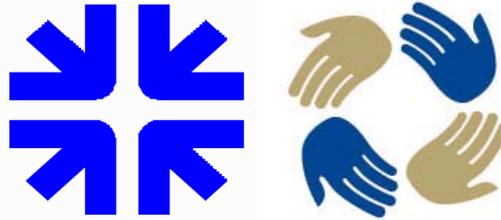


**City/School Committee**

Councilmember Jac Asher, Co-Chair  
School Board Member Joshua Simon, Co-Chair  
Councilmember Jennifer West  
Councilmember Ruth Atkin,  
Councilmember Kurt Brinkman  
Councilmember Nora Davis  
School Board Member John Affeldt  
School Board Member Joy Kent  
School Board Member Melodi Dice  
School Board Member Miguel Dwin  
Student Member Jordan Taylor  
Student Member VACANT



**AGENDA**

**City/School Committee**

Regular Meeting of the Advisory Committee

Special Meeting of the Emeryville City Council and Emery Unified School District Board of Trustees

**October 4, 2012, 5:30 pm**  
**Ralph Hawley School**  
**1275 61<sup>st</sup> Street**

All Advisory Committee meetings are noticed as Special City Council and School District Board of Trustees Meetings so that any or all of the City Council or School District Board of Trustees may attend and participate in the Advisory Committee's deliberations. However, actions taken by Advisory Committees are not official actions of the City Council and School District Board of Trustees but must be ratified at a regular City Council and School District Board of Trustees Meeting. All writings that are public records and relate to an agenda item below which are distributed to a majority of the City/School Committee (including writings distributed to a majority of the City/School Committee less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, California during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

- I. Roll Call
- II. Public Comment
- III. Approval of 9/6/12 Minutes
- IV. Staff/Committee Member Comments
  - a. Recognition of Cindy Montero for her work with the Emery High Alumni Reunion
- V. Information Items
  - a. Update from Emery Ed Fund (Powell - 5 mins)
  - b. Update on the Prop 49 Program (Montero - 10 mins)
  - c. COC Chair's Report (Rausch - 10 mins)
- VI. Action Items
  - a. ECCL Project Report (Miller - 30 mins)
    1. Project status
    2. Financial update
  - b. Consider approval of the proposed resolution calling for the creation of a "City Schools Comprehensive Master Plan for a Full-Service Community" (Lindo/Miller - 15 mins)
- VIII. Adjournment

**FURTHER INFORMATION** may be obtained by contacting Melinda Chinn, City/School Committee Secretary, at (510) 596-4314

Dated: 09/27/2012

Post on: 09/28/2012

Post until: 10/05/2012

\_\_\_\_\_ Karen Hemphill, City Clerk

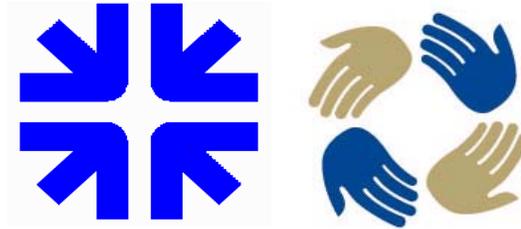
\_\_\_\_\_ Debbra Lindo, EUSD Superintendent

All documents are available in alternative formats, on request. In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid or service to participate in this program should contact the sponsoring department at (510) 450-7813 or ADA Coordinator as far in advance as possible, but no later than 72 hours before the scheduled event. The best effort to fulfil the request will be made.

Dominique B. Burton, ADA Coordinator  
City of Emeryville 1333 Park Avenue Emeryville, CA 94608  
Direct Line: 510.596.4380, Facsimile: 510.596.3724, TTY Relay: 711 [dburton@ci.emeryville.ca.us](mailto:dburton@ci.emeryville.ca.us)

**City/School Committee**

Councilmember Jac Asher, Co-Chair  
School Board Member Joshua Simon, Co-Chair  
Councilmember Jennifer West  
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Councilmember Kurt Brinkman  
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School Board Member Miguel Dwin  
School Board Member Joy Kent  
Student Member Jordon Taylor  
Student Member VACANT



**City/School Committee  
Action Minutes**

Regular Meeting of the Advisory Committee

Special Meeting of the Emeryville City Council and Emery Unified School District Board of Trustees

**September 6, 2012 - 5:30pm**

Ralph Hawley School. 1274 61<sup>st</sup> Street, Emeryville, CA

1. Roll Call at 5:32pm
  - a. School Board: Dice, Affeldt
  - b. City Council: Davis, Atkin, Brinkman, West
  - c. School Staff: Lindo, Miller
  - d. City Staff: O’Keeffe, Chinn, Helfenberger
  - e. Students: None
  - f. Excused: Taylor, Kent, Simon, Asher, Dwin
  - g. Unexcused: None
2. Public Comment:
  - a. Ms. Harris, the Associate Director of the Attitudinal Healing Connection, announced that her organization had completed the new mural under the I-580 on San Pablo Avenue as of July 3<sup>rd</sup>. The organization plans to create three more murals under I-580 bridges between San Pablo Avenue and Martin Luther King, Jr. Boulevard. The concept for the art comes from her book on every day super heroes. The design was created by students at McClymonds High School and painted by local artists. They are located at 33<sup>rd</sup> and West, and feel like they are part of Emeryville, and such would like to partner with Emeryville in any possible and in its schools. Ms. Harris provided a poster of the actual mural to the Committee and an informational booklet. Currently they serve Oakland, but would like to serve Emeryville too.
3. Approval of 8/2/12 Action Minutes
  - a. Davis so moved to approve the minutes with corrections (noted below), seconded by Dice, approved.
    - i. Affeldt noted that Mark Bonnett is the new Chief Business Official (not Terri Ryland) and the District Office is moving to Ralph Hawley School (not Anna Yates).
4. Staff/Committee Member Comments

- a. Lindo announced schools started on August 27<sup>th</sup> and they are both off to a great start. The high school is in the Santa Fe school site in Oakland. Wendy Chew and two teachers at ESS worked with 25 students to transfer the campus from an elementary to high school campus with new dining tables, umbrellas, outdoor teaching areas and hang out areas, moved Juniors/Seniors to 2<sup>nd</sup> Floor, banners/signage. The energy and passion at ESS has been great. The energy and vibe at Anna Yates is also high. Last year finished on a down note with the budget/staff reductions, but things have picked up and moved forward. Back to school night at Anna Yates is tonight. Teachers and parents are now asking questions on “full service community schools” and focusing less on the actual building, so they are getting the vision. Lindo met the Chancellor of the Peralta District. As you may know, Peralta professors are visiting the high school daily to teach college level classes. He is deeply committed to the partnership and plan/develop/expand the college prep classes. The enrollment report is not ready yet as the school just completed its 10 day count, but it will be presented at the next meeting.
- b. Brad Helfenberger, promoted the Park Avenue Plaza Party occurring on September 20<sup>th</sup> from 5-8pm and will feature food trucks, live music, and a beer/wine tent. Brad distributed posters to the Committee and provided extras for the public.
- c. Miller reported that election polling will be held at ESS this November.

5. Informational Items

- a. Update from Emery Ed Fund
  - i. Phillip Powell, Executive Director, provided the monthly update on the Emery Ed Fund for the activities occurring in the month of August.
- b. COC Chair’s Report and Annual Report
  - i. Charlie Schuman, COC Member, updated the activities performed by the COC at its August 15<sup>th</sup> meeting to the Committee. Tom Rauch, COC Chair, presented the COC annual report to the committee.
- c. ECCL Project Report
  - i. Financial Update:
    1. Miller gave the financial update of the project regarding bond repayment rates and future bond sales considerations.
  - ii. Project Status:
    1. Miller updated the Committee on the project status that the architects are back on the project full steam ahead.
- d. Update on Oversight Board action regarding ECCL
  - i. O’Keeffe updated the Committee on the status of AB1484 that allows the City to retain and use the bond proceeds for ECCL and what steps it will take to realize these funds.
- e. Update on ESS All-Class Reunion
  - i. Glenn Foster, co-chair of the reunion committee, gave a report on the status of the event occurring on September 15<sup>th</sup>.

6. Action Items: None

7. Adjournment at 7:07pm

## 10.04.12 City Schools Committee meeting

### Agenda Item VI.a.

#### 1. ECCL Project Phases and Time Line --

staff will recap for the City Schools Committee the ECCL Facilities Project phases of work and the time line commitments that will lead to achieving the goal of occupancy in August of 2015. The architect and builder teams are now back up and running full speed ahead on the approved Conceptual Design. That work flow must continue in order to meet the occupancy goal of August 2015.

#### 2. Update on Measure J Series D bond sale analysis and considerations --

staff has previously reported to the City Schools Committee on the feasibility of a Series D bond sale. Staff will update the City Schools Committee on those considerations and will report new additional information to the City Schools Committee regarding options for thinking about the timing of such a sale, were the School Board to determine that a Series D sale is desirable.

#### 3. Report back to the City Schools Committee regarding the feasibility analysis conducted on whether a \$48 million alternative is available for the ECCL facilities project --

staff was asked by the School Board to pursue, with the assistance of the architect and builder teams, a feasibility analysis of whether an alternative approach to the ECCL project exists that can be accomplished within a \$48 million project budget. The short answer is that there is no \$48 million alternative available that meets City Schools Committee expectations and requirements for the project. The architects and builder looked thoroughly, thoughtfully, and carefully at the possibility that the entirety of the existing Emery Secondary School building could be adaptively reused rather than demolished. Both the architects and the builder agreed at the conclusion of that feasibility analysis that even taking that approach, while also fulfilling the expectation that the exterior appearance of the existing building would be significantly altered so as to not look and feel like the existing facility, the goals could not be achieved within the \$48 million parameter. So, there is no feasible project within that budget amount that meets City Schools Committee expectations and requirements for the ECCL.

The outcome of that feasibility analysis re-raises the consideration of whether a Series D bond sale will occur. In order to achieve the approved Conceptual Design, a Series D sale must occur. And, as it turns out from the feasibility analysis just concluded, even the approach of reusing the existing Emery Secondary School building would require project funds in excess of the \$48 million currently available.

## 10.04.12 City Schools Committee meeting

### Agenda Item VI.b.

Master Plan Task Force Resolution -- For many years now, the City of Emeryville and the Emery Unified School District have discussed publicly, both in Board and Council meetings and jointly at City/Schools meetings, uses and programs housed at their facilities.

Envisioned for all those years is the achieving of what might be referred to as a "Full-Service Community" where the programs and opportunities offered positively impact the quality of life for all members of the Emeryville community. A fundamental cornerstone of that "Full-Service Community" vision is the accomplishment of a "Full-Service Community School District" that provides educational opportunities that play a major role in lifting the quality of life.

The properties and programs related to these on-going City Schools efforts have been: 1. the Ralph Hawley School site, 2. the Anna Yates Elementary School site, 3. the Emery Secondary School site, 4. the Recreation Center site, 5. the Emeryville Child Development Center site, and 6. the Senior Center site. Both the School Board and the City Council have previously determined present and future uses for four of those sites, namely: the Ralph Hawley School site, the Emery Secondary School site, the Emeryville Child Development Center site, and the Senior Center site. Staff is proposing to City Schools that we engage the Emeryville community, through the creation of a task force, in giving input on the future uses and programs to be located at the Anna Yates Elementary School and the Recreation Center properties. With input on those two sites from the task force, staff will then assemble a "City Schools Comprehensive Master Plan for a Full-Service Community" document that gathers together a comprehensive six-site picture of how the programs and facilities are aligned to achieve the joint vision of the City and the School District.

This Resolution charters the task force that will give input on the two sites where program and use still need to be defined, and it also gives direction to staff to compile that "Comprehensive Master Plan".

CITY SCHOOLS COMMITTEE  
CITY OF EMERYVILLE & EMERY UNIFIED SCHOOL DISTRICT  
EMERYVILLE, CALIFORNIA 94608

**RESOLUTION NO. ?**

AUTHORIZATION CHARTERING THE

**“CITY SCHOOLS COMPREHENSIVE MASTER PLAN FOR  
A FULL-SERVICE COMMUNITY”**

**TASK FORCE**

**WHEREAS**, the Board of Trustees of the Emery Unified School District (Board) and the Emeryville City Council (Council) have worked in close partnership for many years through the joint “City Schools Committee” to create the Emeryville Center of Community Life (ECCL) which establishes both a set of programmatic goals and a set of facilities goals for bringing about excellent educational and recreational opportunities for all members of the Emeryville community; and

**WHEREAS**, the Board and Council, through the joint City Schools Committee, have previously and consistently envisioned Emeryville as a “Full-Service Community”, one where Full-Service Community Schools and Full-Service Community and Recreational Services combine to benefit all members of the Emeryville family; and

**WHEREAS**, the Board and Council, through the joint City Schools Committee, have previously determined that implementing the programmatic and facilities goals of the ECCL for Emery Unified students and for members of the Emeryville community will take place at a number of sites currently owned by the District and the City; and

**WHEREAS**, the Board and Council have consistently directed that public monies be utilized to deliver program opportunities as efficiently and effectively as possible, and a key implementation strategy identified to accomplish that goal is to not duplicate services and programs on multiple sites in the small community setting of Emeryville; and

**WHEREAS**, the Board has previously resolved that the ECCL will co-locate all School District grades K-12 together with health and wellness services, and the Council has determined that a number of community services and recreational

opportunities for all Emeryville community members will also be located at the District-owned site chosen for the ECCL project which is at 1100 47<sup>th</sup> Street; and

**WHEREAS**, the Board has previously made commitments about uses of its real properties for educational and recreational purposes, including the passage of Measure J, a Prop 39 General Obligation Bond, by Emeryville voters in November of 2010 which stated, in the Resolution language that placed the measure on the ballot, that the District's vision "would enable the District and our partner organizations to provide a variety of essential services including senior services, adult education, job training, after-school activities, childcare, health services, and more", and the City of Emeryville is the major partner organization working with the District in those efforts; and

**WHEREAS**, the Board in 2007 created a Real Estate Advisory Committee which subsequently reported several recommendations to the Board including that the Ralph Hawley Elementary School site at 1275 61<sup>st</sup> Street continue to be used for District educational purposes potentially focusing on infant through pre-kindergarten children and their families; and

**WHEREAS**, subsequent to the report of the Real Estate Advisory Committee, the Board determined that the Ralph Hawley Elementary School site would be used to deliver services that support the early-childhood transition to kindergarten and linkages to the ECCL vision for young children and families in the Emeryville community; and

**WHEREAS**, the District, during the fall of 2012, is beginning to implement the vision for young children and families at the Ralph Hawley site by relocating the Marina School Head Start programs to that location; and

**WHEREAS**, the Council has previously created the Senior Center at the 4321 Salem Street facility in Emeryville and that Senior Center has a Master Plan for Senior Services that describes the on-going programs and uses for that site and building; and

**WHEREAS**, the Council has previously created the Emeryville Child Development Center at the 1220 53rd Street facility in Emeryville and that Child Development Center has a Master Plan for Child Development Services that describes the on-going programs and uses for that site and building; and

**WHEREAS**, the Council has created a Recreation Center at the 4300 San Pablo Avenue facility in Emeryville and the programs currently located at that Recreation Center will be relocated to the Center of Community Life site when construction of that new facility is complete, opening the possible opportunity for new community uses of that site; and

**WHEREAS**, the Board has consistently directed that the Anna Yates Elementary School site (1070 41<sup>st</sup> Street) be dedicated, both now and in the future, to educational and/or recreational uses that do not duplicate services available at other School District or City Community Services sites; and

**WHEREAS**, in order to not duplicate services offered at the Ralph Hawley site (1275 61<sup>st</sup> Street), at the ECCL site (1100 47<sup>th</sup> Street), at the Senior Center site (4321 Salem Street), or at the Emeryville Child Development Center site (1220 53<sup>rd</sup> Street), the Board and the Council envision programs for the Anna Yates site (1070 41<sup>st</sup> Street) and the Recreation Center site (4300 San Pablo Avenue) that focus on fulfilling the vision of a Full-Service Community by providing opportunities and services not offered at other sites; and

**WHEREAS**, the Board and the Council have not yet determined specifically what Full-Service Community opportunities will be located at the Anna Yates Elementary School site or at the Recreation Center site once the programs currently located at those two facilities are relocated to the ECCL; and

**WHEREAS**, the School District and the City of Emeryville have previously developed key partnerships with organizations that can provide a number of programs that would help fulfill the Full-Service Community vision; and

**WHEREAS**, the Board and Council maintain their commitment to provide, as expressed in Measure J Resolution language and with the assistance of partnering organizations, services for adults in the Emeryville community including adult education and job training; and

**WHEREAS**, the City Schools Committee, pursuant to policies that it has already established, wishes to engage community input and support in making long range plans for community facilities that best meet the needs of our students, families, and community members; and

**WHEREAS**, the City Schools Committee believes that the community must be engaged, through the creation of a Task Force dedicated to that work, in the planning of future uses (that are aligned with the City Schools Committee goals expressed in the clauses above) for the Anna Yates and Recreation Center sites;

**NOW THEREFORE BE IT RESOLVED THAT**, the City Schools Committee establishes a "City Schools Comprehensive Master Plan for a Full-Service Community" task force whose charter will be to convene key community members together with key representatives from partnering organizations to develop a report to the City Schools Committee, by or before 15 April 2013, on the specific program and facility plans for the Anna Yates Elementary School and Recreation Center sites that will align with and implement the City Schools Committee's goals for Full-Service Community opportunities as expressed in the clauses above; and

**BE IT FURTHER RESOLVED THAT**, the City Schools Committee directs staff to assemble a “City Schools Comprehensive Master Plan for a Full-Service Community” for the six real properties belonging to the District and the City, namely 1. the former Emery Secondary School site at 1100 47<sup>th</sup> Street, 2. the Anna Yates Elementary School site at 1070 41<sup>st</sup> Street, 3. the Ralph Hawley School site at 1275 61<sup>st</sup> Street, 4. the Recreation Center site at 4300 San Pablo Avenue, 5. the Emeryville Child Development Center site at 1220 53<sup>rd</sup> Street, and 6. the Senior Center site at 4321 Salem Street with input from the task force chartered by this Resolution focused on proposed new uses for the Anna Yates Elementary School and Recreation Center sites mentioned above; and

**BE IT FURTHER RESOLVED THAT**, membership of this “City Schools Comprehensive Master Plan for a Full-Service Community” task force shall be as follows:

- Task Force will be comprised of at least 9 and no more than 11 members who will be appointed by the City Schools Committee
- Task Force members will be residents of the City of Emeryville
- Task Force membership will include 1 School Board member and 1 City Council member
- Applications for the Task Force will be submitted to the City Schools Committee by or before 25 October 2012
- The City Schools Committee will appoint Task Force members by or before 1 November 2012 from among applications received
- Task Force will be dissolved on 15 April 2013.

**PASSED AND ADOPTED** this ?<sup>th</sup> day of October, 2012, by the Governing Board of the Emery Unified School District of Alameda County, California.

I, \_\_\_\_\_, \_\_\_\_\_, of the Governing Board of the Emery Unified School District of Alameda County, State of California, do hereby certify that the foregoing Resolution was duly passed and adopted by said Board, at an official and public meeting, thereof, this ?<sup>th</sup> day of October, 2012, by the following vote:

AYES:  
NAYES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_

(Clerk Signature)

\_\_\_\_\_

(Date)

**PASSED AND ADOPTED** this ?<sup>th</sup> day of October, 2012, by the City of Emeryville of Alameda County, California.

I, \_\_\_\_\_, \_\_\_\_\_, of the City Council of the City of Emeryville of Alameda County, State of California, do hereby certify that the foregoing Resolution was duly passed and adopted by said Council, at an official and public meeting, thereof, this ?<sup>th</sup> day of October, 2012, by the following vote:

AYES:  
NAYES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_

(Clerk Signature)

\_\_\_\_\_

(Date)