

CHARTER BOARD MINUTES 9-3-15

Board Members Present: Esbeidy Campos, Elizabeth Hering (BCHS SC); Linnet Lozano, Sarah Sustaita (MCS PC); Judith Estrada (MCS LC); Sol Gonzalez (MCS ILT); Ryan Santos (BCHS LC); (DeShonda Roberts, Lupita Trujillo, (BCHS CC); Melinda Jones (Student Serv); Matt Tessier CVESD **Chair** Kevin Riley, Maureen DeLuca, **Staff:** Don Mizock, Conchita Yescas

Not Present: Additional Staff:

| Presented By | AGENDA ITEM | PRESENTATION SUMMARY/ COMMENTS | ACTION: INFO REQUEST/ PROPOSAL | BACKGROUND/PURPOSE | NEXT STEPS |
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| I. WELCOME/INTRODUCTIONS | | | | | |
| <i>The governance structure for Mueller Charter School and Mueller Charter Leadership Academy (MCLA) will have the primary responsibility of working toward the charter mission of 90% student academic proficiency and the other goals described in Element Two of our Charter.</i> | | | | | |
| Kevin | Welcome and Introductions | Welcomed all representatives. All representatives introduced themselves. | | | |
| Kevin | Introduction of Guests | Guests: Oscar Esquivel, Financial Officer for CVESD and Greg Libby, Real Estate Consultant. | | | |
| Kevin | Purpose of Charter Board | Reviewed purpose of Charter Board as it relates to LCAP and Charter Goals: “To monitor implementation of, and adherence to, all Elements of the Charter Petition and Local Control Accountability Plan; The Charter Board will request, review and monitor qualitative and quantitative data that reflects the organization’s progress toward achieving all goals stated in Element Two of the Charter / Local Control Accountability Plan (LCAP)” We represent the students, staff and parents of both schools. | | The Charter Board functions are described in the Charter Petition, which has been approved and authorized by the Chula Vista Elementary School District. | |
| Kevin | Overview of Agenda | Shared an overview of the agenda. Clarified that it is legal—and common-- to have high school students on a governing board, as they fulfill a number of different roles. However, when it comes to voting, most districts in California utilize a non-binding vote. That is, students have an opportunity to vote first and express their point of view, but their votes don’t count towards final tally. Also shared that it gives them the same privilege that the rest of the board has with regard to their voice-- and it is a way to have a record of what the students’ position is. Asked if we could make it our first agreement for this year, to add this to our Operating Guidelines. Board approved. | Mr. Tessier shared that it was good that the students had a voice. Kevin reminded the students that all the information in the meetings is confidential information. | | |

II. FACILITIES

To monitor implementation of, and adherence to, all Elements of the Charter Petition and Local Control Accountability Plan; The Charter Board will request, review and monitor qualitative and quantitative data that reflects the organization’s progress toward achieving all goals stated in Element Two of the Charter / Local Control Accountability Plan (LCAP)

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| Dr. Riley | Bayfront Lease Proposal | <p>Dr. Riley presented an urgent issue for Bayfront: as of June, we will no longer be able to share space with USU. We have two options:</p> <p>Option 1: Full, unrestricted tenancy of the building on 830 Bay Blvd, by way of a multi year lease with Carleton Management Group</p> <p>Option 2: Partnership, lease, or purchase of an alternative building.</p> <p>Bayfront will have an opportunity to take over the lease on our building at 830 Bay Blvd should USU move out. Currently, USU's lease runs through 2021 but they have an opportunity to terminate that lease with the owner: Carlton Management Group.</p> <p>Carleton Management has proposed a lease for Bayfront that features a 15-year lease at a cost of just under 10 million dollars.</p> <p>Dr. Riley is working with Real Estate consultant, Greg Libby and Hughes Marino. Hugues Marino has also been looking for alternative locations in the area.</p> <p>There are a couple of potential alternatives that will also require a lease or a purchase, however, most of the buildings are not school designed. Mr. Libby shared that we have to look at location, age, and condition and existing improvements.</p> <p>Our first choice is to keep the building that Bayfront is currently in and continue to serve the Mueller community. The high school program is going really well, with a complete enrollment this year, and a complete accreditation. Our students are happy and are thriving. This has been a great safe location, and everything has been very positive,</p> <p>Dr Riley disseminated Bayfront/Mueller financials, including a 5-year projection developed by Oscar Esquivel and the CVESD Department of Finance. Mr. Esquivel shared that the first year shows the highest escalation of costs. By the time we get to the school year 19/20, we start to get the highest apportionment from the State. The projections were calculated on an enrollment of 427 students. Kevin shared that they are envisioning closer to 500 students. Also shared that for projections, they use the escalators in LCFF.</p> | <p>Board Concerns/Questions:</p> <ul style="list-style-type: none"> • Why was classified staff salary not added on the 5-year projection presented by Mr. Esquivel. • Is there was an opt-out clause on the lease? <p><i>No. The owner already has a tenant (USU) and is not motivated to include an opt out clause.</i></p> <ul style="list-style-type: none"> • Mr. Tessier shared that 15 years in a lease with no certainty of getting out is a huge concern. • Is CVESD legally responsible for this lease if the charter can't pay, or it is not renewed within the 15 year lease. <p><i>No. The authorizing Board is not responsible for debts of charter schools it authorizes. (EC47604)</i></p> <ul style="list-style-type: none"> • Explanation of management and other fees. • Mr. Mizock asked Mr. Esquivel if District charge-backs could be waived if we got ourselves into the lease. <p><i>That is the Superintendent's decision.</i></p> <ul style="list-style-type: none"> • Mrs. Gonzalez asked for clarification on charge-backs. <p><i>Dr. Riley clarified that charge backs are for all the services we receive from the District. It is basically the cost of doing business with CVESD. The formula used to arrive at those charge backs is a formula that the former superintendent, Dr. Billings designed.</i></p> <ul style="list-style-type: none"> • Mr. Tessier shared that the program is great, but feels that we need to be more aggressive with the brokers. | <ul style="list-style-type: none"> • To monitor and review implementation of the charter petition; • To monitor the progress of MCS toward achievement of charter goals; • To improve communication between home and school; • To monitor activities of the Parent Teacher Organization. <p>Shared that the high school program is going really well, with a complete enrollment this year, and a complete accreditation. Shared that the students are happy and are thriving. Shared that this has been a great safe location, and everything has been very positive, except that we started a sub lease with United States University.</p> | |
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Dr. Riley informed the Board that Mueller currently pays 1.5 million dollars a year in charge-backs for their facility.

Mr. Libby shared that we will continue to look for alternatives because USU has not agreed to terminate the lease yet.

Dr. Riley asked for the authorization to continue to explore the lease proposal for our high school.

- Mr. Tessier shared that he would not like to see us have one option at the last minute.

Mr. Libby indicated that multiple options are being developed by the Hughes Marino brokers, but there are very few alternatives in the area.

- Mr. Tessier asked what is the radius that we are looking into.

Mr. Libby shared that it's on this side of the 805.

- Mrs. Gonzalez asked who's in charge of the finding the space for the high school.

Dr. Riley shared that the brokers, Hughes Marino are doing that. Kevin also shared that he remains the lead person.

- Mr. Tessier asked if they parents were locked with the Bayfront current location.

Mrs. Roberts shared that the programs at Bayfront are supported by the location. All of these are a huge selling point.

Mrs. Trujillo shared that she is concerned about where the high school is going to go.

- Mrs. Gonzalez asked how the updates were going to be shared moving forward.

Dr. Riley shared that he will continue to keep the councils updated through meetings. Also shared that if new information arises, he would ask to reconvene the charter Board.

- Mrs. Jones asked if we are authorized to approve the lease, because Element 4 of our charter petition states that the charter monitors the expenditures.

Dr. Riley clarified that because of

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| | | | <p><i>required to approve this expense. According to our charter petition, we have no other governing body.</i></p> <ul style="list-style-type: none"> • Mr. Tessier asked for clarification of who the voting members are. <p><i>Kevin clarified that it is all the board representatives, except the board staff, which include, Dr. Riley, Dr. DeLuca, Don Mizock, Conchita Yescas.</i></p> | |
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III. BUDGET REPORT

To monitor overall Budget expenditures for conformance with LCAP.

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| Dr Riley | Local Control Funding Formula | Dr. Riley proposed that, in the interest of time, we present the LCFF information at our next scheduled meeting. Board approved. | | |
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IV. EXECUTIVE DIRECTOR'S GOALS

The Charter Board will maintain the process and timelines for evaluating the Executive Director previously described under Director's Advisory Council and contained in Operating Guidelines.

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| Dr. Riley | 2015-16 Professional Goals | <p>Dr. Riley shared 3 primary goals for the school year:</p> <p>GOAL 1: To lead, develop and grow Bayfront Charter High School into a state of the art, 9-12, accredited program that actualizes the school's stated mission, honors our charter and achieves published goals articulated in the Petition's <i>Quality Indicators</i> and <i>LCAP Goals</i>;</p> <p>Goal 2: To create systems, routines, processes, alliances, tools, metrics and solutions that enable all teachers and staff to work collaboratively as a K-12 system to achieve common goals.</p> <p>GOAL 3: To align systems/ strategies/ personnel/ timelines to ensure Mueller and Bayfront operates within a balanced budget and invests in students in a way which is mission-driven, collaborative, transparent and fiscally responsible.</p> <p>No comments or questions.</p> | | <p>The Charter Petition states that:</p> <p>The primary responsibility of the Charter Board is:</p> <ul style="list-style-type: none"> • To select, monitor, and supervise the effectiveness of the Executive Director. |
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V. COMMUNITY COMMENTS

To serve as liaison between school staff and community for purposes of improving communication, or settling disputes.

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| Mr. Vincent Anthony, teacher, Mueller Charter School | | Stated that we all know the value of the high school and we all want the best for all parties involved. We want to make sure that both options (leasing and buying) are given the same amount of effort. He would like to see something that can belong to us. The price of the location is going to be very high. He would like to see something that is ours at the end. He wants to see the high school stay forever. | | | |
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VI. Operating Guidelines

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VII. Closing

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| | | <ul style="list-style-type: none"> • Dr Riley disseminated new Board meeting dates and informed the board that we will reconvene when there are new developments. • Mr. Tessier asked to be invited to future meetings regarding discussions involving the high school location. • Dr. DeLuca shared that we all want the best for all the students, and appreciates everyone’s voice. • Mrs. Roberts stated that she appreciates all feedback and comments, and would like the Mueller family to keep the concept that we are one same school. Also shared that she feels that there is a little mistrust that Option 2 will not be pursued. • Mrs. Estrada said we have to do what is in everyone’s best interest. • Mrs. Sustaita thanked everyone. • Mr. Libby thanked everyone. Shared that we are working towards a great mission. Also shared that we will do what it takes to make sure that Bayfront has a home. • Mrs. Trujillo said while the building doesn’t really matter, it’s an important aspect for parents making decisions for their child’s future high school education. The building and everything else is important. • Esbeidy shared that she will be rooting for her school. Also shared the building doesn’t matter a lot, it is the building location. • Elizabeth agreed with Esbeidy. Shared that she admires that Bayfront is surrounded by beautiful things. | | | |
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| | | <p>Kevin thanked everyone for their ideas. Shared that he would never make a decision that would compromise Mueller Charter School. Shared that he is equally committed to the success of Mueller <u>and</u> our high school.</p> | | | |
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