

Santa Clara Unified School District
Measure H Bond – Citizens Oversight Committee Minutes
Monday, July 25, 2011 – 5:30 PM
Meeting No. 03

Committee Members:

Pat Flot	Present	Adila Saadat	Absent
Jeff Hopkins	Absent	Tim Towers	Present
Kevin Moore	Present	Christeanna Wong	Absent

District Administration:

Larry Adams	Present
Jim Luyau	Present
Bobbie Plough	Present

Others

Valerie Russell	Present
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1. **Welcome and Introductions:** Jim Van Pernis, Chair, called the meeting to Order at 5:34 p.m. Roger Barnes requested a change to the agenda to review the status of the Agnews property acquisition first.
2. **Approval of Minutes** - Meeting No.2, April 25, 2011: Comments: correct spelling of Pat Flot's name. Item No. 04, B; change the word "sigs" to "signs". Pat Flot asked to approve minutes as amended with corrections, Tim Towers moved, Kevin More seconded. Motion Approved.
3. **Measure H Projects Status Update:**
 - A. Agnews Property Acquisition: Roger Barnes stated that we are in a long and complex process to insure that we purchase the property from the State of California at a fair price, in compliance with regulations and that we can reasonably construct adequate K-12 school facilities on the property.
 - 1) EIR: The Environmental Impact Report, required to purchase and develop the property is almost complete. It will assess various environmental impacts of constructing and operating a K-8 school and high school including air, noise, and traffic effects. Once complete, it must be publicly posted for 45 days. The site has existing buildings of some historical significance. They cannot be feasibly used or modified for school use. It is believed that the District will be able to remove these buildings; however, it will take some time to completely resolve this issue.
 - 2) Phase1/ Phase2 Hazardous Materials Assessments: Numerous tests and inspections have identified a wide range of substances at the site including naturally occurring asbestos in the soil. This process comes under the regulations of the Department of Toxic Substances Control (DTSC). It is anticipated that all of the identified substances can be adequately remediated and paid for as an offset to the property purchase price – with the exception of the naturally occurring asbestos in the soil. At issue is the extent and cost of remediating efforts that will be required by the DTSC to make the site compliant for school use, the long term impact on the District to operate and maintain the site as constructed and the State's responsibility for costs to bring the site to a condition suitable for school use.
 - 3) CDE Site Approval: Prior to taking title to the site the California Department of Education (CDE) must review and certify that the site is suitable for school construction.
 - 4) BFGC/IBI Group Architecture has provided conceptual drawings of a K-12 complex that allows us to move forward with planning.
 - 5) Issues:

- Historical Buildings: Can we clear the site or could we save one such as the water tower and demolish the rest or will be required to keep some structures? The site is much less useable with existing structures and trees in place.
 - The State has indicated that is responsible for cleaning the site sufficient for commercial/industrial use. Significant additional costs may be required to remediate the site for school use.
 - The City of San Jose may charge significant fees for off-site improvements such as widening Zanker Road.
 - Timeline: Negotiations with the State, once started, could take 60 days to complete possibly by January to early February. After closing demolition could take another six months. The site could be ready for construction by 2014-2015. The District may be responsible for managing demolition and site remediation activities.
- B. Solar Energy Program: A Request for Statements of Qualifications has been distributed to ten companies. Six companies responded. A committee has reviewed qualification statements and selected Chevron Energy Systems and Cupertino Electric for interviews. They will be here on Tuesday, July 26, 2011, starting at 3:00 p.m. to make presentations. One firm will be selected and recommended to the Superintendent, Dr. Bobbie Plough for presentation to the Board of Trustees.
- C. Montague Elementary School: Painting, carpet, benches and other site improvements valued at \$400,000 will be completed this summer in anticipation of increased enrollment from the boundary adjustment for Don Callejon K8 School.
- D. Mariposa: Plans are underway to modernize the campus and move the Millikin Basics + elementary school from its current location to the Mariposa campus. The Carden Academy school moved from the site in late June, after leasing it for over 30 years. Staff will recommend replacing the administration building, which is smaller than the existing building on the Millikin campus. This will eliminate the need to use permanent classrooms for administration functions.
- E. Video Surveillance/Security Program: Mary Phillips, Director of the Information Technology Group attended the meeting via conference call. The proposed video surveillance system was discussed. The system will network with servers at three key locations in the District, providing redundancy. The system will allow the police and fire departments to access to the recorded data with a secure password login.
4. **Measure H Reports:** Larry Adams presented the following reports:
- A. "Measure H Program Master Plan Revenue Report" dated June 30, 2011:
 - 1) The total Measure H Bond authorization is \$81,000,000.
 - 2) All of the Bond authorization was sold in June. Funds were deposited on July 1, 2011. The Bond sale was extremely successful with interest rates of approximately 4.1%.
 - B. "Measure H Program Master Plan Cost Report" dated June 30, 2 011.
 - 1) Total expenditures for fiscal year 2010-2011 were \$873,266 (unaudited). The majority of expenses were for the Mariposa campus modernization.
 - 2) Some expenditures for the Agnew's site acquisition project incurred under Fund 250 (Developer Fees) will be transferred into Fund 212 (Measure H) next quarter.
5. **Items from the Committee:**

- A. The Oversight Committee requires additional members that fulfill various category requirements. Adila Saadat has notified staff that she is moving from the District and can no longer serve on the committee. This creates an opening for a member who is a parent of a child enrolled in a District school. The committee also has two openings for positions created when the Board increased the committee from seven to nine members. (See By-laws for categories and definitions). Kevin Moore is also on Measure J and will stay on as a member until a replacement is found. This creates a need for a member who is also a member of a business organization within the District. Terms of service are one and two years. Tim Towers, Jim Van Pernis, Pat Flot, and Christina Wong are all two years. Additional members will serve for one year. Kevin Moore moved for approval, Tim Towers seconded, the motion was approved.
- A. Jim Van Pernis said an outside group contacted him and wanted to provide advice to the Oversight Committees for a fee, they required committee members' email addresses.
- B. The Performance and Financial Audits will be complete by the next meeting. Reports will be distributed to the committee. A presentation will be made. The committee will need to review the reports, prepare a report to the Board and decide what Board meeting to present the report. This should take place on or before the December 8th Board meeting.

6. Next Meeting:

- A. Monday, November 7, 2011, at 5:30 p.m.
- B. Kevin Moore motioned to adjourn; Tim Towers moved to second, motion carried. The meeting adjourned at 7:45 pm.

Attachments:

Measure H Program Master Plan Revenue Report dated June 30, 2011

Measure H Program Master Plan Cost Report dated June 30,2011