

**BOARD OF EDUCATION
CITY/SCHOOL BOARD SUBCOMMITTEE**

September 6, 2018

4:00 PM

Alameda Unified School District Office - Marina Conference Room
2060 Challenger Drive Alameda, California 94501

UNADOPTED MINUTES

A. Call to Order

1. Call to Order / General Introduction – Mayor Trish Spencer called the meeting to order at 4:01PM. AUSD Subcommittee members and staff present: Gray Harris, Jennifer Williams, Sean McPhetridge, Shariq Khan, Chad Pimentel, and Kerri Lonergan.

City of Alameda Subcommittee and staff members present: Trish Herrera Spencer, Marilyn Ezzy Ashcraft, Liz Warmerdam, Debbie Potter, and Dave Rudat.

B. Approval of Minutes

1. Approval of Minutes - Minutes from the March 26, 2018 City/School Board Meeting will be considered.

Motion to approve the Minutes from the March 26, 2018 City/School Subcommittee meeting.

MOTION: Gray Harris

SECONDED: Marilyn Ezzy Ashcraft

UNANIMOUS VOTE

MOTION APPROVED

C. Review and Discuss

1. Update on Cannabis Ordinance – The Subcommittee received an update on the Cannabis Ordinance that is coming before the City Council next month. The ordinance will come back to the City Council in October. Some changes to the ordinance will include options for delivery only businesses and a reduction of the buffer zone for non-school sensitive businesses. For manufacturing, nurseries, and retail dispensaries the City received five (5) proposals. One company was selected to move forward with a location on Webster Street. One company that was not chosen has filed a complaint.

2. Update on Proposed Minimum Wage Ordinance – The Subcommittee was given an update on the proposed minimum wage ordinance that is coming before the City Council. City staff has been engaged in a robust outreach process regarding the proposed increase of minimum wage. The minimum wage ordinance is going before City Council this month. AUSD is exempted from the minimum wage ordinance, but any contractors employed by AUSD will need to adhere to the minimum wage ordinance. The recommended ordinance reflects an increase to \$13.25 as a first step.
3. Status of Employee Housing Agreement with Alameda Point Partners – AUSD Chief Business Officer Shariq Khan gave the Subcommittee an update on the district's progress on employee housing. Mr. Khan stated the Board of Education signed a letter of intent at the last Board of Education meeting. Mr. Khan stated the main goal of the district is to provide housing but not have the employee housing impact the district's general fund. Mr. Khan stated the estimated timeline is by January or February to reach an agreement, with construction scheduled to be completed by 2022. Mr. Khan clarified the housing would be 72 units of moderate housing for all AUSD employees.
4. Affordable Housing Preference Point Program for AUSD Employees – Debbie Potter explained the City Council approved the program at the last City Council meeting. The reason the preference points are only for AUSD employees is because AUSD gave the City the pass-through money. The pass-through agreement relates to the dissolution of the old redevelopment fund. The money was earmarked for low income housing. AUSD felt it was better to combine the money with the City's low income housing projects.

Mayor Spencer stated there were concerns that came to City Council about the preference point program. Mayor Spencer stated there were claims about discriminatory practices. Mayor Spencer stated there were also concerns about the way the preference point program details were worked out, and she pointed out the program was approved by a 4-1 vote by City Council.

5. North Housing (Carmel Partners and AHA) Progress and Miller/Woodstock Update – Debbie Potter gave the Subcommittee an update on the work in this North Housing area. Ms. Potter stated Carmel Partners is moving forward with the infrastructure work. Shariq Khan stated now that the infrastructure is coming back to the area, AUSD is asking for the Singleton property back. Mr. Khan stated on the application to the Navy AUSD specified that AUSD would move Woodstock Child Development Center and Island High School back to the site. Mr. Khan stated AUSD has a 3 year timeline to finish the project according to the deed. Mr. Khan stated, staff is thinking of allocating bond funds from WCDC to Singleton because this way the money follows the students. Dr. McPhetridge stated once the Point develops, it will be cheaper for AUSD to renovate a current site than to build

a new school site. Dr. McPhetridge stated moving Island students back to the Singleton/Miller site will make it much easier for Island students to attend classes at College of Alameda. Dr. McPhetridge stated AUSD is very grateful to our City partners for collaborating on this project.

6. Closure of Lum School and Future Disposition of the Site – Shariq Khan stated the Board took action during the spring to close Lum Elementary School. The Board referred the site to the District’s Advisory Committee (DAC). Mr. Khan stated staff will be proposing to the DAC that Lum Elementary School be taken out of the DAC process right now as the district goes through the steps to consider consolidating AUSD’s two comprehensive high schools. Chad Pimentel stated the consolidation work will need to be completed before the DAC decides if Lum Elementary School is a surplus property. Mr. Khan stated AUSD has fenced the site and put up security cameras.
7. Committee to Consider Consolidation of Alameda and Encinal High Schools – AUSD has convened a Committee to Consider High School Consolidation. The first meeting of the Committee happened on Tuesday, September 4, 2018. At the forefront of the discussion will be how services can be improved for students and how we can have equitable outcomes for all Alameda students. The Board wants the Committee to be able to bring back a report in January.

Mayor Spencer asked for the number of students at the two comprehensive high schools. Dr. McPhetridge stated at future Committee meetings staff will be reporting on what scenarios would need to be in place in order to accommodate all students. Dr. McPhetridge stated, even with an increase of the amount of students who can attend ASTI due to a new building on the College of Alameda campus, it may not be feasible to have the amount of students we have at the one campus.

Board of Education President Gray Harris stated the Board is looking at this potential now because of the extra classroom space that is coming online at Alameda High School.

Liz Warmerdam asked if the bond projects planned for Encinal will be put on hold. Mr. Khan stated most of the work planned for the modernization at Encinal Jr. & Sr. High School will still need to be done. The only part of the work that has been postponed is work to add a new classroom building.

Dr. McPhetridge explained AUSD will convene the Committee to Consider High School Consolidation and then after that undergo a Strategic Plan. Dr. McPhetridge explained Encinal is not a property that would be surplus.

Mayor Spencer asked if there is a demographer's report on potential enrollment on the West End. Dr. McPhetridge stated the report outlined enrollment projections and is available on the AUSD website. Shariq Khan explained the report outlined that Encinal is proposed to increase by approximately 450 high school students by the 2027-2028 fiscal year. Liz Warmerdam asked if this number could exceed what could be accommodated at the Alameda High School process. Board President Harris stated it could, and that is why the Committee will need to consider these projections.

Mayor Spencer asked about the field and track at Thompson Field. This is the field used by Alameda High School. Dr. McPhetridge stated the Consolidation Committee needs to be completed before we look at other properties. Dr. McPhetridge stated the DAC is also looking at the district's Maintenance Yard and Food and Nutrition Services Warehouse.

Mayor Spencer asked what the district would plan to do about parking if there were 3,000 students at one facility. Shariq Khan stated AUSD is working with the City on items such as parking and the City's business districts.

Ms. Warmerdam thanked Mr. Khan for including the City in the plans for the Committee to Consider High School Consolidation issues.

8. Update on Alameda High School Retrofit – Shariq Khan stated the painting of the Alameda High School Historic building started today. AUSD worked with the Historical Society on picking the paint colors. The project is on track and on time and scheduled to be finished between September and December 2019. The project is the largest seismic update of a school facility in the state of California. The building was in much worse shape than originally thought. Mr. Khan stated 55 classrooms are being renovated. The net increase of classrooms as compared to classrooms at Alameda High School in 2015 will be 38 classrooms. Every classroom is now at least 960 square feet. Mr. Khan explained the work done to standardize classroom sizes will be done at Encinal as well.

D. Next Steps

Discussion of Possible Agenda Items for Next City/School Subcommittee Meeting - A member of the public asked the Subcommittee to consider discussing public recreation spaces at the next meeting of the City/School Subcommittee.

The Committee agreed to include an agenda item for the next Subcommittee meeting on Public Recreation.

Dr. McPhetridge stated he has heard comments that there are many more students using bicycles at our school sites and he said he would like to add an agenda item about this to the next City/School Subcommittee meeting. City Council Member Marilyn Ezzy Ashcraft stated she recently visited Encinal Jr. & Sr. High School and she noticed an abundance of bicycles at Encinal and perhaps the need for increased bicycle parking at the site. Shariq Khan stated this additional bicycle parking for 100 bikes is coming. Mr. Khan stated Lincoln Middle School is also getting additional bicycle parking at their site.

Mayor Spencer and Council Member Ashcraft stated they were going to ask City Staff to look at grants to help with the bicycle issue.

E. Adjournment – 5:08PM