-\$15-\$30 million
2. Building a new school on existing land - \$30-\$40 million
3. Land costs for a new school - \$10-\$20 million
4. Building a new school on new land - \$40-\$60 million.

Member Burns said that he would prefer to use funds to modernize the schools instead of building a new school and made a motion that Santee School District would move toward modernizing all schools in lieu of building a new school. Member Bartholomew believes that modernization is the best option and he would like to see that all of the schools are modernized. Member Carlisle agreed and wanted to be certain that all schools receive modernization, not just the schools in the areas of new developments. Member Bartholomew seconded the motion. With no further discussion, a vote was taken and the motion passed.

***Motion: Burns***

***Second: Bartholomew***

***Vote: 5-0***

**1.3. Approval of Projected Modernization Costs, Priorities, and Timelines**

Mr. Clark presented the cost estimates and a proposed timeline to modernize school facilities. No action was taken on this item.

**1.4. A. Action to Establish Financing Options and Projected Timelines for Acquiring Resources**

Mr. Clark presented the financing options and projected timelines for acquiring resources to implement modernization at all of the schools. The funding source options included: developer mitigation (\$30 million), internal funding-COP/Loan (\$20 million), State funding (\$20million), GO Bond (\$45 million), surplus property (\$30 million), joint use/grants/other (\$20 million), totaling \$165 million.

Administration requested direction from the Board on what financing sources to pursue. Mr. Clark said the "other" funding sources could include items such as reduction in utility costs, joint use fees, and grants to support energy use reduction. Member Bartholomew said that if a GO Bond were pursued, there would need to be very clear communication with the public that the District is not just asking for a handout but is doing everything they can to fund the project. Member El-Hajj is concerned about realizing the full amount of \$30 million for the surplus property. Member El-Hajj asked what the limitations are on Bond funds. Mr. Clark said Bond funds can only be spent on capital facilities. Member Carlisle suggested that the District contract with a firm if a Bond is pursued. Superintendent Johnson shared information from the Ramona School District's Bond measure.

Member El-Hajj moved to authorize administration to move forward to put together information about a bond measure and bring the details back to the Board for further consideration. Member Bartholomew asked what the cost would be to place a Bond measure on the ballot. Mr. Clark was not certain of the cost to participate in an election but shared that it would cost less to place a measure on the November ballot when costs would be shared by a greater number of ballot measures. The next opportunity would not be until June 2008.

***Motion: El Hajj***

***Second: Carlisle***

***Vote: 5-0***

Member Bartholomew moved to authorize administration to move forward to investigate all of the listed funding sources for modernization.  
Second 5-0

***Motion: Bartholomew***

***Second: Carlisle***

***Vote: 5-0***

**B. Action to Establish a Bond Committee and Timeline for Financing Options**

Administration will bring detailed information to the Board about a bond measure for further consideration. No action was taken.

**1.5. Approval for Phase-In of a Modernization Plan and Criteria for School Priority Ranking**

Mr. Clark presented information for Board consideration about the criteria for school modernization priority ranking. He reported that new student housing impact, physical location, boundary impact, temporary housing requirements, transportation requirements, student transfers, and protection of neighborhood schools be used as criteria to establish the school priorities. Member El-Hajj agrees with the stated order and asked how the criteria would be ranked. It was suggested to use a matrix with a high, medium, and low ranking for each criterion. Member Carlisle asked how the modernization can be designed and implemented to be sure that each school is touched by modernization. He said that because the entire community will be voting on a bond they would expect their neighborhood school to reap some of the benefits. Mr. Clark said that the best assurance

would be to have a fixed and guaranteed price and to develop a plan that would encompass all of the schools where the remainder of a plan could not be impacted by cost overages. The Board accepted the modernization criteria and would like to see a matrix on how the criteria is applied to establish priorities. Board members agreed that the phase-in plan did not need to be discussed at this meeting but information would be developed prior to a Bond measure being placed on the ballot. Board members agreed that there needs to be equity across the district and no school is left out. Member Burns believes that every school and all students in the District need to be provided with the same advantages. Member Burns is concerned with Pepper Drive modernization occurring first when Sky Ranch has contributed the least mitigation dollars. Member El-Hajj said that Pardee and Barratt are not as close to building at this time and the work that would impact their developments could be done following Pepper Drive. Mr. Clark shared that there are complications and extra costs incurred if priority items are completed in phases at the sites. An additional criterion needs to be established that would provide for equity of the developer fees. The criteria needs to be developed and implemented because Board members will be asked, and need to be prepared, to tell the public why the school order was selected. A matrix needs to be developed. No action was taken. More information on the criteria and priorities will be developed and returned to the Board.

**H. BOARD COMMUNICATION**

There was no Board communication.

**E. CLOSED SESSION**

President Ryan announced that the Board would meet in closed session for:

1. Conference with Real Property Negotiators (Govt. Code § 54956.8)  
Property: All Schools located in the Santee School District  
Negotiating Parties: Santee School District and  
Larry Baebler, Chevron Energy Solutions Company  
Agency Negotiator: Bill Clark, Assistant Superintendent, Business Services  
Under Negotiation: Potential Lease/Lease Back (Price and Terms)
2. Conference with Real Property Negotiators ((Govt. Code § 54956.8)  
Property: Approximately 17 acres for a school site, located within the Fanita Ranch development bordered on the South by Carlton Hills Blvd. and Cuyamaca St., bordered on the west by Santee Lakes, and bordered on the east by Magnolia Ave.  
Negotiating Parties: Santee School District and Nick Arthur, Barrett American  
Agency Negotiator: Bill Clark, Assistant Superintendent, Business Services  
Under Negotiation: Potential acquisition for a School Site
3. Conference with Real Property Negotiators (Govt. Code §54956.8)  
Property: Santee School Site. 10445 Mission Gorge Rd., Santee 92071  
Renzulli Site, Prospect Avenue-east of Marrokal Lane, Santee 92071  
Negotiating Parties: Santee School District and City of Santee  
Agency Negotiator: Bill Clark, Assistant Superintendent, Business Services  
Under Negotiation: (Price and Terms)

The Board entered closed session at 7:20 p.m.

**J. RECONVENE TO PUBLIC SESSION/ ADJOURNMENT**

The Board reconvened to public session at 9:25 p.m. President Ryan reported that closed session action included direction to negotiators.

The March 27, 2006, special meeting adjourned at 9:30 p.m.

