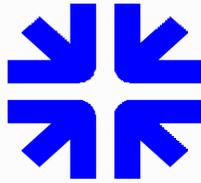


City/School Committee

Councilmember Jennifer West, Co-Chair
 School Board Member Joshua Simon, Co-Chair
 Councilmember Kurt Brinkman
 Councilmember Nora Davis
 Councilmember Ken Bukowski
 Councilmember Ruth Atkin
 School Board Member Miguel Dwin
 School Board Member Melodi Dice
 School Board Member Cheryl Webb
 School Board Member Pat Hooper
 Student Member Brittany Collins
 Student Member Deszeray Williams



REVISED 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

July 21, 2010 - 5:30pm

Emery Secondary School, 1100 47th Street, Emeryville, CA

*****Community members are encouraged to attend this meeting
 to provide feedback regarding a potential EUSD Bond Measure*****

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 6/17/2010 Minutes
- IV. Review Items
 - A. Receive Community Survey Results (EMC 30 mins)
 - B. Bond Fund Financing relative to a Proposition 39 School Bond (CFW – 10 mins)
 - C. EUSD Educational Program Update (Sugiyama – 10 mins)
 - D. Receive update on work of Nexus Partners (Miller – 30 mins)
 - E. MOU Finance Update (Miller – 5 mins)
 - F. Public Comment on review items
- V. Information Items
 - A. Partners Finance Sub-Committee Report and Recommendation (Davis – 5 mins)
 - B. Review current draft from bond council of proposed bond language (Sugiyama – 15 mins)
- VI. Action Items
 - A. Recommendation to the EUSD Board regarding a potential Bond Measure (Sugiyama – 30 mins)
 - B. Consideration of a name change for the new facility (Bukowski – 15 mins)
- VII. Staff Comments
- VIII. Committee Member Comments
- IX. Adjournment

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

DATED: 7/20/2010

Post on: 7/20/2010

Post until: 7/22/2010

_____ Karen Hemphill, City Clerk

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

City/School Committee
6/17/2010 Meeting Action Minutes
5:30pm
ESS Atrium

1. Roll Call
 - a. Committee:
 - i. EUSD Board of Directors: Simon, Webb, Dice, Dwin, Hooper
 - ii. City Council: Brinkman, Davis, Atkin, West, Bukowski
 - iii. Student: Collins
 - iv. Absent: Williams
 - b. Staff:
 - i. City: O’Keeffe, Laven, Chinn
 - ii. EUSD: Miller, Kim
 - iii. Absent: Sugiyama
2. Public Comment
 - a. None
3. Approval of 3/4/10 Minutes
 - a. Davis moved to approve, Hooper seconded, passed without exception
4. Information Items
 - a. Receive Community Survey Results
 - i. EMC presented the survey results from the community polling by phone. 238 people responded, which is a good result for such a poll. Key results are that the community feels Emeryville is on the right track, the schools are not well known, improving safety and quality of schools is compelling, and EMC recommends placing the a bond measure on the November 2010 ballot.
 - b. Receive update on work of Nexus Partners
 - i. Kim presented the programmatic assessment and options. Highlights are that the City is growing; the school population is growing; and the business community is growing. Development priorities identified by the Nexus Partners are a community/library partnership, continuing education/career partnerships, and wellness/recreation programs and partnerships. Miller presented the facilities assessment and options. By and large, the seismic standards are not met, the facilities have outlived their useful life, there is a lack of technology, inadequate program supports, the newer buildings are of limited durability (temporary), limited growth capacity, and no flexibility for shared use. Four options for response were studied by the Nexus Partners; maintain only, renovate existing, alternative two phase rebuilding, or open one facility for all students at the same time. The fourth option (one

new building) was projected in a cost benefit analysis as the most efficient and effective with the third option (two phase school) as a close second.

c. Farmers Market

- i. West commented the new farmers market has opened, it was very nice, and hopes more people in the community can attend through greater word of mouth and a good first day.

5. Action Items

a. HEAL City Resolution

- i. West introduced Charlotte Dickson, Director of Local Policy for the California Center of Public Health Policy to discuss the Healthy Eating Active Living City Campaign (HEAL). HEAL is focused on land use, healthy food access, and employee wellness policy initiatives. Emeryville can achieve different levels of recognition by HEAL showing their commitment to healthy living. Davis moved that the City/School Committee move forward resolutions to their respective boards to approve the HEAL resolution, seconded by Atkin, passed without exception.

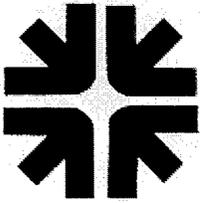
6. Staff Comments

- a. Chinn announced that 29 year employee Janet Pulliam, Director of ECDC, is retiring June 30th.
- b. Laven announced that the Emeryville Relay for Life has changed their event date to August 14-15 (from June 24-25) to accommodate more teams and time to fundraise.

7. Committee Member Comments

- a. Atkin congratulated City/School Committee member Brittany Collins on her recent graduation. She is attending CSU-Monterey Bay in the Fall.
- b. Simon noted that a joint potluck picnic for the two PTOs will be happening from 11-3pm on Saturday, June 28th.
- c. West commented that 1001 42nd Street is potential site for a nine cell phone towers that is opposed by the residents and schools.

8. Adjournment at 7:54pm



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 450-7831

July 19, 2010

To Whom It May Concern:

The following 37 page transcription of the June 17, 2010 City/School Committee Meeting has been provided by Councilmember Ken Bukowski. The transcription is not the official minutes of the June 17, 2010 meeting (ie: see the 6/17/10 Action Minutes Document) and is for informational purposes only on behalf of Mr. Bukowski. The transcription has not been verified or sponsored by the City of Emeryville or Emery Unified School District.

Sincerely,

Kevin Laven
Administrative Analyst
City of Emeryville

TRANSCRIPT
City -School Joint Committee Meeting
June 17, 2010

Emeryville City Council - Emery Unified School District Board

Location: Emery High School, 4727 San Pablo Avenue, Emeryville Ca. 94608

Time: 5:30pm

CITY - SCHOOL COMMITTEE MEMBERS:

EMERYVILLE CITY COUNCIL:

RUTH ATKIN, MAYOR

KURT BRINKMAN, VICE MAYOR

NORA DAVIS, COUNCIL MEMBER

JENNIFER WEST, COUNCIL MEMBER (CHAIRPERSON)

KEN BUKOWSKI, COUNCIL MEMBER

SCHOOL BOARD:

JOSHUA SIMON, PRESIDENT

MELODIE DICE, BOARD MEMBER

MIGUEL DWIN, BOARD MEMBER

CHERYL WEBB, BOARD MEMBER

PAT HOOPER, BOARD MEMBER

BRITNEY COLLINS, STUDENT REPRESENTATIVE

Note: Words in these brackets were unclear and are < BEST GUESS >

Words in these brackets are for [CLARIFICATION]

Words in these brackets, were spoken, but { DON'T MAKE GRAMMATICAL SENSE }

Words crossed out were ~~SPOKEN~~ but replaced with [CLARIFICATION WORD], with the consent of the speaker, to avoid incorrect facts from being disseminated

Call to Order:

JENNIFER WEST | Welcome to the City-School Committee Meeting this evening, June 17th and we'll start with roll call[no response] ... As soon as we're ready to do that

CLERK [....inaudible] Roll call. **[all present - Ken Bukowski arrived 6:00pm]**

JENNIFFER WEST | I'd like to start with public comment period, If there is anyone in the audience who would like to speak on something that is not on the agenda this evening and address the committee, please come forward.....[.pause] Ok, seeing none. We'll move on to the approval of the minutes from March 4th.....

NORA DAVIS | Move approval

UNIDENTIFIED | Second

JENNIFFER WEST | Ok, all in favor... Any opposed [unanimous approval] Ok, that passes. Moving on to item (4A). We have three different information items this evening, and the first one says receive community survey results....[consultant having difficulty setting up the presentation]

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City-School Joint Committee Meeting
June 17, 2010

31 We're still struggling with a little technology. What should we do... a little song and dance..?

32 **PAT O'KEEFFE** | Do you want to do (C)..? Do you want to do (C)...? Do you want to do (C) first,
33 while they're still setting up..?

34 **JENNIFFER WEST** | Ok,. Shall we move to the next item and come back..?

35 **JOSHUA SIMON** | No, the next item is a long item<<< **INTERRUPT**

36 **PAT O'KEEFFE** | No, move to (C). The Island<<< **INTERRUPT**

37 **JENNIFFER WEST** | That would be fine. So, Item (C) says Earth Island... I think it's Island Earth
38 Farmer's Market... I don't remember putting this on the agenda, but if I did, that's fine. If I did, that's
39 great. It has my name on it. I would just like to make sure that the public knows today is the day that
40 we had our very first Emeryville Farmer's Market. It actually is still open for another 27 minutes, so
41 if you're watching this you can hurry up on down and get some great fresh vegetables..<<<
42 **INTERRUPT**

43 **UNIDENTIFIED FROM THE AUDIENCE** | It's not live

44 **JENNIFFER WEST** | Oh, it's not live, OK. I hope you got to get to the Farmer's Market.... And I got
45 to go there with my older daughters this afternoon, from about 2:00 to 3:00. And, I just thought it
46 looked fantastic. There were a great variety of vendors, and good food, and good folks to run into.
47 It felt like a community. It would have been nice to see a few more people, but I understand I was
48 in the lull of the afternoon. So, I'm hoping that between the lunch-time crowds, and the back-home
49 from work crowds, that it will feel successful, but I thought it was smoothly done, from what I saw.
50 So, I would like to appreciate the staff that worked on that, and the operators who put that together,
51 particularly Kevin Laven who worked very hard on that, so thank you. Are there any other comments
52 about the Farmer's Market from anyone else.?

53 **JIM GOLDEN** | [from the audience] It's every Thursday afternoon till September.

54 **JENNIFFER WEST** | It's every Thursday afternoon till December, I believe.

55 **JIM GOLDEN** | September.

56 **JENNIFFER WEST** | September

57 **CHERYL WEBB** | and the time

58 **JENNIFFER WEST** | And it is from 12 o'clock until 6:00pm

59 **KURT BRINKMAN** | I too was there, and I thought it was really a nice event, and very well pleased
60 to. The operator seems to really have his act together for the very first day of this farmer's market,

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June 17, 2010

61 and I was, from that aspect, very pleased, and it looks like it's just going to be a growing event with
62 more people attending, so....

63 **RUTH ATKIN** | I just wanted to add too, that the music was terrific, and then I went inside the Admin
64 building and was pleased to see that it wasn't really that disturbing for people trying to work, at least
65 on one side of the building.

66 **JENNIFFER WEST** | Great, while I hope that will spread by word of mouth and other means so that
67 more folks know about that in Emeryville and the surrounding areas as well.

68 Are we ready then to go back to item (A) ? . (4A), which is about the community survey results. I'll
69 turn that over to is it to Ruth.. Is it Ruth Bernstein from EMC.

70 **PAT O'KEEFFE** | Roy, are you going to <<< **INTERRUPT**'

71 **RUTH ATKIN** | I think you need a mobile mike. <<< **INTERRUPT**

72 **PAT O'KEEFFE** | Roy. Are you going to do an introduction on this item, or.?

73 **ROY MILLER** | I think we were just going to start with the [....inaudible]

74 **RUTH BERNSTEIN** | Are you all able to see this..?... Let me.... Do you think you will be able to
75 see...? I'm sorry we weren't ready.. All right so... I'm going to walk you through the results of the
76 telephone survey that we did with voters in the City, who is also the School District, regarding a
77 potential<<< **INTERRUPT** [sound engineer talking to speaker] I have to do it closer, I get it, cause
78 you are actually recording... cause I'm a recording star.

79 The results of the survey that we did with voters regarding a potential bond for the November 2010
80 ballot. I'm going to take you through, kind of, the key highlights of the survey and I'm certainly
81 available to answer any questions.

82 So, the first thing is we did 238 interviews, which has a margin of error, plus or minus (6)
83 percentage points. Here in Emeryville, as you know, you don't have a lot of voters, and so our... we
84 can't kind of just pull up a random sample, or do hundreds of interviews, we actually..... it takes us
85 a long time... We try to call as many people as we possibly can, and we were actually quite happy
86 that we got 238. It's getting harder and harder for us to do phone surveys here because people have
87 caller ID, they don't answer their phones, things like that. So, keep in mind there is a margin of error.

88 A couple of things. This is a question... Do you think things in Emeryville are going in the right
89 direction, or do you think they're off on the wrong track..? And this is this question that pollsters love
90 to ask, to gage optimism or pessimism.

91 What we're seeing right now, with voters around the State, is that they incredibly pessimistic. When

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92 we ask voters in California, How do you think things in California are going..?... Only 15% say things
93 are going in the right direction. But here in Emeryville they are actually quite happy, that we say....
94 How are things in Emeryville... 68% say things are going in the right direction That's been pretty
95 consistent over the last few years which is amazing that your voters are really feeling good about
96 the community that they live in, and that's, I think, to all of your credit and you should feel good
97 about that because they don't have the same pessimism that they see going on in the State right
98 now.

99 We also asked a few questions about the overall quality of life here in Emeryville, the overall quality
100 of City services..? And, you can see, we have some data from 2007, 2009 from surveys that we did
101 for the City. So, we can compare and see how little change there's been over time.

102 Right now 88% of voters in Emeryville say the overall quality of life in the community is excellent or
103 good. And, we have 75% say that the quality of City services are excellent or good. We then ask
104 more specifically about the School District. We ask about the following aspects of Emery Unified
105 School District..?

106 And so remember here, that when they rate the City, and City services as....really phenomenally
107 good. But ,when we look at the ratings of the **City** [School District], and I know this is a little bit
108 faded, but that gray in the middle, the 42%. 48%, 38% that is the percentage that say they don't
109 know. When we ask these things.

110 The quality of buildings and grounds at the Elementary School...,? The quality of education at the
111 Elementary School..?. The overall job the District is doing.., Management of money..., the quality of
112 buildings and grounds at the High School...., And the quality of education at the High School, or the
113 Secondary School.... We have a percentage around 30% to 40% rate as excellent or good.

114 But, we have this huge 40% or so that say. They don't know. They can't rate the quality at the
115 Schools....And, we have somewhat high ratings on the negative side. The overall job the District
116 is doing... We have 30% rate as only fair or poor.

117 And, the quality of education, especially the quality of education at Emery Secondary School, 26%
118 rate as only fair or poor...., compared to 28% as excellent or good,.... with 46% don't know.

119 Typically we see when we look.... We do a lot of school bond, and school parcel tax polling, and we
120 usually see a much higher ability of the voters to rate the schools. A lot of people, maybe they...their
121 kids went to school in the District or they bought their house because they know.., you know.., the
122 Schools are good, or the Schools aren't good. But here, they don't know very much about them. And
123 among those that do know, it's almost equal positive to negative. So, we consider those to be fairly
124 critical ratings, and kind of, that there isn't a lot of community pride here, around the Schools, Where
125 we see a lot of community pride around other things around the City. So, what we kind of conclude

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126 from this is. They want improvements to the Schools.... This isn't kind of a satisfactory situation that
127 the Schools... that they feel like the Schools are good, at the quality they want.

128 Then we ask about..., Do you favor or oppose replacing old inadequate, and seismically unsafe local
129 schools with schools that meet current earthquake safety standards, have updated classrooms,
130 computers and libraries, have space for student health, after school programs, and other community
131 services.. ? We have 65% say, they strongly favor that., another 25% somewhat favor..
132 Overwhelming attitudes here around rebuilding the schools.

133 And then we ask about a potential bond measure, and we say.... This might be on the ballot in
134 November, how would you vote... ? It's a \$95 million dollar bond to maintain academic excellence,
135 student performance, attract and retain quality teachers, replace and upgrade outdated schools,
136 classrooms, technology, student safety and also provide childhood education libraries, health,
137 recreation, senior, and other community services....?

138 We have 61% that say they would likely..., they would probably vote YES on that. Another 7% are
139 undecided, but lean toward voting YES and a school bond needs 55% approval. So it's great place
140 to start. It's not everyone saying they're supportive,. But it's a very good initial vote.

141 A couple of demographics here. Democrats that make up the vast majority of voters in this
142 community, 71% of Democrats said they would vote YES on the bond.... Republicans, that are just
143 a tiny little group there, only 51% said they would vote YES , but they are a small group of the
144 voters.

145 And then we looked at the difference between Very Likely Voters, so those voters that we know will
146 turn up in November, even if the Governor's race doesn't stay interesting, or whatever. They'll
147 definitely show up. We've got 60% support among that group. Among those Less Likely Voters, the
148 ones that will turn out if the race..if there is kind of an interesting election in November. 78% of that
149 community said they would vote YES . That's an indication to us, that the November ballot,
150 especially given how we do think there is going to be a lot of excitement, both from the gubernatorial
151 race, and also some of the initiatives.

152 There will probably be a somewhat higher turn out this November, and that's helpful for your
153 community in a bond election. As they get down all the way down to the bottom of the ballot, they
154 look and see schools, YES.

155 Also we see that homeowners are fairly supportive. We see that 62% of homeowners said they
156 would vote YES. Renters, even more supportive, say 74% but that's' good. Men and Women fairly
157 similar support. We also see very strong attitudinal numbers.... I trust Emery Unified School District
158 to properly manage my tax dollars...? . 58% of voters agree with that statement, and so even if they
159 don't know very much about the District, or the quality of education, we do see a high level of trust,

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160 and that's important..

161 And.. It's crucial to have adequate, seismically safe local public schools, even if it means raising
162 taxes...? . 77% of the voters agree with that statement. And so, these are indications that above
163 55% is doable.

164 A couple of questions that we see that help to identify kind of how we might word the ballot question,
165 or how we might word some of the additional information to help voters understand what we're doing.
166 What we see here is that improvements to the schools really are what kind of pull at the heart
167 strings, in the community. So, building seismically safe schools..? 48% rate that as a (7) on a (1-
168 7) importance scale. Another 33% rate it as a (5) or (6)... So, we have over 80% that say the
169 importance of seismically safe schools. Green classroom technology, up to date. We also have over
170 80%, rating as important....

171 Improving energy efficiency at the schools in order to save costs of facilities for after school
172 programs, updating school science labs.. So those all kind of fall into the school..., improvements
173 to the schools. It gets us an idea of the things to talk about. to help voters understand why were
174 doing this bond.

175 We also have a number of, you know, this is kinda hard to see, but a number of pieces of
176 information. We said, would this make you more or less likely to vote YES . As we saw the beginning
177 a very high level of support already. So, it's probably not necessary to do a whole ton of education,
178 but we do see that some fiscal oversight measure includes independent citizens oversight to make
179 sure all money is spent as promised, which is a part of... A mandatory part of a Prop 39 School
180 Bond anyway. So, it's just reminding voters that-that needs to be done.

181 We can get federal and state matching funds, if you do this. It will help create jobs, improve the local
182 economy. And then, the message is really about schools. So, it will maximize efficiency, save
183 operating cost by integrating school and community facilities.

184 Investing in Emery Schools helps to attract more local families, attract and retain good teachers. So
185 we've seen overall. We've heard from many school district's. That when you build new schools,
186 teachers want to come and teach there. So, it's a great result for the community to say well, why
187 should I invest millions of dollars. ? Well, because you're actually going to get a better quality
188 education out of it. It's not about the building, it's about quality education.

189 The school sites are inadequate, lack of science and computer labs, science and technology to keep
190 our kids competitive in this economy. This will help give them the learning environment they need.
191 All of those give us kind of an indication of some of the things we can use as we talk about it.

192 After we give all this information we ask again, Now how would you vote..? And 70% said, they

TRANSCRIPT
City -School Joint Committee Meeting
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193 would vote YES. The good news is even though there is not a lot of change,. Whet we're doing is..
194 If voters read the ballot question that ballot question we have drafted, and they are already
195 supportive, and that's kind of what we want to see.

196 They're going to be on a busy ballot. There's going to be a lot of noise going on in November coming
197 from people running for Governor, who are already making a lot of noise. And so, what we're hoping
198 is all those voters actually come out and vote, get through that ballot and we know they're supportive
199 of schools in Emeryville. So we'll see that.

200 So, what we do see is that definitely that voters here are optimistic about the City which also means
201 that they are willing to invest in the City. They love living here, and so they're usually willing to invest
202 in improving things. They're not that familiar with local public schools. So, this isn't about necessarily
203 saying...You know, it's not like other communities where they say, we need to maintain this quality
204 so you maintain your high property values. This is really about, let's improve our schools.

205 Remember we have kids. Most voters don't.. Only 5% of the voters have kids in public school right
206 now. So, this is kind of a reminder, yeah..., actually there are kids here, and they deserve a good
207 quality education. Improving safety and quality of schools is definitely compelling to voters, and they
208 do seem to be fairly supportive.

209 So, we think it makes sense to consider a November 2010 measure, especially given that there
210 probably won't be another high turnout election for two years. It doesn't mean that it's your only
211 opportunity, but we think the poll definitely indicates considering it, anyway. That's kind of... and I'm
212 available to answer any questions.

213 **JENNIFFER WEST** | Thank you...would it be best to ask some clarifying questions, if there are any,
214 and then open it to the public.?

215 **NORA DAVIS** | I have a question. What is your specific criteria for the less likely voters.? Is it a
216 pattern of voting, and if it is a pattern of voting, what's the specific criteria for the less likely..?

217 **RUTH BERNSTEIN** | [...inaudible] I know the less likely voters, it was based on their history<<<
218 **INTERRUPT**

219 **NORA DAVIS** | Their voting record.

220 **RUTH BERNSTEIN** | Yeah, And I believe it was based on voting in, at least, three of the last
221 elections. I can get you exactly.

222 **NORA DAVIS** | I would like to have that. I don't have to have it right now, but I would appreciate
223 it, at some point in time.

224 **RUTH BERNSTEIN** | We can certainly get that for you.

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225 **KURT BRINKMAN** | Yes, did you ask any questions about the demographics..?

226 **RUTH BERNSTEIN** | We did.

227 **KURT BRINKMAN** | You did. Ok, so you think the voters understand that one issue as far as needing
228 additional schools, or redoing the schools because of the demographics...?

229 **RUTH BERNSTEIN** | I'm sorry. We asked demographic questions. You mean did we ask questions
230 about the demographics.?

231 **KURT BRINKMAN** | Demographic study as far as the needs, and one of the needs is because we
232 are getting more kids coming to our school, that we have to do something or we're going to be out
233 of classroom space.

234 **RUTH BERNSTEIN** | We did talk about the need for classrooms. I think that the seismic safety and
235 also just the lack of upgrades and ability to teach in the modern environment are really very
236 compelling, but we can... I can also talk to you about expanding and recruiting your family is
237 important..

238 **NORA DAVIS** | I have another question. Given the fact that we only have 5% of the population
239 with children in the school, with your experience, and you know, and you've been in a lot of areas
240 in California, do you see this as a substantial and significant weakness..? You have all of the
241 offsetting information, and yet still, when you only have 5% of the population with kids, that's
242 certainly a lot different than Oakland and Berkeley, Pleasanton, so it's a fairly unique City here.
243 How....What I'm trying to get at is. How critical is this to the success of the bond..?

244 **RUTH BERNSTEIN** | Well, If what we were seeing is that non-parents, or 95% of your voters, were
245 not supportive of the schools we would be concerned, but they are very supportive of the schools
246 and actually they're looking to have improvements to the schools. Many of the voters in this
247 community are young which means they may be future parents, or you know, they just are politically
248 engaged. You know, that is their values.. Their values are towards improving.... maintaining quality
249 public schools, and so I think that-that the..... We don't see it as a problem. What we see, as an
250 issue, with only having 5% of your voters being parents is that we're not going to be able to rally
251 them to come out and vote just for this issue. And that's why we see these numbers as actually
252 being very positive for a November measure. Because their values are supporting public schools,
253 so when they come to vote anyway, they'll vote YES .

254 It would be much harder, I think, to say, let's do a special election, and rally our parents. Now, we
255 have seen... You've seen success, and great success, in parcel tax elections, so I don't want to say
256 that it can't happen, but one of the important differences is that in a parcel tax election, Seniors get
257 an exemption, or you can give seniors an exemption. So, you can rally seniors to come out and vote

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258 for something that is within their values, but they don't have to pay for it if they don't feel they can.

259 A bond, you cannot give an exemption for Seniors, and so do we feel like even though most seniors
260 do value public education it's harder to do a special election rally call. So that's, I think the
261 difference. Just to answer your previous question on, the likely voters. What we call likely voters
262 are people who voted in (4), (5), or (6) out of the last (6) elections, and so the last major (6)
263 elections. So they're basically people who vote in more than 50% of the ...

264 **RUTH ATKIN** | Ruth, are you including our local elections with those, since we do odd year
265 elections. Are you only including even year elections..?

266 **RUTH BERNSTEIN** | I believe, for this purpose, we were including even years because we were
267 looking at November of 2010, and so what we consider likely for November of 2010 takes into
268 account the even year elections, but we can certainly re-do the data with your.. you know, it doesn't
269 make that much of a difference when we're looking at November of 2010. If we were looking at a
270 special election turnout we would want to look at special election turn out voters..

271 **RUTH ATKIN** | Well, the odd years is just where the people have an interest locally,<<< **INTERRUPT**

272 **RUTH BERNSTEIN** | Right<<< **INTERRUPT.**

273 **RUTH ATKIN** | Come out, So, I think we'd want to include them as likely voters because they're going
274 to see a local issue, even on an even year.

275 **RUTH BERNSTEIN** | Right, they would be included in the likely voters because they voted in...but.
276 I could double check that. We can actually go into the data and say, the people who are likely, that
277 basically vote in every single election, not the local ones, we can rerun that, those are the people
278 who really show up.

279 **MIGUEL DWIN** | I think the bittersweet of this for me is that... I mean the sweet is that we have 95%
280 of the individuals in the community that participated in the survey, they appreciate the value of
281 schools, and want to see good schools in this community, but a lot of them don't know about some
282 of the good work that we're doing here, and I think that's the kind of bitter about it. You know, I'm
283 saying as a District, we may have to get out and show the community some of the good things that
284 we are doing, as far as, you know, how we are increasing test scores. How we are partnering up
285 with community colleges. How we have a lot of the CSU's coming with mentors. And, how we have
286 Samuel Merit College coming in, and dealing with our wellness programs. So, I think we need to get
287 the story out a lot more to those 95% of the community that don't have children here, and let them
288 know how good of a job, you know, we are doing. So....

289 **RUTH BERNSTEIN** | I think it's a great opportunity to do that. We tend to find the voters are very
290 supportive of revenue measures for schools when they know that the schools are doing a good job.

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291 And this is a great opportunity and you're fighting against State-wide and National news about how
292 bad our schools are, and so there's really an opportunity for the schools to say,. Wait a minute, you
293 know, our budget's getting cut, yeah, we're having a hard time, but we're actually doing some good
294 things here and we want to tell you about that, and this isn't all bad.

295 **JOSHUA SIMON** | I am.. Our Superintendent recently informed us that Emeryville actually has one
296 of the highest birth rates in Alameda County, which surprised me, but I shouldn't be surprised, we
297 have all of these one and two bedroom condo's, and people get married and then they have kids,
298 um... and that appears to be what's happening..... [people laughing] I know, it's painful Jim.. But
299 that appears to be the demographics of our town. So, I'm curious if the study indicated the... you
300 mentioned 5% had kids... that was 5% with kids in the school<<< **INTERRUPT**

301 **RUTH BERNSTEIN** | Yes<<< **INTERRUPT**

302 **JOSHUA SIMON** | or 5% with kinds period

303 **RUTH BERNSTEIN** | 5% with kids in the school.

304 **JOSHUA SIMON** | With kids in the school. And then, what's the percentage overall with kids?
305 Cause I think we have this baby boom that's happening.

306 **RUTH BERNSTEIN** | So, 5% have kids currently in the District, and 9% have children who are not
307 yet school aged, so are you inquiring about children who are not yet school aged, 9%, that's actually
308 very high. That's higher than we see in other communities.

309 **JOSHUA SIMON** | That was actually my question. So it sounds like.. Although we... there's a large
310 sort of group at our door, and we're finding that... At last night's School Board meeting, we actually
311 voted to add a new kindergarten because we're getting so much demand from Emeryville residents
312 to come to our schools. We have more people signed up for school next year, at this time of year,
313 than we have ever had before. So, people are actually knocking down the door early to make sure
314 that they can get in... um and we're having to cut, even with the new class, we have a waiting list.
315 We're going to have to hold it off, so that 9% figure is helpful, thank you.

316 **RUTH BERNSTEIN** | Well, that's great and this is an opportunity to talk about improving schools so
317 families can stay here. This doesn't have to be the place you have your children, so you can move
318 to Walnut Creek.

319 **JENNIFFER WEST** | Any other questions, clarifications, clarifying questions.... I have one myself,
320 which is. I appreciate the summary of the survey that you did, and I wondered if there was some
321 questions I believe,. That had open-ended answers, etc. Is there the possibility for the public to
322 know more of the details from the survey. Is that available... like the entire survey..?

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323 **RUTH BERNSTEIN** | We provided the summaries to the District, and they're, that's what we've given
324 them kind of the most important questions from the survey that we feel like was really pertinent to
325 situation about making a decision whether to go forward or not.

326 **JENNIFFER WEST** | I just wondered if there might be additional information that... I understand that
327 this summary points to a certain good information upon which to base a decision, but if there is
328 additional information that might be helpful also, as we move forward with the decision or even after
329 the decision, <<< **INTERRUPT**

330 **RUTH BERNSTEIN** | Right, and there is certainly more information that we can go back in and
331 especially after you make a decision, we don't sort of disappear. We got back into the data
332 frequently, and say... and sometimes we'll work directly with the campaign, even though we don't
333 work with the District. We just do it as a courtesy. We go back into the data, and let's look at some....
334 How do we actually develop a campaign around some of ths poll data. But, because the District
335 doesn't do a campaign.. We feel like some of that is better, it's better to do that ... after you've
336 made a decision about whether or not to move forward. Because this is more campaign related and
337 we don't want to have an impropriety with the campaign

338 **JENNIFFER WEST** | Ok, thank you for that distinction.

339 **RUTH ATKIN** | One more comment, and I would like to hear from the public if anyone wants to speak
340 to that, but..... How long did the interview take when you polled people, and got them on the
341 phone..? How long did it <<<<**INTERRUPT**

342 **JIM GOLDEN** | [from the audience] a half hour [people laughing]

343 **RUTH ATKIN** | About 18 minutes.

344 **JIM GOLDEN** | [from the audience....] Way longer than 18 minutes

345 **RUTH ATKIN** | So, we know at least one person in the audience got interviewed, but I guess my
346 question then is....These were pretty in-depth conversations that you had with identified individuals,
347 and you started off with a 5% of 6% accuracy in either direction, but is there... aside from that
348 statistical room for... margin of error, would you say anything else about the sample that you took
349 that might lead us towards false conclusions like... Is there any way in which that sample was not
350 representative of touching base with every segment of the community..?

351 **RUTH BERNSTEIN** | It was representative. We did do some weighting. so it was easier to reach
352 older voters than younger voters basically the same everywhere else, but we do... we did call cell
353 phones, but younger voters tend to not answer their phone. They're harder to reach. But we do have
354 some, but we had to do a little bit of statistical weighting. It's a very common... but it doesn't, but we
355 do feel that the results are still representative. They are statistically valid with the margin of error that

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356 we tell you.

357 And, we' have been, we're confident in the results. That's why some of these questions seem a bit
358 redundant..um because we're looking for consistency, The results are so consistent that we feel
359 confident. So, I can't tell you that if you go on the ballot tomorrow that you're going to get exactly
360 whatever... you know, 68%, but I do feel confident that as of today, because we don't know what will
361 happen tomorrow, but as of today we do feel, based on what we saw in the results, that they're valid,
362 and that they are representative of the voters in Emeryville.

363 **JENNIFFER WEST** | Thank you, if there are no further questions from the committee, I'd like to open
364 it up to the public to come up and make comments. Is there anyone who would like to speak on
365 this...?

366 [...inaudible]

367 **JENNIFFER WEST** | We could time you, if that would help.

368 **MIGUEL DWIN** | One of the major things that this body has been talking about is community voice,
369 and I think, at this point in time, if there are anyone in the community who would like to voice their
370 opinion on this, I think it would be very valuable at this time. So.,I would appreciate if anyone had
371 something to say to really speak up at this point.

372 **JAQ ASHER** | Hi, I'm Jaq Asher. My daughter will start kindergarten at Anna Yates in the fall and
373 she is so tickled about it. There's going to be 10 kids from ECDC [Emeryville Child Development
374 Center] going over there with her. So this is going to be a really nice contingent. We're planted
375 here. We're staying here. We have a two year old, they're going to be coming up from the
376 elementary school and I hope beyond.

377 And, I'm just.. When I think about the ECCL,. I mean... the things that I like about it, you know,
378 redoing the High School, getting better Rec facilities.. Those are very important to me, but then I
379 also worry about if there is going to be an attrition of these kids from 5th grade and under, because
380 I don't think you realize how charming Anna Yates is, and parents are really drawn to that, the small
381 scale, and I worry that we could lose a population of people. That they won't be as invested in the
382 school. They really like that small scale and there will be some worries around consolidating
383 everybody into one building, so that's my one concern

384 **JENNIFFER WEST** | Thank you. Are there any other folks please come forward and speak, Thank
385 you.

386 **JULIETTE DUNN** | Hi, my name is Juliette Dunn. I am the wellness coordinator, and I'm sorry I'm
387 losing my voice. The last day of school was Wednesday, so when you have a last day of school your
388 voice kinda goes. There was graduation and all those things happened.

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389 It worries me a little from the Report that one of the findings is that people don't know about the
390 school. And I think it behooves us who are in this School, and in Anna Yates, and those who are
391 concerned about it to get more of the good information out.

392 So, I'm going to share something with you that I think is important because I was there, I saw the
393 class. The class of 2010 just graduated. It may not mean anything to anybody else but it's pretty
394 darn important to me. 2010 is here. Our ASV President. They have about, and I may get the
395 numbers slightly wrong and we're going to put this on the web. At least I'm going to make sure it gets
396 on there.

397 We had about (58), (59) out of (60) Students graduate, probably a little higher. (28) of them went
398 to a four-year institution. We had a million-dollar's worth of grants and scholarships come to those
399 students through various sources that they found, and competed with on a scale not as a give
400 away, not because they were a minority, not because they were woman, not because they were men,
401 but because they were dang good students,. And I think we need to understand that. Celebrate it
402 each year, and put it out there on the [EUSD] Board on San Pablo. Pixar celebrates and helps good
403 academic students, and I think that would help them to understand that we're not doing this because
404 we want to have a big building. We're not doing this because we want to have cute lovely little things
405 around. We're doing this because we want these kids to succeed and because... I'm doing it
406 because when I'm 90 years old. I want them working. I want them paying taxes, and I don't want to
407 be working. [Applause...]

408 **JOSHUA SIMON** | If I could just elaborate on that a little bit. What the superintendent has reported
409 to us is that last year, both this year, and last year, we had 90-95% of our kids being accepted into
410 college. Last year 25% of those were getting into four year colleges. This year it's 45% so... And
411 actually the 25% was up from the year before that. So, it's been a very steady and steep climb and
412 at the end I'm looking for both congratulating and hearing from Brittney Collins about her college
413 plans. If anybody would like. I did bring tonight, the Program from the graduation which lists all of
414 the colleges our kids are getting into. It's a really wonderful program.

415 **JENNIFFER WEST** | Thank you for your comments.

416 **KEN BUKOWSKI** | I'm not sure where I want to start.. really.. This project has been going on for a
417 long time, and it's very well conceived. I think it has a lot of positive points to it. Providing services
418 to the community that could otherwise not be provided. But I'm still not sure, or confident that this
419 is the right time to move forward with it. I've looked at the survey results. I think there are some
420 questions about the survey, and there's some question about the number of people In the community
421 who support it...?

422 I personally know of a number of people that are opposed to this, and I think it would behoove us

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423 to get their support before we try to move forward. This is a very small City, and it doesn't take too
424 many people to make a real difference in the results of the election.

425 You know, we just renovated Anna Yates School, and there are a lot of people who feel really good
426 about it, and the idea of not using that facility if we move forward with ECCL is a problem. I was
427 alarmed to learn that building was not seismically upgraded when those improvements were made.
428 That's just an alarming... I don't even know how it could get approval without having those
429 improvements made.

430 But, I just remain concerned that this project has been top down, all the way along, and it's like we've
431 got something already done... There's been a lot of community input, but I still think there are a
432 substantial number of people in ths community that are not aware of this, that are not aware of the
433 District and what we're doing, and I think we need to reach them before we move forward.

434 The idea of mixing the grades all in one facility is another concern. It doesn't mean anything to me
435 personally, but I've heard so many people concerned about it that I think that needs to be
436 addressed, Even if we know better that mixing the grades is the best thing to do, if that's not what
437 the community wants to do, then that's not what we should be doing. I mean this is about doing this
438 for the community, it's not about the things that we want to see.

439 I want to support this project, and I want to move forward with it, but I'm not sure this is the right time.
440 The demographics show we are going to have increased population, and increased school
441 population, and maybe when we get more Emeryville students, it may be more appropriate.

442 There's still a number of students from Oakland that won't be sharing in the expense of this project,
443 and I think that's a concern. So, I just think we should.... I don't think we should throw these plans
444 out, by any means, but I think we should delay this, and I don't think this is the right time to move
445 forward with it,. So, that's my comments.

446 **MIGUEL DWIN** | Well Ken, I respect your opinions and your comments but I think the survey shows
447 that this is a good time for it to go out, first of all. I think regarding, you know, Anna Yates, those
448 funds were spent on that school because [IT WAS HANDLING A SHORT TERM PROBLEM, A LONG TERM
449 PROBLEM, AND FIXING IN THE SHORT TERM]. Anna Yates is still not seismically up to standards. If you
450 walk through the main building, and walk through the halls you will be able to see and recognize
451 that. I think the other thing too, is that this is a small District, and when you have three facilities that
452 you have to actually maintain operational expenses, it becomes costly. It's been told to me that the
453 District has had issues fiscally before, and it really stems from having just too many operational
454 expenses, and not enough ADA students to be able t pay for it. So, I think looking at the design, of
455 bringing everyone on one site is something we must look at to try to reduce operational expenses.

456 And also, I think it does lend itself for students and families to get to know one another of all

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457 ethnicities, all creeds, all color, all cultures, to be as one so our students can grow up, and end the
458 racist and class practices, that we do see, based on their upbringing around other cultures, other
459 you know, racist, and all of that. So, in my opinion it lends to a very healthy individual in the long
460 run. So, I think,... like I said, I do appreciate, you know, your comments, but I think this is something
461 that, as a School District, we have to look at.

462 **JENNIFFER WEST** | We'll hear from Kurt Brinkman and then Pat Hooper.

463 **KURT BRINKMAN** | I'd just like to keep it really basic here, Ken. One thing, the codes change every
464 three years, so every time we have an earthquake the code writers go back and they say, ok, how
465 can this be tweaked. We're basically talking about a one story building. So, it's not a big building.
466 So it's, as they said, that building has been there 50 years. There's been.... Every three years the
467 codes are going to change, So that's really not a true issue. The other thing is that we had dollars
468 that we had to spend. They were developer dollars, and we were going to lose those dollars if we
469 didn't spend them, and we said we have a school here that, as demographics are showing us, we
470 need more classroom space.

471 And you just heard, that there's another kindergarten class going into the school, and there might
472 have to be a second one, but all these things take years, from the time you start a job, until the time
473 the kids are in school, it's about seven years. So you're right, we could wait another two, three,
474 four, five years, but you know what, we're out of space.

475 And so, what you have to do, is you have to put a plan together, and right now the plan is saying that
476 kids are coming to the School District, and they're coming in droves from Emeryville, and you also
477 have to understand that when it comes to dollars this school brought in kids from Oakland. One, that
478 most of them live right across the street from the schools, and.. Two, we get ADA for those
479 students....., Which, at the time of the bankruptcy of the School District, we need kids in seats, cause
480 we needed the \$6,500 that every child brought us from Oakland. So it's not like we're giving
481 anything way to Oakland kids. But you have to acknowledge that if a school is right across the street
482 from Oakland, which this one is, those kids should be able to go to the school. They shouldn't have
483 to go to another school.... Because this is a sense of community, and I think that has to be
484 acknowledged.

485 **KEN BUKOWSKI** | Let me make a few comments. I don't want to turn this into a big debate, or
486 anything. It's not whether or not I'm convinced of it. We have a job of convincing the voters, and in
487 my opinion I don't think we have convinced the voters, or do we have the ability to convince the
488 voters ? And, the fact that we have... the project has been going on so long, there are a handful
489 of people in this community who are opposed to it, and strongly opposed to it, and I think that is
490 where it's going to fail. You just can't have that many people, and expect that it is going to be
491 successful. Somehow we have to convince those other folks to go along with it, and what we're

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492 doing,<<< **INTERRUPT**

493 **KURT BRINKMAN** | But Ken, your conversation right now is not convincing anybody. You're casting
494 so much doubt. Stop, and just say that you are against the project, Ok.

495 **KEN BUKOWSKI** | I'm not against the project. But I will stop<<< **INTERRUPT**

496 **KURT BRINKMAN** | Yes, you are.

497 **KEN BUKOWSKI** | I'll stop.

498 **MIGUEL DWIN** | A handful is not many people. We only need over 55%.

499 **JENNIFFER WEST** | I'd like to hear from Pat Hooper.

500 **PAT HOOPER** | [...inaudible] it's all about California. It's our governor, it's our lieutenant
501 governor, it's our attorney general. It's right down to local issues, and this is when our voters have
502 a chance to focus on the state and their community. I think it would be a big mistake not to put this
503 on the 2010 ballot, that's number one.

504 There's a lot of talk about community engagement and as we all know we've been talking about this
505 for (5) years, at least, but there's a critical element that I think everybody will be aware of and that
506 is, there are two steps to this...., One, you put the bond on the ballot, if it succeeds, the next thing
507 that happens is there is... this is a process in which the district works with the community. There is
508 a lot of community engagement. There is a lot of community oversight, and those are the more
509 appropriate times I say to start talking about some of the sensitivities around the beauty and the
510 charm and the smallness of Anna Yates and what happens to that, a larger facility. We have ample
511 time to talk about that.

512 I would like for us to focused on whether we think, and I do believe that this is the time to put this
513 on the ballot. I don't think that there are that many people against it, based on the poll, and I'm not
514 sure they are against what we're really talking about.

515 **JENNIFFER WEST** | I'd like to hear from Josh Simon, and then let's kind of revisit our agenda
516 because there is another large presentation this evening, and will add, I think, more information to
517 the conversation as well.

518 **JOSHUA SIMON** | I think, I will reserve most of my comments until the end of the next presentation
519 because I think one of the dilemma's we have is.. that we've been caught in a time crunch where we
520 hired a terrific set of architects and asked them to focus on these program and functional issues, and
521 they've been doing a lot of work about what fits where, how does it fit.

522 You know, this issue that Ms Asher brought up of how do you... what are the best practices to make

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523 it really work and comfortable, and homey for kids, on site. And, how do your make those work. How
524 do you make it work so that it works for neighbors...?

525 There has been a lot of work on thinking through programmatically how you do that. That is not
526 design, that is programming work, and I think we're going to hear a little bit about some of that in the
527 next presentation but I think the fundamental dilemma I have is that... Everything I'm hearing is that
528 as our quality of school gets better and better. more and more people say, Gee. I want to check out
529 Emeryville. I want to buy a house in Emeryville, I want to rent in Emeryville, so my kids can go to the
530 local schools. We can't turn down kids who are from Emeryville who want to go to the schools.

531 So, one way or the other, if we are committed to quality. We've demonstrated that we're going to
532 continue our steep climb in quality. Our schools are going to be able to teach every kid who shows
533 up on our door, and provide a good quality education. I am concerned that home prices will begin
534 to go up because of this, and I have been an advocate for more affordable housing so that the
535 families who go here now can continue to afford to go here now and won't be forced out. So, I think
536 we're really looking at how do we build enough space for a quality school., and enough space for
537 this demand. I think we're going to hear a little bit more about that demand in the next presentation.

538 I just want to say about Anna Yates. We've been very clear from day one that the money we had
539 for Anna Yates was just enough to do a demonstration of what was possible. We never ever said
540 we had all the money to do what Anna Yates needed. We didn't have the money to touch the main
541 building, and the main building is safe.

542 But if there is an earthquake we will not have the school. It won't be usable after an earthquake. It
543 will be safe during an earthquake, but after an earthquake we're going to end up with... I don't know
544 what we would do...?. We'll have no buildings for schools. So, that's the problem with earthquake
545 safety. But, a lot of what people love about Anna Yates... What we've said from day one is that Anna
546 Yates is the prototype of what we want to do.

547 We tested out what happens if we have two story schools. We tested out what happens if we have
548 elevators. We tested out what happens if we open the school yard. We've tested out what happens
549 with cameras, and we're learning a lot, and everything we're learning about Anna Yates, we're going
550 to apply to this school. We've learned a lot about pick up and drop off, and we've made a lot of
551 changes, over the years, about how to do pick-up and drop off in a way that dies not adversely affect
552 neighbors, and that will go into a design phase. My time crunch dilemma here is that, we've got
553 consultants, saying, Gee, the best time to go to the voters, if you want to get the money for this, is
554 in. November. At the same time we do have a lot of work to do, so we have to find a way to build
555 a process where the community learns what we can do, and that converges with the election.

556 **RUTH ATKIN** | I just want to say that I agree with School Board Member Hooper that this is a great

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557 time to go to the voters, and one of the reasons and maybe this gets into how we approach the ballot
558 measure is to talk about how, there are other pots of money, and the window on being able to
559 access them,... other pots of money. This will help access other ports of money, and other pots of
560 money. The window for getting other pots of money is closing, so.... A number of years ago there
561 were... Perata put on the ballot, Prop's (1a) through (1e), which is this whole infrastructure bond
562 thing. That included money for school construction, and it seems to me we would want to capitalize
563 on that so that the people don't think that they're paying for the whole thing, So, it's not just one pot
564 of money, the bond issuance that's going to cover this. We need to leverage this with other sources
565 of money

566 **JENNIFFER WEST** | Thank you. Yes..., Ken

567 **KEN BUKOWSKI** | One more comment, and that has to do with capital improvement budget.. I don't
568 know, we probably have a 150, - 200 projects in our capital improvement budget, and this project
569 here is going to take \$25 million dollars out of that budget. The State took \$11 million dollars last
570 week. So, I think the right thing to do is you go to the community and you say, Hey, these are the
571 things, this is the money we have, and then what do you want to do with the money..?

572 If you take \$25 million out of what we have, that means you're not going to have any other project,
573 but the ECCL. So, when you are trying to get voters support, they are going to weigh, Gee, do I want
574 new lights on my street, or do I want an ECCL Project..? You may even want to find out if the people
575 in the City want to spend that \$25 million before you go forward. Because right now, any other
576 project they would have expected redevelopment to pay for is going to have to funded separately
577 because ECCL is \$25 million. I mean that money has been hanging around for a couple of years.
578 It could have already been put to use, perhaps..., So, there's another point.

579 **JENNIFFER WEST** | Thank you. I think we're going to close this portion. It went a little longer than
580 we anticipated, but it's good discussion. Let's move to the next item which is actually the update on
581 the work of the Nexus Partners. And Roy Miller, architect is going to take this over....

582 **ROY MILLER** | Thank you, and I also want to introduce < Hayan Kim >, and thank you Ruth. We're
583 going to do ths really fast because I think the most important thing for this evening is for you all to
584 continue the conversations. But we do have some data that we would like to share because I think
585 it helps to inform the conversation, and it helps everybody to develop a common understating.

586 Hayaan is going to begin. So she'll start us out with a bit of the investigation work that's been going
587 on that the Nexus partners have been helping us, with on the program side, and then I'll come back
588 and talk how the facilities can help support that program.

589 **<HAYAN KIM>** | Hi, good evening. Just very quickly. I just want to give you a quick overview of
590 today's presentation. We're gonna actually start with something that I hope speaks to some of your

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591 concerns, Member Bukowski, about the programmatic assessment and options.

592 What are the types of programs that are available within Emeryville...? And, how is it that programs,
593 that are to be developed, meet community need. And then, moving on to part two of the facilities
594 assessments and options. Thinking about facilities is just one of the supports that's necessary in
595 actually getting to successful programming.

596 So, the Nexus partners have been helping us, both us with the programmatic assessments, and
597 options development as well as the facilities assessment and options. And, to begin with, in order
598 to cover some demographic trends that a few folks have already mentioned about the changing
599 nature of Emeryville.

600 Firstly, the residential population. .Currently the City of Emeryville residential population is about
601 10,000 plus. According to the General Plan update, that was recently approved, that's expected to
602 increase to about 16.000 within the next 20 years at 2030.

603 Similarly, the demographers that have been working with the School District... though, right now we
604 have a school enrollment of about 800 students, they project.... and we've actually begun to exceed
605 some of their projections that they made two years ago that, by that same 2030 marker, if we are
606 continuing on the projectory of improved academic performance, as we have over the last several
607 years, that we can... that our school enrollment will probably look around 1,130, if not more.

608 Thirdly, is the growing Emeryville business community. The Emeryville business community has
609 always been a strong part of our community and that too is growing. According to the General Plan
610 update we could be seeing close to 30,000 jobs in Emeryville by 2030.

611 So, these are three of the main components of the Emeryville community, One other trend that is
612 happening, kind of on a national level, that is both an asset and challenge, and a lot of policy makers
613 are thinking about it, is the senior citizen population.

614 As the number of baby boomers are starting to retire, we recognize that the number of Americans
615 aged 55 and plus will actually, almost double, between now and that same 2030 marker. That, in and
616 of itself, will have considerable programmatic implications.

617 So, when we asked Nexus to help us make sense of what is the current programming that's
618 happening in Emeryville, they said, what do we have now..? And what they found was, from their
619 assessment, is that a majority of the programs, within a 2.5 mile radius of this location are directed
620 primarily towards supplemental services towards lower income youth.

621 And by youth, not only do I mean K-12 students, also early childhood, our younger youth, our
622 children. As you see on the pie chart right there, that's about 73%, leaving close to about 27% of
623 programs that are available to the general population and the adult population which also includes

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624 a lot of the programs that are happening with the Senior Center.

625 Another way to think about that is in an age group breakdown. As you can see, and is pretty clear,
626 the primary age groups that are underserved by programming within Emeryville are the (19) to (24)
627 and (25) to (49) age group. That, in and of itself, is an incredible opportunity and really speaks to
628 the growing population within Emeryville, generally young adults, young professionals, many of
629 them who may not have kids, currently, but would be thinking about starting families.

630 **JENNIFFER WEST** | Can I interrupt you just to ask specifically on that slide, when you say,
631 supplementary services, Can you give any specific examples, of what those might be, good
632 examples of what that might be..?

633 **<HAYAN KIM>** | Sure. Any of the programs, for instance, any of the after school programs, or any
634 of the programs offered by the District. We know that the Emery Unified School District has actually
635 probably the single largest provider, within the Emeryville community, in either providing services
636 for families, and youth or referring to services.

637 So, this is our pie chart. Let's think about our goal, and really thinking about the broadest community
638 within Emeryville and who.. and how is it that we even out this pie chart. In no means, is this to say
639 we want to reduce any of the services towards kids, because at the same time we recognize that our
640 population of young people is growing.

641 But, how do we start to think about building up programs to meet the community needs, particularly
642 again, within that 19 to 49 age group, The Nexus partners recommended some developmental
643 priorities as far as programs.

644 The first would be thinking about a community library partner. This would target all age groups, and
645 would really enhance the programs, the educational programs which are happening within the
646 District, but also appeal to the greater community. We're talking about families. We're talking about
647 families with young children, the business community, the senior community. Programs like family
648 literacy, early childhood education, specialty libraries that <neich> libraries, like an arts job training
649 and placement program, and which would be very well aligned with the strategic initiatives of the
650 District, as well as a library that could also enhance the community service and referral.

651 The second would be a continuing education and career partner and this really has aligned very well
652 to add, as Member Dwin was talking about, the partnerships that this District is currently beginning
653 with Berkeley City College, and several other higher educational institutions,. But again, thinking
654 about that 19 to 49 and plus age groups, how do we enhance that programmatic experience..?

655 Things like job training and placement. local professional development opportunities with any of the
656 business corporate partners in the community. Adult and family enrichment learning programs, as

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657 well as a host of intergenerational programming. That is already started, beginning in conjunction
658 with City Community Services. How can we expand that even further..?

659 The third area was in wellness and recreation. Again, targeting all age groups. City Community
660 Service has done a really, kind of miraculous job in the last several years of expanding their
661 programming, and this is another way to think about what is a strategic and a smart way to grow a
662 program without heavily burdening the local budget, and that is through partnerships.

663 Opportunities, like community recreation, and physical fitness programming as well as
664 intergenerational recreational arts and community programs. So...., How do we actually do this, and
665 what is a reasonable expectation for what we want to do, especially since we're not going to be
666 serving 50,000 of everybody that kind of walk's in the door.

667 The Nexus Partners recommended that we think about touching 10% of the Emeryville population
668 on an average throughout the year, throughout the calendar year. That would be about 2,000
669 individuals, that would be touched by programming. Again, this would differ. These orange bars with
670 the top bars would be the target numbers, and those are differentiated by time of day. Daytime,
671 afternoon, evening and weekends.

672 One example of why it's important to think about time of day, and particularly, time of year is that
673 currently, for instance, the classrooms that you see around you now are currently programmed about
674 18% of their actual useable programmable time. There's lots of reasons why that is..... But, in
675 comparison, if you look at the partnership that has been established with the joint use facilities of
676 the gym and the pool, that's closer to 76% of program utilization where a target of 77% of 8:00am
677 to 9:00pm may be six or seven days a week and about $\frac{3}{4}$ to $\frac{1}{2}$ of the programmatic year.

678 Currently these bars demonstrate where we are now. Here's where we stack up to our goals. Now,
679 even if we were to reach that high 1,130 enrollment, and if Community Services were to double and
680 even triple some of their offerings during the day, afternoon, evening, and weekends, you see that
681 there is still considerable opportunity to do more, and that's when we plug in our three strategic
682 program areas.

683 One of the most fascinating things is a community library. How could a community library not only
684 enhance the educational experience of young people within their school day, but also the entire
685 community.

686 The daytime could easily bring in upwards of 300 additional individuals into a library program to
687 study, you want a quiet place to meet up... Or just have a moment, as part of your break, if you work
688 in the area. In the afternoon, there's a little pink area that you probably can't see over there, but that
689 designates parent pick up, and would it be possible for when parents are picking up their children
690 to stop by the community library, and stay for a storytime, or reading group, meet up with other

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691 parents, or even just go through and see what's happening at the community library, to see what's
692 happening on the weekends.

693 Again,. Extended with higher capacity in the evening and weekends. The same types of
694 programmatic ideas could apply to those other two partnerships. Now, how would we get that
695 done...? I'm going to turn that over to Roy Miller because he's an architect, and he can better explain
696 this part.

697 **ROY MILLER** | Just like... with the Nexus Partners, when they started looking.... when they started
698 looking at the program work they, first did an assessment. Where are we, what do we have that's
699 already around us, and I think it was smart and interesting for them to take the same approach with
700 us, in terms of the facilities.

701 And.. The goal here is the facilities find a way to support those programs and utilization opportunities
702 that < Haayen > just talked about with us. But, first we have to kind of take stock with where we are.
703 Our existing facilities, and when we say the existing facilities, we're talking about the three District
704 School sites, and the Community Services Rec Site that's at the corner of 43rd and San Pablo.

705 By enlarge, the existing facilities are not up to current seismic standards. By enlarge the facilities
706 have already passed their useful life. and that's a term of art in the trade, but what that means is
707 we've gotten a lot out of them already, and we haven't put new stuff in that allows us to get a lot
708 more out of them.

709 By enlarge, the facilities struggle with providing technology. Technology systems do exist. They exist
710 here in this building, but you can see,... we're struggling. We have cords all over the place. We do
711 the best that we can, but we need to do better. We need to do better to support, not just student use
712 of the facilities, but community use of the facilities.

713 Also, the current program spaces that we do have are inadequate to teach, and to conduct the kinds
714 of programs, and the quality of programs that the school District and Community Services would like
715 to be able to offer. Things like science labs for instance, we have one, here at the High School, and
716 if I took you on a tour of it right now, you wouldn't be all that impressed.<<< INTERRUPT

717 **UNIDENTIFIED** | [....inaudible]

718 **ROY MILLER** | Not a bad idea....

719 **UNIDENTIFIED** | [...inaudible..]

720 **RUTH ATKIN** | I think we should do that so we can see how inadequate what we have to work with.

721 **ROY MILLER** | I don't know if I have a key to let us in..<<< INTERRUPT

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722 [numerous people saying, not tonight] [people laughing]

723 **JENNIFFER WEST** | Just in theory, and similarly that the public could see that. You know.

724 **ROY MILLER** | Absolutely. I think doing some tours would be a great help. Secondly, the sort of
725 more recent buildings that we do have, they're all modular buildings... When you build a modular
726 building the state forces you to sign what's called a waiver of durability. They want you to
727 acknowledge that these are not buildings that are meant to last the kind of time lines that these sorts
728 of facilities are meant to last. We're talking about capital facilities improvements that need to
729 accommodate program and use for the next 40 or 50 years.

730 Also, the current facilities severely limit flexibility and growth capacity. If you think about modular
731 buildings. You can't move those walls, you really can't do much of anything with them, except put
732 students and teachers, or meetings, or something like that inside them. They don't expand and
733 contract. They do what they do, but they are not the kind of flexible useable facility that you want for
734 a 40 or 50 year period of time. And, having the facilities scattered on many different sites makes how
735 you think about growth and program delivery very constrained.

736 And, this gets to the point about shared use opportunities. One of the ways for everybody to save
737 money, public money, is for the City and the School District to expand their partnerships, and then
738 to involve these other third parties that < Hayan > was referring to, in helping us to mount and pay
739 for a lot of the programs that help to respond to community needs.

740 And, then finally < Hayan > mentioned the growth trends. The current set of facilities severely
741 constrains that ability to grow beyond the current limits. So, where do we go from here..?

742 We need to replace and update outdated schools that no longer meet the seismic safety standards.
743 We need to provide updated classrooms, technology, science and computer labs for students, and
744 also for the kinds of continuing education, job skills, job placement opportunities that < Hayan > was
745 referring to.

746 So, when we think about these things, we're not just thinking about more classrooms that are used
747 18% of the time. We're thinking about facilities that are used 76-77% of the time. Improving school
748 safety, creating energy efficient cost saving facilities that provide job training, after school, pre-
749 school, and other community services. We can do a whole lot better, in terms of on-going operating
750 costs than we are right now. In fact, about the worst thing that we could do, in terms of operating
751 dollars, is to continue to operate the facilities that we already have.

752 So, in taking account of this we asked the Nexus Partners to work with us on facilities options. What
753 are the different kinds of things that we can look at, in order to help us address these needs?

754 And, they helped us to develop four different categories of response. The first category, which we're

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755 calling Option (A) says, maintain the existing facilities. Don't build new. Don't even do the code
756 upgrades? Just maintain what you've got, Keep them dry, and keep them from completely falling
757 apart, use them. Mind you that.... these facilities have already been used for 50 or 60 years.

758 The response.... As we began to talk about that set of options with the City, with Pat O'Keeffe and
759 Melinda Chinn, in particular, the City's reaction to that was..., We can't do that. We cannot operate
760 a viable community services Rec Services Department out of modular buildings at 43rd & San Pablo.
761 That is just not an option for us.

762 So, the costs that you'll see in a moment for Option (A) include a new Community Services Facility,
763 but maintaining the existing... at the three School District sites.. Now, subsequent to that, in
764 conversations with the School Board, the School Board has essentially said the same thing that the
765 City said. We can't do this. This just isn't an option for us. But, we included, we've looked at it
766 We've looked at it seriously. We know what the economic outflow from it is, and I will show you that
767 in a moment.

768 Option (B) says, do a little bit better. Renovate the existing... By renovate we mean, bring the current
769 facilities up to modern codes. Still,. no new square footage, just... at least bring them up to current
770 safety seismic, electrical, mechanical, do the code work that's necessary.

771 Again, not an adequate response from the City's prospective. Even if they upgrade the modular
772 buildings, they still can't do what they need to do there. Realistically, not really an option for the
773 School District either, But again, we costed this out, and I'll show you the economic results of this.

774 So, if we don't use the existing, and just maintain them, and renovating them is notdoesn't solve
775 enough of the programmatic problems to really get us moving forward, how do we build new..?
776 What's the strategy for that..?

777 One alternative, which we are calling Option (C), is to do it slowly, work in phases. In this case, build
778 some new facility, now, here at Emery Secondary School, and continue to operate Anna Yates as
779 a primary school. Essentially, leave the lower grade kids, having school classes at Anna Yates. But.,
780 have the goal of eventually moving those students to the new facilities, because they would then be
781 continuing on into the future to inhabit a school that's inferior to what we would be able to build new.

782 And, even in terms of ambiance. I mean I'm sure that a new facility can be designed here that is.....
783 that would be equal or better in every way to the fondness that I totally understand and feel grateful
784 for, that the people feel connected to Anna Yates. I'm sure Mark <Siberlick> feels the same way. I
785 mean, he's glad that people admire the work that he did.

786 Option © would bring everybody here to the Emery Secondary School site, over two phases, by
787 2023. And, then an Option (D), which says build the facility, build it's here at Emery Secondary

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788 School. Do the co-location of grades. Everyone is here in a new facility 2015.

789 So, the Nexus Partners, one of the chief pieces of work that they've helped us accomplish is what's
790 called a Cost Benefit Analysis and the easiest way to think about this is... Is you have first costs,
791 for each of the four options, and you have longer term costs that also have to accommodate
792 revenues and expenses.. Expected revenue and expenses over a long period of time.

793 This graph, essentially takes the projections out over a 40 year period. Obviously, the further out in
794 the time line you get, the more questionable those financial projections are. But, certainly, even
795 within the first 20 years or so, you can see the significant differences that develop in each of the four
796 options.

797 The maintain existing option, which is (A), has an initial project cost of about \$45 million, the biggest
798 single amount in that is the amount that would be spent to build the new community services facility.
799 Over a 20 year period of time beyond that though <<< INTERRUPT

800 **UNIDENTIFIED** | [. . . inaudible]

801 **ROY MILLER** | Sure, thank you.

802 **UNIDENTIFIED** | [.....inaudible...]

803 **ROY MILLER** | So, in the second column over you can see the cumulative... what's called the
804 cumulative net value number which is really.. which really says, over that 20 year period of time,
805 have you been able to generate revenue, and offset expense.?

806 In the Option (A), the answer is NO. You have not been able to do that, and you have actually
807 continued to spend money, which Hayan sort of shows you the Option (A) line.. says that you are
808 continuing to spend money, and spend money, and spend money. And, there is never a point in
809 time when you push that line up in the other direction, and break even.

810 **CHERYL WEBB** | Roy, I just want to point out that, those lines represent, is that's the dollar value
811 of what it would be... and in the middle is the Zero, and so <<<<INTERRUPT [someone trying to find
812 it on the graph] No, no no, over on the far left Yes

813 **ROY MILLER** | That's the zero line.

814 **CHERYL WEBB** | Ok, that's the zero line, So, going down is the expense of what you'd have to put
815 out. So, (A) is the least amount of money that you would have to put out initially, and so (D) would
816 be the most amount of money that you would have to expend. So is there.... I just wanted to be sure
817 that everyone was understanding what they were looking at<<< INTERRUPT

818 **ROY MILLER** | In terms of first costs, that's correct<<< INTERRUPT

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819 **CHERYL WEBB** | on the graph.

820 **ROY MILLER** | And, what I'm saying now is that with the initial investment in (A), you continue to
821 go down hill from there. With Option (B), the initial expense is \$68 million dollars. It does have a little
822 bit of revenue generating possibilities, so you have a break even, ultimately out at about.2056.
823 That's way out there in the time line. So, whether you would ever get there or not is really
824 questionable.?

825 Option © has an initial cost of \$91 million dollars. It, over a 20 year time frame, it doesn't get... start
826 to generate a positive cumulative net value, so you've actually continued to spend money over that
827 first 20 year period of time, but it does eventually generate some dollars, and breaks even in about
828 2046. and, Option (D), you spend \$112 million dollars initially, It does a fairly good job very soon at
829 generating some revenues, in excess of expenses, and so it has break even, a little bit earlier, only
830 a year earlier. But, in a 20 year period, it's done a much better job of beginning to offset expenses.

831 **NORA DAVIS** | Roy, let me ask you a question. When you talk about generating revenue, are you
832 really saying that if you spend these dollars, you reduce the amount of money that you spend on
833 operating the facilities..?

834 **ROY MILLER** | Correct.

835 **NORA DAVIS** | Is that what you are terming revenue..?

836 **ROY MILLER** | So, we have included a lot of different sources of revenue. The chief sources of
837 revenue include the ADA, that Kurt, Mr. Brinkman, talked about earlier, more students coming into
838 the District. The ability to serve more students, more revenue. The ability to, perhaps, generate
839 revenue.... if we're only using the secondary school site, there may be some possibilities for revenue
840 generation both for the City, and for the School District, by thinking about other uses of the other
841 sites.

842 **NORA DAVIS** | Well, it's important to clarify what you mean by revenue, because it's not the typical
843 revenue, and I think for the decision makers they have to know what is the component of your
844 revenue..

845 **ROY MILLER** | I have that slide, I didn't include it, but we can set that up real fast, and come back
846 to it. ..and then, likewise, with expenses. There's a whole list of expenses that are included in ths
847 analysis. I think the main point is that... in options © & (D) we can create a scenario where the
848 revenues do actually exceed the on-going expenses.

849 Because Options © & (D) track each other fairly closely, In other words the © & (D) lines are fairly
850 close. It was really important for Staff to look at the detail of those two options, pretty closely. And
851 one of the things that you can see is that in Option (C). [pointing to the graph] It starts out ahead,

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852 meaning closer to the zero line..

853 You spend less money early on, but then in that second phase, when you do actually move students
854 from Anna Yates, it ultimately ends up costing you more, and it never catches up. Essentially, that
855 more that it cost you to do that second phase puts you behind the Option (D), and you never really
856 recover, in terms of the financial impact.

857 So, we felt we really needed to think hard about the differences between Option © and Option (D),
858 so this recaps that thinking. In terms of cost, Option © has a lower first phase cost, but a higher
859 cumulative cost over a (20), (30) or (40) year period of time.

860 Option (D) has a higher first cost, but a lower cumulative cost. In all of the other categories that we
861 could think of to compare these. Option (D) had an advantage. For instance in terms of the
862 programmatic benefits, it maximizes the wellness, intergenerational and recreational programming
863 opportunities for all of the grade levels, not just for the ones that start out here at the Secondary
864 School Site. In terms of utilization, the optimal facility.... Option (D) is optimal facility plan to
865 implement and expand the partnership program model that < Hayan > talked about.

866 In other words, partners who work with us don't have to work on multiple sites, they work with us in
867 a concentrated location. In terms of program efficiencies, we can achieve the economic efficiencies
868 of colocating (8) years earlier in Option (D).

869 In terms of the operational efficiencies, the same thing. It happens (8) years earlier, and in terms of
870 capacity, the flexibility that the facility here would give us, gives a lot of advantages, in terms of
871 designing, and operating these programs. In terms.... Then we wanted to look more closely at the
872 cost of the Option (D), and by doing Option (D) you can see how the others would play out as well.

873 The General Obligation Bond amount that was tested in the community survey was \$95 million. If
874 that were successfully passed, that would be the dollars available. City RDA [Redevelopment
875 Agency] funds are a \$25 Million Dollar contribution. So far, we've committed \$2 million dollars worth
876 of funds to the work.

877 That \$2 million dollars consists of the conceptual plan work that was done over the past couple of
878 years, plus the current MOU [memorandum of understanding] structure that exists between the City
879 and the School District for the work that we're doing now, leaving us \$118 million, uncommitted.

880 The Option (D), total projected total cost of the project is \$112 million, and the idea would be that
881 we set up a reserve for unanticipated contingencies of about \$6 million dollars. That's a very smart
882 thing to do, given how early we are in the process of the project.

883 And then, we wanted to go back and compare where we are with this idea relative, to where we were
884 a year ago at the end of the conceptual planning phase. The conceptual plan had a cost budget, as

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885 part of it, of \$125 million dollars.. In order to compare where we are now to that, we have to think
886 about an apples to apples comparison, and there are four main elements.

887 The work that the Nexus Partners has done has eliminated no program. Everything that was in the
888 conceptual plan is still in the work that they've done, And, we've added four main additional features.
889 The first is, we can accommodate more students. The conceptual plan capacity was about 1000
890 students. The Plan now is for 1130 students, so a little over 11% increased ability to accommodate
891 students.

892 The second is, we've added the public library program, so the cost estimates that we've been
893 working on with Nexus Partners, and by the way, Turner Construction. Those cost estimates also
894 include what we would need for the community library.

895 The third piece is.. The conceptual plan did not accommodate what it would cost us to find interim
896 housing for the groups of folks that already inhabit this site, and there's going to be a two year
897 period of time when this site needs to be empty in order to build, so that's now in the numbers, and
898 the fourth piece is... since we've grown the projected enrollment, and because of the ideas that
899 < Hayan > developed with the Nexus Partners about serving more of Emeryville's population, we
900 need to think about parking again, and so we've also included additional parking dollars relative to
901 what was in the conceptual plan.

902 If we put all those numbers into the conceptual plan we would be up in project cost to about \$143
903 Million, but instead because of the various tactics and strategies that the Nexus Partners have used
904 with us, in terms of finding every way that they could think of to cut the bulk of the facility, improve
905 the utilization efficiency of the facility. We're actually down at \$112 million dollars, which is about
906 a 22% reduction. That's the data, and I would love to hear your thoughts..... and we'll also try to find
907 that revenue and expenses.

908 **MIGUEL DWIN** | Roy, I have it, if you would like for me to speak on it.

909 **RUTH ATKIN** | Thank you for that cost benefit analysis. I think that's very helpful.

910 **JENNIFFER WEST** | We'll take some clarifying questions before, again, we can open it up to hear
911 from the public. Are there questions from the committee..?

912 **RUTH ATKIN** | I just have a comments, no questions

913 **JENNIFFER WEST** | If not, then let's hear from the public. Let's hear public comment, if there are
914 folks who would like to speak.? Come forward. [no response] Miguel, can you say what you said
915 last time., it helped.

916 **MIGUEL DWIN** | I encourage, as a committee, we encourage all citizens, at this point in time, to

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917 please give us input on this process, so that it may help us in our decision making.

918 **JENNIFFER WEST** | Let's open it up to the committee then to make comments. Ruth Atkin

919 **RUTH ATKIN** | Yea, I just have a comment... I'M not sure how much this analogy can hold weight.
920 If you think of this as car, we're in a 50 to 60 year old car, and I know, as a car owner, there's only
921 so long before I keep putting money into a car before I get a new car. And, because too many things
922 break down and it becomes too limited. It doesn't... even if the engine compression stays good, the
923 acceleration isn't just what it was, and cars develop and the get new technology. So, I went from a
924 hand cranked windows to electric operated windows and it seems to me, that's really... maybe this
925 is too simplistic, but it really just seems to me that the School District's kind of at this point of
926 throwing money down the tubes at outdated buildings, and that they really need to increase their
927 capacity, and so I appreciate that Nexus and Staff spent more time on © & (D) because it seems like
928 replacing is the direction to go in, and I particularly appreciate the analysis between those two
929 options.

930 **MIGUEL DWIN** | I agree.

931 **JENNIFFER WEST** | Josh Simon.

932 **JOSHUA SIMON** | So, we've spent a lot of time trying to figure out how to build a great community
933 school. We've known, from day one, that this building was falling down and we keep patching it up
934 and taping it up and putting dollars here and putting dollars there, and we can continue.... and I think
935 everybody acknowledges if we continue doing that it's going to be a very-very expensive way to
936 keep things going.

937 The question becomes what to replace it with..? And, it seems we could replace... We could do what
938 most school districts do, which is..., tear it down and build the same thing, but you know, a little
939 prettier this time.... or we can tear it down and build something that serves more of the community,
940 and serves our kids in a way... and serves our kids in a way that adds to their education. And, I think
941 we've been testing that out, with Anna Yates. We've been testing that out programmatically.

942 So, we've been... it's not like we're talking about adding new programs here. A lot of the things we're
943 talking about are things that we're already doing, but we don't have room to do it. Our classrooms
944 are 800 foot classrooms, and the modern classrooms, as I understand it is, what closer to ..? What
945 (1400).. (1500) feet<<< INTERRUPT

946 **SOMEONE IN THE AUDIENCE** | (960) square feet.

947 **JOSHUA SIMON** | (960), So, we're in undersized classrooms. We're in obsolete classrooms, and
948 even that we can't..., if we moved all the walls around. It's just inefficient. So, the question is how
949 to do it..? And, I really respect Jaq Asher's comment earlier, about the fact that a lot of people don't

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950 understand what we're doing, And I think it is important to have a programming issue.

951 At the same time, we've been having community meetings now for (9) years. I had my first meeting,
952 where I think I met Jim [Golden]... at the first time at a community meeting, about,,<<<
953 INTERRUPT

954 **NORA DAVIS** | ... [inaudible] [people laughing]

955 **JIM GOLDEN** | It was 1932

956 **JOSHUA SIMON** | That's right, I'm older than I look. [people laughing] So, I think at some point..
957 We keep getting stuck in this chicken and egg dilemma, where we don't have the money, but, we
958 don't have the design, but we don't.. you know.. and so, here we're at a point where there seems
959 to be the political momentum in the City to be able to get the funding, at the same time, I think it's
960 critical, and I think I'd want to see this in the legislation, that this is the greatest opportunity we have
961 to work with the community, to be able to communicate what we're doing, and to be able to listen to
962 the community about what people are concerned about, and I think that needs to be built into the
963 legislation so that we can't even spend the money unless that's done.

964 And, quite frankly, what we are talking about is an experiment. There are wonderful k-12 schools.
965 A lot of the private schools are k-12 schools. A lot of the successful schools all over the planet... Our
966 superintendent is actually a school.... He's part of the Western States School Certification Team
967 which,excuse me educators if I botched that acronym but I'm not going to sit here and tell you
968 he is a member of the <WASP> team. But, he goes.. As part of that he goes all over the world
969 certifying schools.

970 He visits lots of K-12 schools. So, I think there are ways to do it, separating the kids by age is very
971 important and, making sure there a good sense of community, and making sure drop off and pick
972 up is very important. But, if we spend the time and money to design it. we're going to end up with
973 a set of beautiful designs on paper, and yet again no money.. to build it, and even worse, as Member
974 Atkin pointed out, we've had numerous times when there's state funds, federal funds, and they say,
975 well, if you have plans and matching money, we can give you a grant.

976 But, we're in this chicken and egg situation. We don't have plans. We don't have matching money,
977 and quite frankly, most of those funding sources ask for community support, as well. So if you can
978 show community support, plans and matching money, we can spend less Emeryville Voter Dollars.

979 So, I think we're at a point where it is difficult, in the best of world's, I would have liked a different
980 process but, we're up against this deadline to finally get some money on the table. I think a big piece
981 of my consideration, when we vote on this in July, is going to be the fact that it says "up to.. \$95
982 million" and I'm going to be fighting to find every dollar that we can find from other sources, because

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983 I think that there is a lot of matching money that we can bring in, once we have a set of designs,
984 community support, and some local money committed. So, those are my comments.

985 **CHERYL WEBB** | Well, you touched on some of it. But, the idea that.. What Jaq Asher was
986 mentioning, the whole idea that... the fear of having everything on one site, the K-12, and I think that
987 it's a big. factor that. people who don't have the experience of looking at a k... or have the
988 experience of knowing about a K-12 facility, then, that is very warranted.

989 And no one spoke it better than Dr. Kim, Could you come up again and give us a recap of what you
990 said at our last School Board meeting when you told us a little bit about the international <back
991 loriat> K-12 schools, that are all around the world basically, but you also gave some pointers about
992 where we lose students or where school district's lose students. What is... Do you remember that,
993 or do you want me to?

994 **< HAYAN KIM >** | Sure, very quickly, the educational research on grade configuration is generally
995 across the board on this. and, It's always been a big concern, primarily over the past several
996 decades, particularly around the middle school years, because that's when young people are feeling
997 all sorts of new experiences, and that's when the also need the most supports.

998 This is not a surprise, but often times, bureaucratic strictures can't always mirror the ideal
999 environments for young people, and because of that, there have been some kind of, as Joshua might
1000 call it as well, experiments with middle school configurations, either with (K-4), (5-8), (6-9), any of
1001 those.

1002 And, the research around that generally is that, irrespective of kind of those sets of transitions, the
1003 goal of creating an educational community and having young people feel supported, and being
1004 supported by caring adults, is to minimize those transitions.

1005 That seems fairly logical, and the grade configuration research would support that. Generally, the
1006 educational research also says that, irrespective of grade configuration, by no means is grade
1007 configuration, any sort of magic bullet to say, your test scores will improve if you do (K-8), rather
1008 again, in maximizing the relationships in providing. a good educational curricular, providing great
1009 teachers, and the facilities to support that educational experience. That's kind of where the, as far
1010 as the research saying... You know, let's really focus on teacher quality.

1011 The last piece of that is one of the reasons why (K-12), in particular, research is fairly slim, is that,
1012 particularly in the United States, there are not a lot of districts that have this opportunity, (K-12) is
1013 actually exorbitantly expensive, if you are trying to have multiple (K-12) schools within your school
1014 district, . And, because of that, that has been a major detractor from having, particularly in urban
1015 environments, being able to do that

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1016 This places where (K-12) has been used, as a strategy, mostly within rural communities in the United
1017 States, and that makes a lot of sense. Efficient use of resources, building a community, having lots
1018 of people that know one another within that community. So, for that reason I think... The Educational
1019 Research kind of points to one direction, and that is in supporting young people to provide the best
1020 educational program for them. We need to minimize those transitions. How that has had an effect
1021 on facilities is another thing.

1022 Again, when we're talking about a school district, with, you know, and where we're looking towards
1023 an (1130) target enrolment, that's still pretty tiny. I think that was my entering freshman year class
1024 at a Chicago Public High School, so in and of itself, we're talking about a small scale.

1025 What Cheryl had been mentioning about the types of (K-12) schools that are out there. Dr.
1026 Sugiyama, the Superintendent, has visited multiple international schools that generally uses a (K-12)
1027 model, as well as Roy and I looked at some of the (K-12) schools, generally private schools within
1028 the Bay Area, not only to think about their program and how is it that they configure their program,
1029 But, what's the type of square footage that they're sitting on, and actually that square footage is quite
1030 comparable to the current ESS Study.

1031 **UNIDENTIFIED** | And those schools were the local schools you visited were..?

1032 < **HAYAN KIM** > | <Headrice, Bently and Lick Walmerdine>

1033 **CHERYL WEBB** | What is it..?

1034 **JOSHUA SIMON** | <Lick Walmarden, San Francisco>

1035 < **Hayan Kim** > | So those are, as far as examples, that we can think about that aren't rural
1036 schools within generally more urban environments, that sit on fairly discreet acreage.

1037 **JENNIFFER WEST** | Was there a comment,,? Please

1038 **NORA DAVIS** | Yea, I do have a comment. First, I'd really like to say that I appreciate the work that
1039 was done on the survey. I appreciate, certainly the analytical work that Nexus Partners brought
1040 forward. And, I'd like to make some comments to the School City Committee. I know we're not taking
1041 a vote on this tonight, but I want to express my absolute support for the Plan (D), the total build out.
1042 And, I'd like to respond to Council Member Bukowski's comments that this is not a good time.

1043 I'd like us all to reflect on the history of this City in the last 20 years where many times it was not a
1044 quote "good time" to go ahead with a major project. We had people telling us we couldn't ever build
1045 a Shellmound Street, or a bridge over the railroad tracks. We did that. The School District was faced
1046 with enormous challenges, and has had proven, by what has had happened with the students, that
1047 programmatically, and educationally, they can provide the kind, and the quality education that our

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1048 students need and deserve. This is the time to move forward.

1049 This is the time to realize that we have bold visions in this City, and we have been able to produce.
1050 So, these are my comments... I am absolutely committed to moving this forward, and I hope the
1051 School Board makes the right decision when they vote.

1052 **PAT HOOPER** | This isn't about.... I mean the bond is about the kids, and I want to talk about the
1053 kids for just a second. We've got kids in less than great, or robust facilities, who scored well on their
1054 scholastic tests. Who made their goal to a four-year college? And, they did it, in a pretty run down
1055 facility. I would expect good academic achievement coming out of Anna Yates cause it's pretty and
1056 the rooms work. This building... This building... these kids worked.... worked really hard in
1057 classrooms that did not provide them the resources that were required, and they still achieved. We
1058 can't keep asking our children to do this. We need to do... we need to go for this bond. I hope that
1059 we are all unified on this because this is really about the kids. It's about equipping our children as
1060 Juliette Dunn said, to join the workforce productively, and to have meaningful lives. It's our jobs
1061 whether we have children or not, to do that for you.

1062 **BRITNEY COLLINS** | Speaking as one of those children, and one of the children that's been
1063 fundamentally raised within the Emeryville community, and seeing the prospective of the classrooms,
1064 and also the outside curriculum and activity, that goes on within Emery. It just goes to show that no
1065 matter what environment a student is in, as long as they have the support from teacher's, parents,
1066 community members, staff, whomever it is... The structure of the school doesn't take place within
1067 the mind, as long as the child is developed to where they want to learn and to where they have to
1068 learn, so whether it be a new building, or a small building, or a run down building, or a building that
1069 just isn't there, the student will learn if they have that momentum within them.

1070 So, seeing the school, and as I graduate on Monday, I'm leaving behind the legacy to the rest of the
1071 students, and my fellow peers. It seems that as we come to a consensus, it's about the children. So,
1072 no matter what goes on, or who thinks that a building needs to take place, time is of the essence,
1073 So, I've sat on committee's and board's for the past (4.. 6) years, and seeing that..., yea, we need
1074 a new building, but when will it come, and how will it come, and although money is short, and time
1075 is running low. It's like the movie "Field of Dreams" if you build it they will come.

1076 Whether it will be money that will come, students that will come, parents, community members, all
1077 together as a collective prospective, whatever needs to take place, needs to take place as soon as
1078 possible with the best ideas of the students in prospective, and also to just get the students input,
1079 so whether it be in surveys, or just... for many people around this table to just sit in on a classroom
1080 or discussion that children and youth within the community have, or just to go visit some of the youth
1081 hangout spots, and say, is this is what you guys like to do.

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1082 Is this what should really take place, because the bond that, hopefully is put on the ballot, if that's
1083 what students want, then they'll be really interested, but you won't know what students want, if you
1084 don't ask. And, they won't come out and say, in public, and say that's what I want. Because that's
1085 not the type of student that they might not be.

1086 So, knowing for myself, and I speak my mind no matter what, and no matter who<<< INTERRUPT

1087 **KURT BRINKMAN** | Your mother [everybody laughing]

1088 **BRITNEY COLLINS** | But, just knowing that a lot of students within this District, won't come up to you
1089 and tell you what they want, but you might have to lend that helping hand, so with that being said,
1090 hopefully you can take it into mind. [applause]

1091 **JENNIFFER WEST** | Thank you Britney.

1092 **MIGUEL DWIN** | I just want to say one thing to follow up on that piece, especially regarding
1093 students and student support. I remember, about two years ago, there was an elected official that
1094 came to the School District, and the School Board and said they had a family member that they
1095 needed to get into the School District because this individual has had some slight problems. At the
1096 time I believe this student was a sophomore. The student came to Emery,..... came to the High
1097 School, graduated this year. I was so impressed with this student, to see the change that this student
1098 made from when the relative came to us and said, please pit this student in...., the person needs
1099 help...., to see the tremendous change and just the vibrance of this student. I was so impressed, I
1100 went up to the student, and I said, so what are your plans. They told me I plan on going to a junior
1101 college, and then transferring into Stanford. I said, you got it. And I was so proud of the individual.
1102 It showed me that there has had to be something within this School District, within this School that
1103 can change individuals around. And I know, as an attest to what this individual elected official came
1104 to us, and said where that student was in the beginning, and where they are now. If that individual
1105 cannot be proud of that student and this School District. I think there is something wrong.

1106 **MELODIE DICE** | Just as a former student, and I, you know, actually just sitting here, I just realized
1107 I had to write down how long I've been a resident of Emeryville, it's been 23 plus years and, I was
1108 here during the earthquake in 89, I was a student here, and I remember the next day coming to
1109 School, and there was a huge crack, and there was a storm following the earthquake, I don't know
1110 if you all remember that, but there was a huge crack in the classroom that I was in.

1111 And, you know, I mean, just the amount of wear and tear this building here has had taken came to
1112 mind because I remember there was water just coming in the classroom, and we didn't, you know,
1113 It hadn't been checked out, no one really knew what the damage had been. So, we're asking a lot
1114 of our buildings, and we're asking a lot of our kids future to continue to sit in classrooms where it's
1115 just not fair.

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1116 So, as a community member. I don't have kids, but if and when I do, I'll be right here, but I think at
1117 the end of the day any responsible taxpayer we believe that our kids, no matter what area of the
1118 town, no matter, they all deserve an opportunity to sit in a classroom, and not fear what the could
1119 be the damage, and that's where, despite just what Ms. Collins said, that despite all the obstacles
1120 that a facility can offer, it is within that child, but it is also within the community, to be behind making
1121 sure that there's adequate facilities for that child.

1122 So., I think it's more than important, and it's really quite emotional for me, because I think, we can't
1123 keep talking about whether or not we should, we have to actually do it. And I think this community
1124 is also exhausted by some of these conversations because we haven't done anything. So, you
1125 know, that's where I am.

1126 **KURT BRINKMAN** | I have a quick comment. I grew up in a State where almost every school was
1127 a (K-12), so to see a state where we have multiple schools is kind of strange to me. But the other
1128 thing is, ask yourself, what would Emeryville look like if we don't do anything..? Ask yourself, what
1129 happens, if we say forget it, it's too much money.. We can't do it. And then, what would we look
1130 like..?

1131 How many trailers are going to be out in this football field.?. We're going to look like a Mobil home
1132 park here with our kids in trailers., after trailers., after trailers. Now, we're trying to educate kids that
1133 will have to walk between this building and the trailer's in the rain. So, when you really think about
1134 it., we have no choice because we are elected to make hard decisions unless it be easier to say let's
1135 not do it. Oh my God, what can we do with that money. Let's step up and let's do what we've been
1136 elected to do, acknowledge that we have these students coming into town. Acknowledge that it's
1137 our job to make sure that they have a safe place for education.

1138 **KEN BUKOWSKI** | You know, I'm not sure if what I'm saying.... . I'm not sure you really understand
1139 what I'm saying because..... I am not opposed to this project. There is no doubt in my mind that
1140 everybody sitting here wants to do the best for the kids. What I'm saying that you have not
1141 successfully convinced the people out there to support this... I don't think you have. And, my
1142 concern is, if you are going to move forward with this, and it fails... You've asked so many people
1143 to contribute to this project, that if it fails, then what are you going to do...?

1144 I'm hardly a person that would be known as saying we shouldn't do anything and stand still, I think
1145 my record on this Council for 22 years certainly shows I don't think we should stand still.. But, I think
1146 we have to explore alternatives, not even an alternative to this. You have to get the people who are
1147 opposed to it, to support it. You have to work a little bit harder to get those people and convince
1148 them to be on board, cause this community is too small that, if there is any number of people who
1149 are against something it won't work.

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1150 You know I was the only one who said the LLAD... I didn't vote to move forward with the LLAD
1151 because I thought that it wasn't going to work, and we had a 90% rate of failure. And, I think that is
1152 pretty significant..So, I don't think we've done our job. If (K-12) being in one spot is a great idea,
1153 I don't know if we have convinced enough people that-that is the case. That is what I'm saying.

1154 **NORA DAVIS** | I'd like to make a response to that. There are always going to be people who are
1155 against whatever project it is. Whether it's 10%, 20%, all we have to get is what, 51% here..?

1156 **UNIDENTIFIED** | 55%

1157 **NORA DAVIS** | 55%. I think that what our survey tells us we have a really good shot at this. I
1158 personally am not going to spend my time trying to convince the die hard people who have been
1159 against this project, and the School District from the start. We need to focus on the people who see
1160 the value of education, and who will pay for the value of education.

1161 **JENNIFFER WEST** | I actually want to follow up on a number of comments I've heard., and
1162 particularly when Brittney Collins said, about the students. If you ask, you will get their input. I want
1163 to expand that and say. It's the same as asking the community as well. I don't mean to take away
1164 from what you [Britney Colliins] said, at all, in terms of asking the students. I value that as well... very
1165 highly.

1166 I think though that asking, and engaging the community before, during and after this bond is
1167 important. Frankly, I think that information and the knowledge I've gained tonight, in a briefing that
1168 I attended on Monday, has been tremendous, and although I applaud the information on Options ©
1169 & (D) , it's actually options (A) & (B) that were the most informative and telling for me, to see what
1170 wouldn't happen, or what isn't... to be truly informed you have to know all of those possibilities.

1171 I'm curious if there are any options missing here. I know it's kind of something we've heard before,
1172 but are there options, (E) & (F), I don't know. It's something to kind of grapple with and think about,
1173 but I'm so appreciative of the information that we've received. I think it's very good information and
1174 I think the public deserves to have this level of understanding, and I don't know how it's possible,
1175 and I know I'm shooting for the moon here. I was glad to see a letter from the Superintendent, John
1176 Sugiyama, that was laying out all of the community efforts over the summer. I think the public should
1177 have access to that information so that it is laid out. There's no surprises.

1178 This is our effort, This is what we're trying to do. I think that this project can move forward on its
1179 merits, and I think that transparency will allow that to happen. So, I guess ultimately, I think it's a
1180 good project from what I've heard, and I think everyone deserves to hear it so that they can also
1181 formulate that.... It's true there are some people who do oppose things for the purpose of opposing
1182 things, but I trust our population here, and our residents and our voters to see more than that if they
1183 get the information. Thank you.

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1184 **JOSHUA SIMON** | If I could just add..... If I could just add one other point that I think is salient to
1185 all of this. I think one approach to do this is I think we are going to be rehearing the presentation that
1186 we just had, I believe, at a future School Board meeting. So I think that's, yet, another opportunity
1187 for this to be heard. This is taped and I think we need to continue having opportunities like this. So,
1188 I agree. I have to say I very much appreciated Britney's and other students participation in the Plan
1189 program, where a lot of what we're thinking about, in terms of parent resource centers, was
1190 formulated.

1191 One important point is the school, as presented by Roy tonight, was for (1130) kids. I think one of
1192 our dilemma's is that we've got a demographic study that says that just Emeryville kids, if our test
1193 scorers are in the (850) range, and higher, our school population is going to go over (1130). so we
1194 may yet need to keep Anna Yates for overflow at some point. This committee also voted some time
1195 ago that we need a facility for (0-3)..or (0-5) kids to provide some of the services that ~~Anna Yates~~.
1196 ECDC doesn't provide, and the School District has a committee now looking at those kind of.

1197 So, I think there is a lot more conversation that needs to happen, so I would agree that we need to
1198 continue to have a community conversation, but I don't think we can afford to not to proceed with the
1199 bond. We have to find a way to do all of it. I'll leave it at that so we can move the agenda. Thank you
1200 for your indulgence.

1201 **JENNIFFER WEST** | Is there any further input [no response]

1202 -- END AGENDA ITEM --

1203 **Declaration**

1204 **I hereby certify that the foregoing 38 pages of this document, file E-061710 was transcribed by the**
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1216 **Attest: Ken Bukowski** 5880 Doyle Street, Emeryville California (510) 305-0000

Survey of Emery Unified School District Voters

Executive Summary of Findings

Prepared for:
Emery Unified School District



EMC Research, Inc.

Ruth Bernstein and Jessica Polsky

436 14th Street, Suite 820

Oakland, CA 94612

(510) 844-0680

EMC #10-4248

Methodology

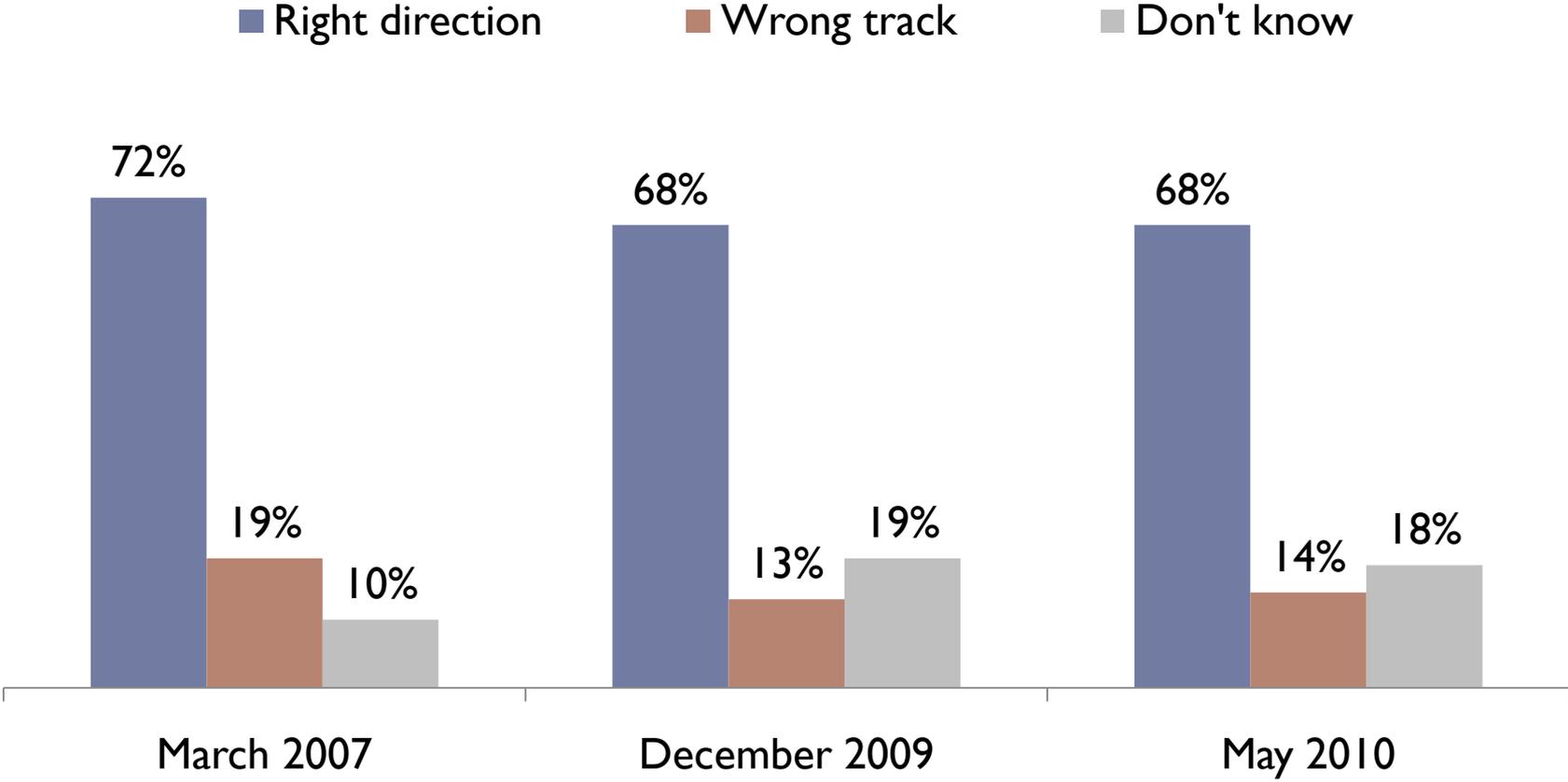
- Telephone survey of voters in the Emery USD
- 238 completed interviews
- Margin of error= $\pm 6.3\%$
- May 5 - 18, 2010
- Surveys conducted by trained, professional interviewers
- When applicable, results are compared with previous surveys in the City of Emeryville:
 - December, 2009 survey of Emeryville voters
n=232, MOE $\pm 6.3\%$
 - March, 2007 survey of Emeryville voters
n=181, MOE $\pm 7.1\%$

As with any opinion research, the release of selected figures from this report without the analysis that explains their meaning would be damaging to EMC. Therefore, EMC reserves the right to correct any misleading release of this data in any medium through the release of correct data or analysis.

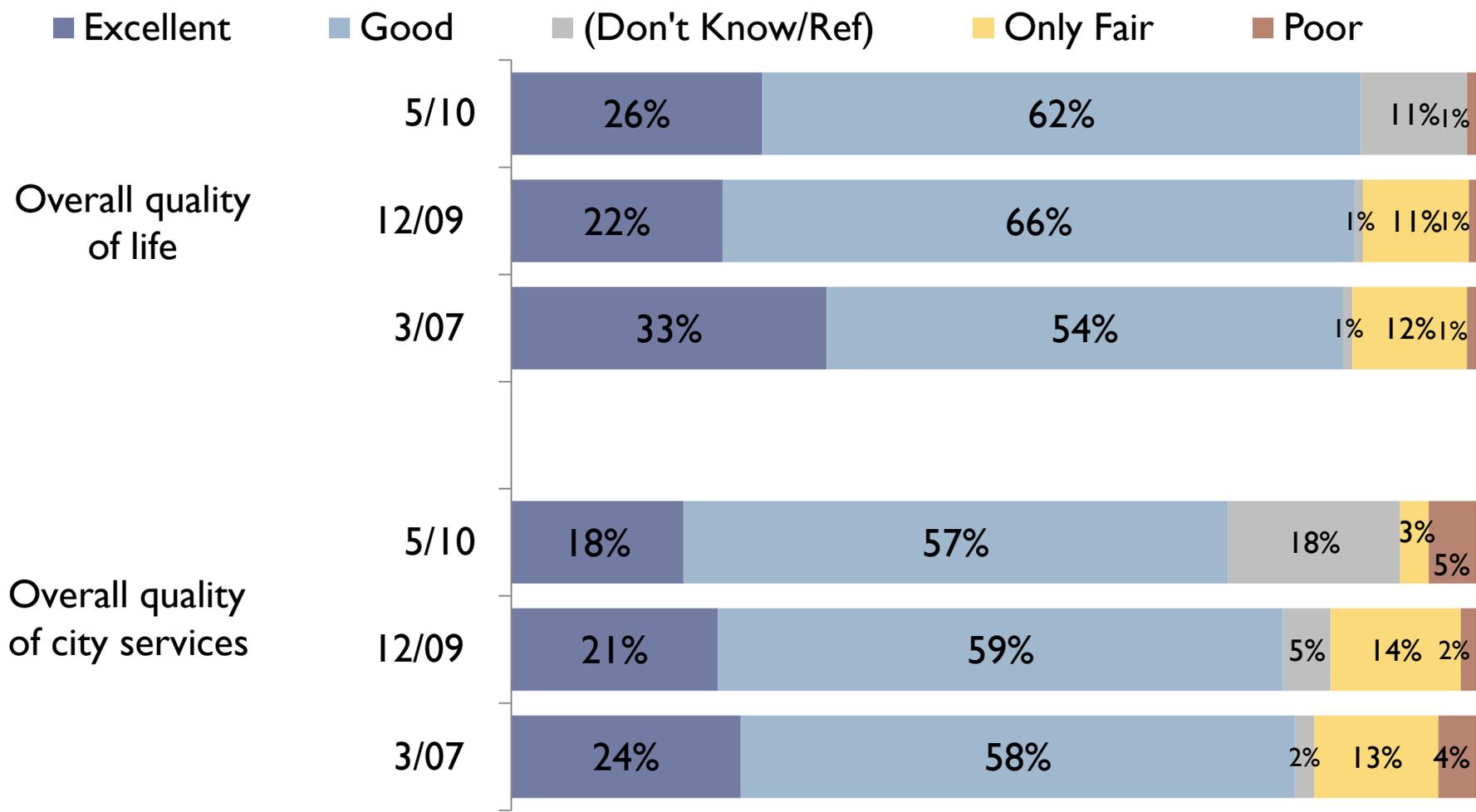
Please note that due to rounding, percentages may not add up to exactly 100%.

Emeryville voters remain optimistic despite the economic downturn

Do you think things in Emeryville are generally going in the right direction, or do you feel things have gotten pretty seriously off on the wrong track? (Q4)

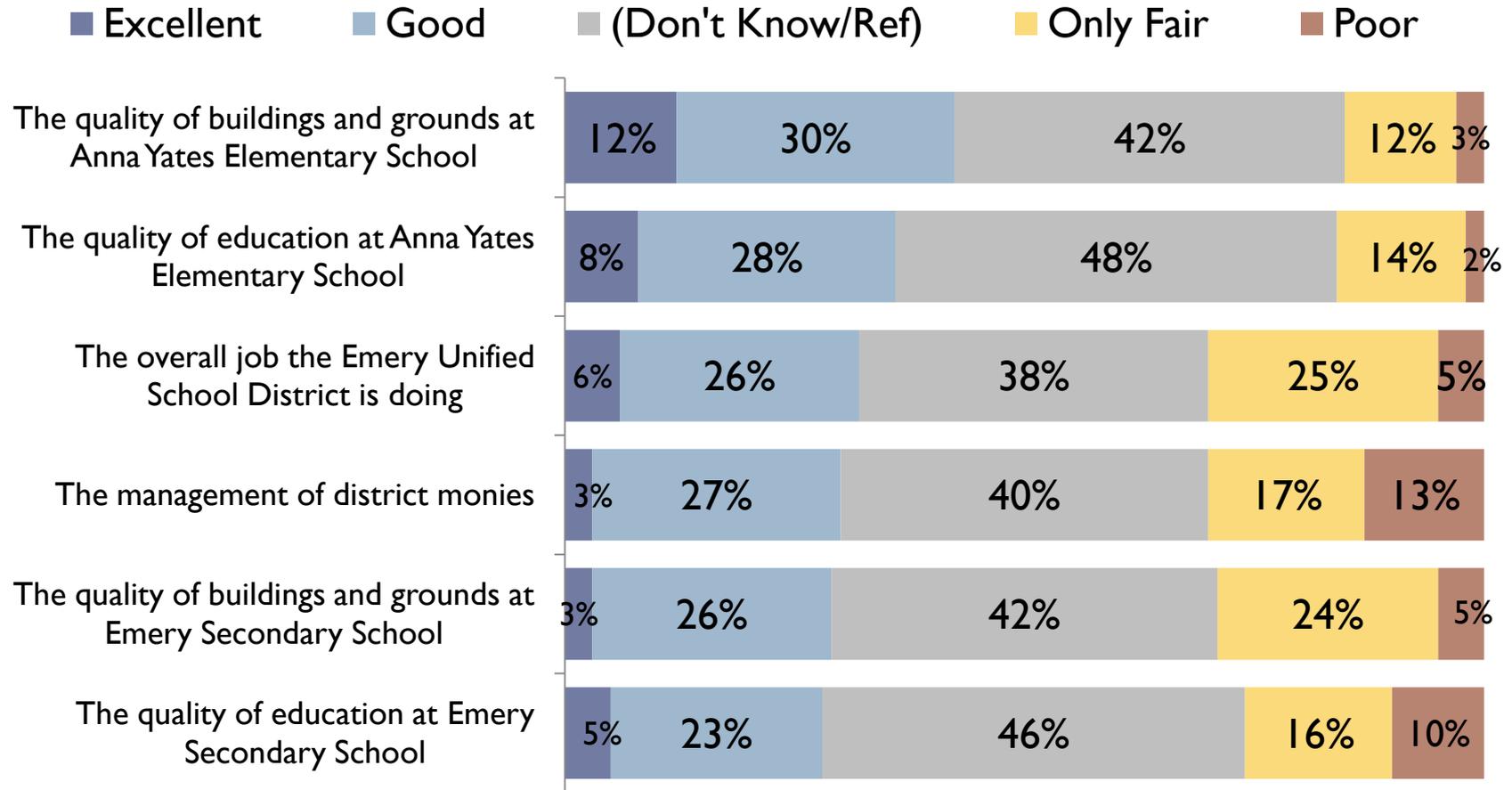


Emeryville voters are generally happy with the quality of life and the quality of city services in Emeryville



Most voters are unfamiliar with the local public schools (only 5% have children in EUSD)

Please rate the following aspects of the Emery Unified School District (Q16-21):

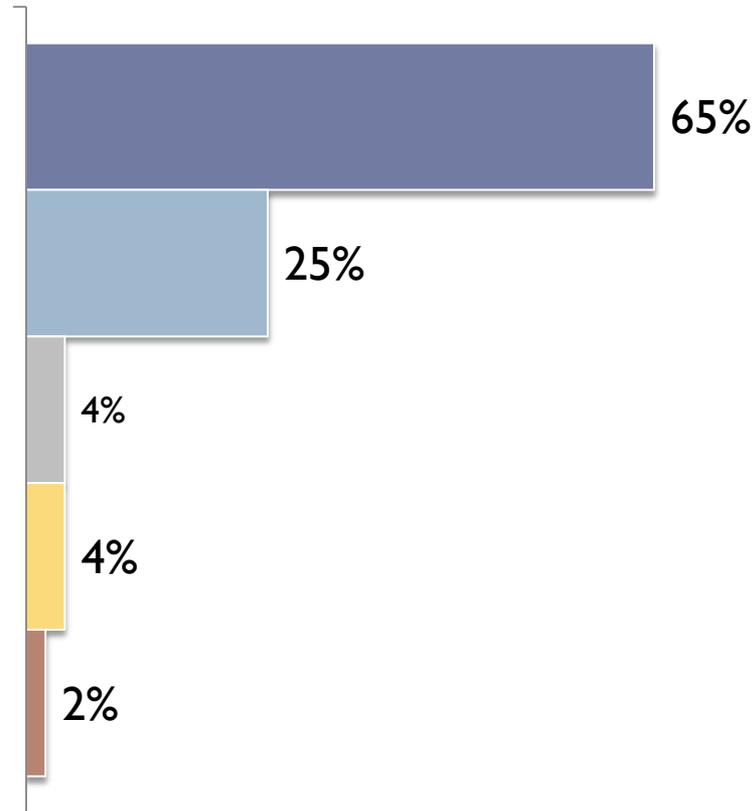


Voters are strongly supportive of a general description of the bond project

I'm going to read you some ideas that have been proposed for Emeryville. ...please tell me if you strongly favor, somewhat favor, somewhat oppose or strongly oppose the idea.

■ Strongly Favor ■ Somewhat Favor ■ Don't know ■ Somewhat Oppose ■ Strongly Oppose

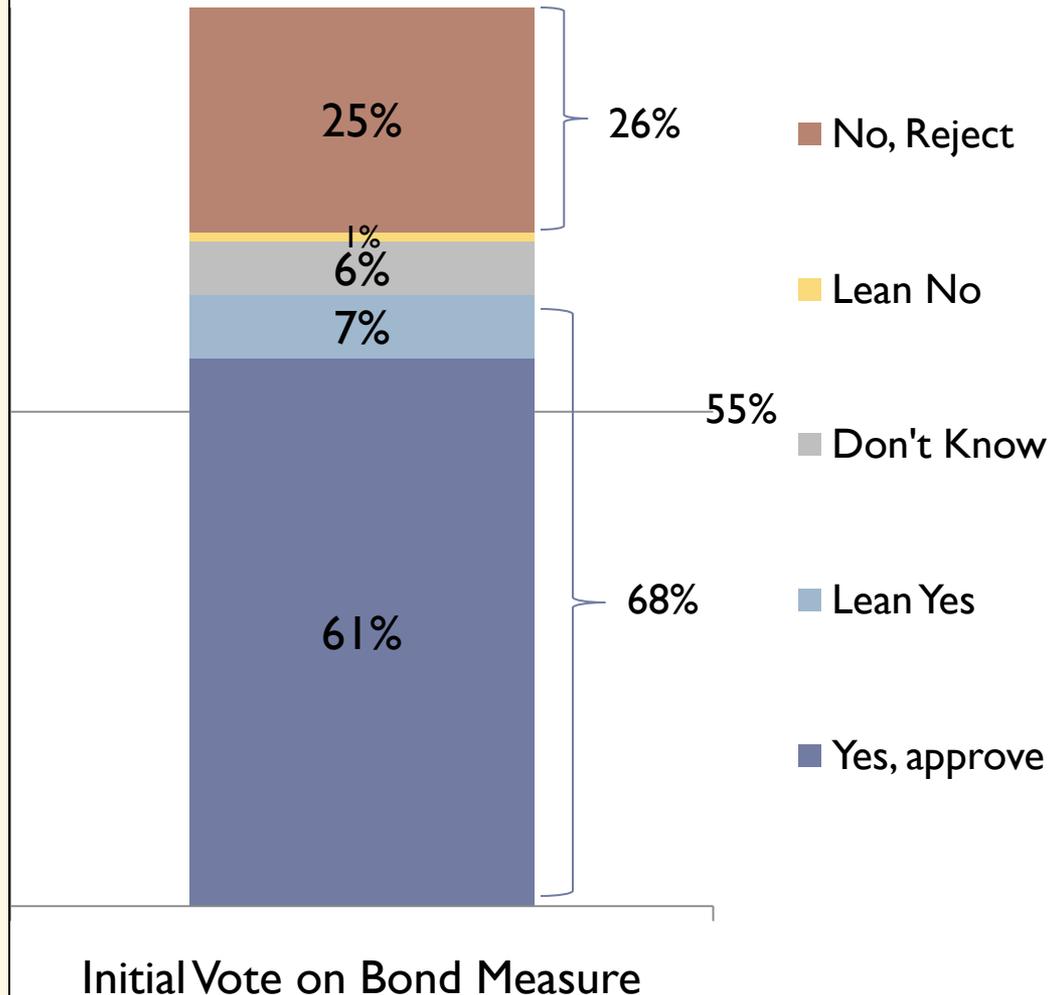
Replacing old, inadequate & seismically unsafe local schools w/schools that meet current earthquake safety standards, have updated classrooms, computers & libraries, & have space for student health, after-school programs, & other community services (Q13)



68% of Emeryville voters at least lean toward voting Yes on a proposed bond measure for Emery USD

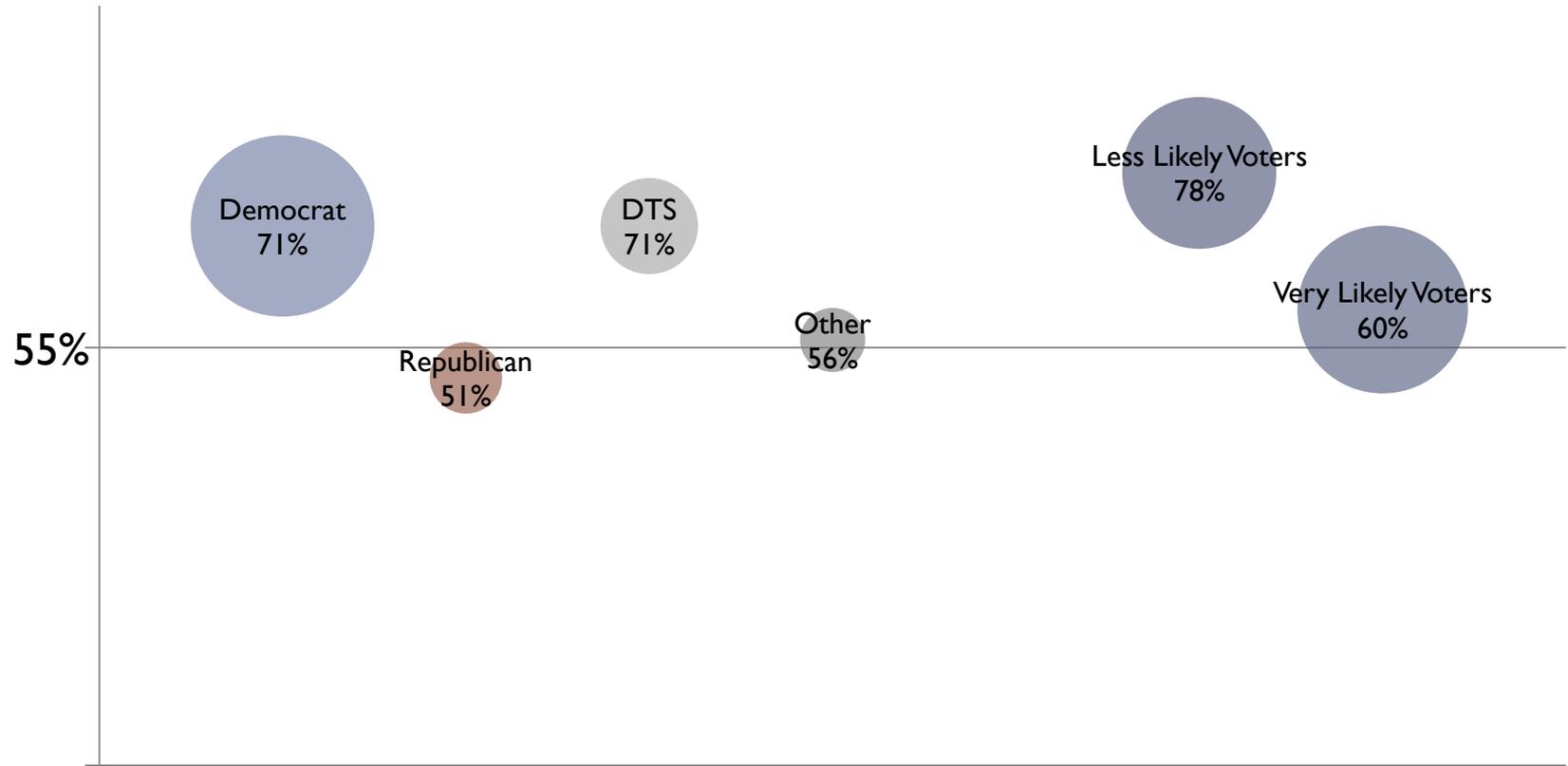
Shall Emery Unified School District: maintain academic excellence/student performance and attract and retain quality teachers by: replacing and upgrading outdated schools that no longer meet seismic safety standards; provide updated classrooms, technology, science and computer labs; improve school safety; establish facilities that provide early childhood education, libraries, health, recreation, senior, and other community services by issuing ninety-five million dollars in bonds at legal rates with independent citizens' oversight, audits, and NO money for administrator salaries, benefits, or pensions?

If the election were held today, would you vote Yes to approve or No to reject this measure?(Q16)



Democrats, DTS voters, and less likely voters are most supportive of the measure

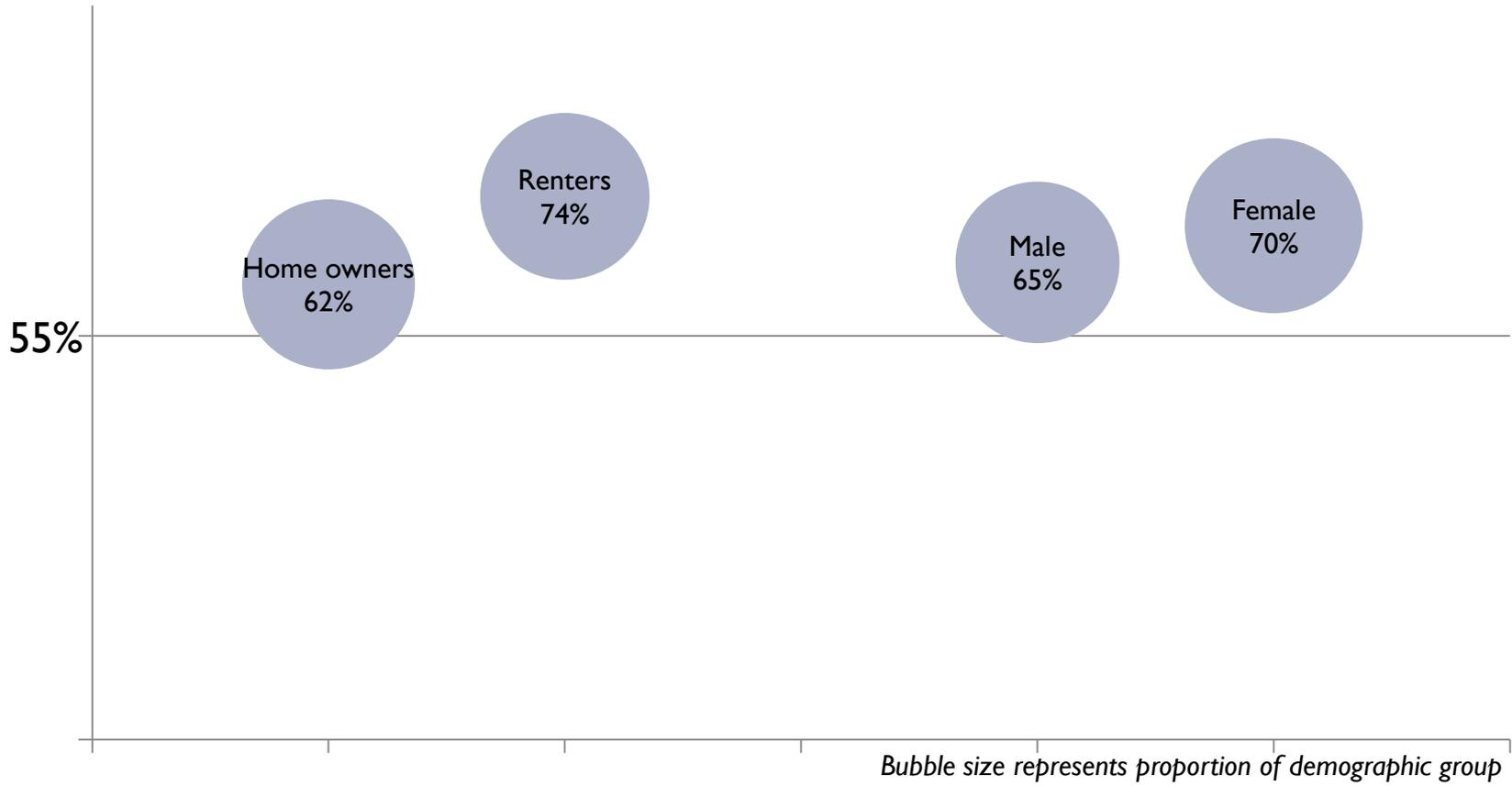
Shall Emery Unified School District: maintain academic excellence/student performance and attract and retain quality teachers by: replacing and upgrading outdated schools that no longer meet seismic safety standards; provide updated classrooms, technology, science and computer labs; improve school safety; establish facilities that provide early childhood education, libraries, health, recreation, senior, and other community services by issuing ninety-five million dollars in bonds at legal rates with independent citizens' oversight, audits, and NO money for administrator salaries, benefits, or pensions? If the election were held today, would you vote Yes to approve or No to reject this measure? (Q16)



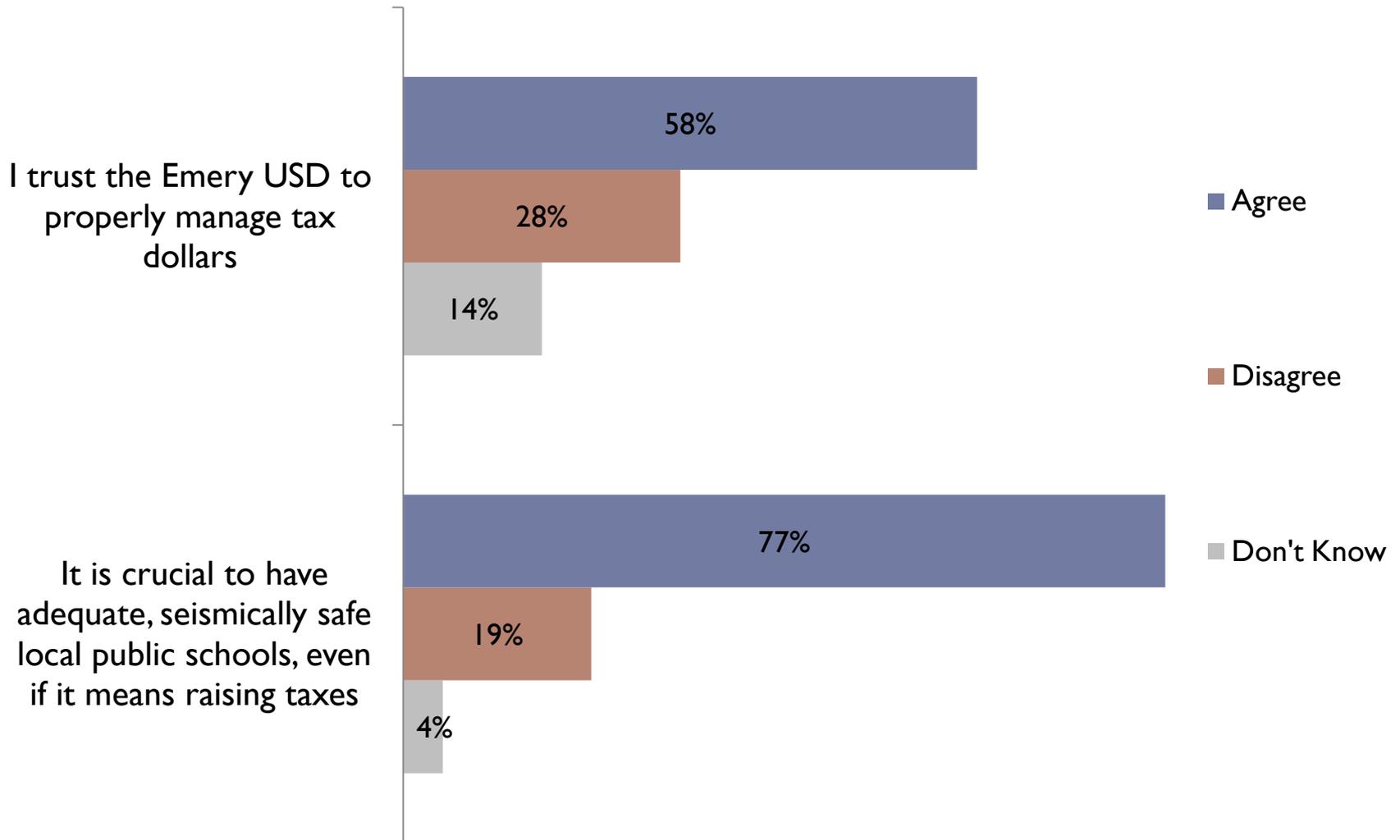
Bubble size represents proportion of demographic group

Renters are more supportive of the measure than homeowners, but both are above 55%

Shall Emery Unified School District: maintain academic excellence/student performance and attract and retain quality teachers by: replacing and upgrading outdated schools that no longer meet seismic safety standards; provide updated classrooms, technology, science and computer labs; improve school safety; establish facilities that provide early childhood education, libraries, health, recreation, senior, and other community services by issuing ninety-five million dollars in bonds at legal rates with independent citizens' oversight, audits, and NO money for administrator salaries, benefits, or pensions? If the election were held today, would you vote Yes to approve or No to reject this measure? (Q16)



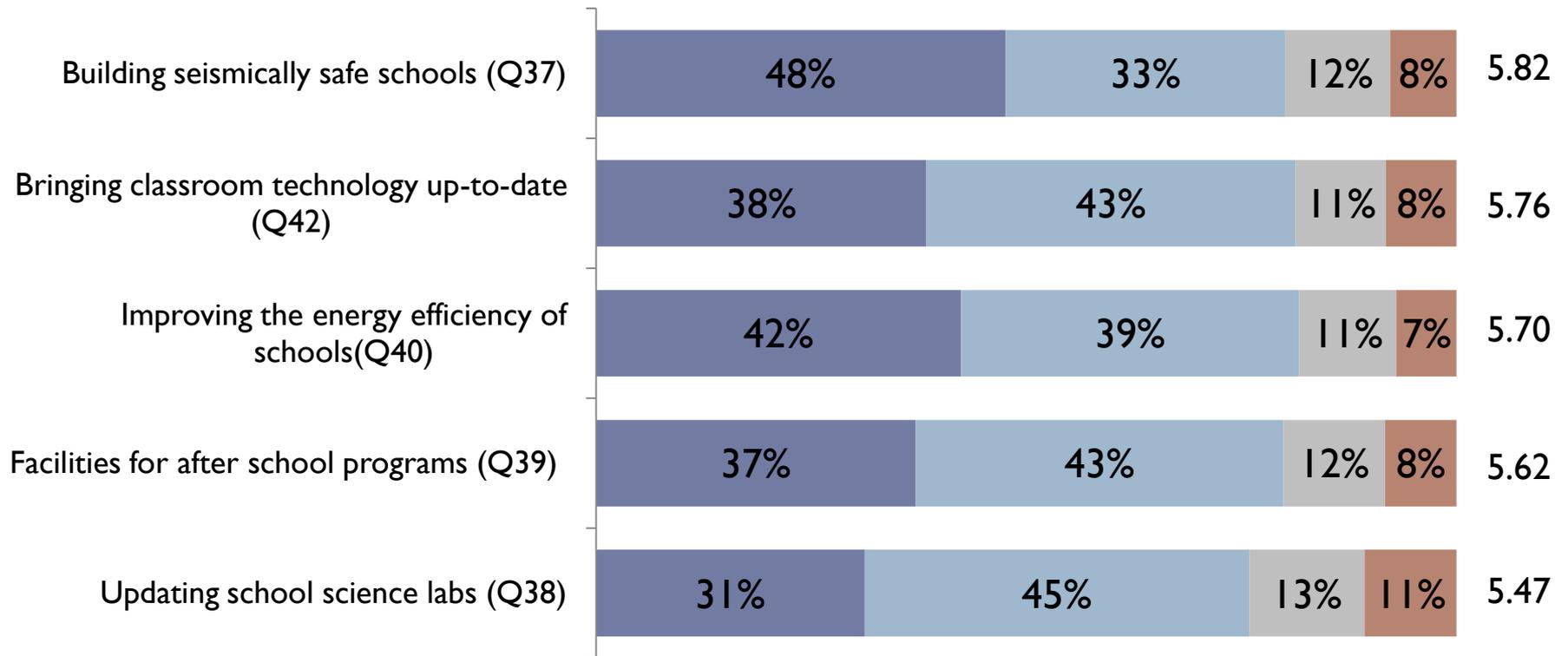
A majority of voters trusts EUSD and is willing to increase taxes for community improvements



Improvements to the schools received a high intensity of importance

I'm going to read you a list of components that could be included in this Bond measure. On a scale of one to seven, where one is not important at all and seven is very important, please tell me how important that item is to you. (Q30-Q45)

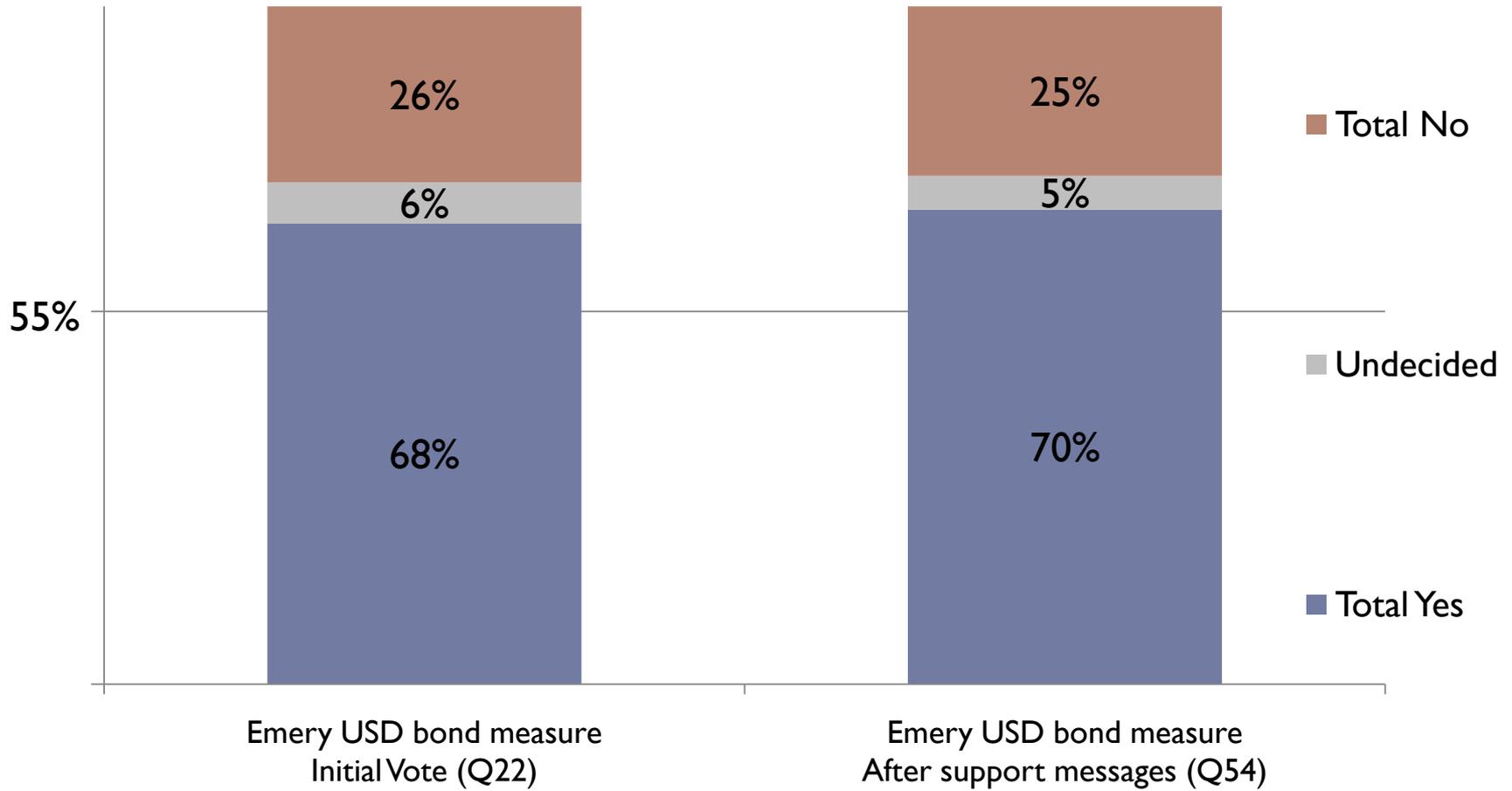
■ 7 - Very important ■ 5-6 - Important ■ 4/Don't know ■ 1-3 Not important Mean



Communicating with the community

- ▶ The following are statements containing information that resonates with at least 70% of respondents:
 - ▶ *This measure includes independent citizen's oversight to ensure the monies are spent as promised. No money can be spent on administrators' salaries, pensions or benefits. All funds will be spent in Emeryville and cannot be taken away by Sacramento.*
 - ▶ *This measure will allow Emeryville to qualify for State and Federal stimulus money that will help create jobs and improve the local economy.*
 - ▶ *This measure allows the City and Schools to maximize efficiency and save on operating costs by integrating school and community facilities that will be open to all students and Emeryville residents.*
 - ▶ *Investing in the Emeryville schools will help attract more local families and attract and retain good teachers.*
 - ▶ *This measure will enable the District to provide a rainbow of services including senior services, adult education, job training, after school activities, childcare, public health services and more, all at the same location where schools are housed.*
 - ▶ *Existing school sites are inadequate, and lack the science and computer labs, libraries, and technology to keep our kids competitive in this economy. This measure will ensure our students have the learning environment they need.*

The Impact of Information in Support of a Bond Measure



Conclusions

- ▶ Emeryville voters are optimistic about the direction of their community
- ▶ Many are not familiar with the local public schools
- ▶ Improving the safety and quality of schools is urgent and compelling, even if it means raising taxes
- ▶ The community strongly supports a bond measure.
- ▶ We recommend placement of a measure on the November 2010 ballot.



International Association
for Public Participation

IAP2 Core Values of Public Participation

As an international leader in public participation, IAP2 has developed the “IAP2 Core Values for Public Participation” for use in the development and implementation of public participation processes. These core values were developed over a two year period with broad international input to identify those aspects of public participation which cross national, cultural, and religious boundaries. The purpose of these core values is to help make better decisions which reflect the interests and concerns of potentially affected people and entities.

Core Values for the Practice of Public Participation

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

For more information, visit the IAP2 Web site at www.iap2.org.

RESOLUTION _____

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE EMERY UNIFIED
SCHOOL DISTRICT ORDERING AN ELECTION TO AUTHORIZE THE
ISSUANCE OF SCHOOL BONDS, ESTABLISHING SPECIFICATIONS OF THE
ELECTION ORDER, AND REQUESTING CONSOLIDATION WITH OTHER
ELECTIONS OCCURRING ON NOVEMBER 2, 2010**

- WHEREAS, Emery USD's existing school sites are inadequate, and lack the science and computer labs, libraries, and technology to keep our kids competitive in this economy, and
- WHEREAS, In the last few years, student academic performance at Emery USD schools has improved more than any other District in Alameda County, and our schools and classrooms must keep pace, and
- WHEREAS, Investing in the Emeryville schools will help attract more local families and attract and retain good teachers, and
- WHEREAS, Our vision will enable the Emery Unified School District to provide a variety of essential services including senior services, adult education, job training, after-school activities, childcare, public health services, and more, all at the same location where schools are housed, and
- WHEREAS, co-locating centralized educational programs and other services will provide significant cost savings to the School District, City and community, and
- WHEREAS, the bond measure will include independent citizen's oversight to ensure the monies are spent as promised, none of the money can be spent on administrators' salaries, pensions or benefits and all funds will be spent in Emeryville and cannot be taken away by Sacramento, and
- WHEREAS, the Emery Unified School District recognizes and embraces the core values of community-empowered decision-making, engagement, and input in improving education for children and in decisions affecting the community, values the community's participation, and recognizes that genuine community input must be based on deeds and actions, not just words, and
- WHEREAS, in the judgment of the Board of Trustees (the "Board") of the Emery Unified School District (the "District"), it is advisable to call an election to submit to the electors of the District the question whether bonds of the District shall be issued and sold for the purpose of raising money for the acquisition or improvement of real property, and the furnishing and equipping of school facilities; and
- WHEREAS, as a result of the approval of Proposition 39 on November 7, 2000, Article XIII A, Section 1, paragraph (b), of the California Constitution ("Article XIII A") provides an exception to the limit on *ad valorem* property taxes on real property for bonded indebtedness incurred by a school district approved by 55 percent of the voters of the district voting on the proposition; and

WHEREAS, the Board is specifically authorized, upon approval by a two-thirds vote of the Board, to pursue the authorization and issuance of bonds by a fifty-five percent (55%) vote of the electorate on the question whether bonds of the District shall be issued and sold for specified purposes, pursuant to Education Code Section 15264 *et seq.* (the "Act"); and

WHEREAS, pursuant to the California Elections Code, it is appropriate for the Board to request consolidation of the election with any and all other elections to be held on Tuesday, November 2, 2010, and to request the Alameda County Registrar of Voters to perform certain election services for the District; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Emery Unified School District the following:

Section 1. Call for Election. The Board hereby orders an election and submits to the electors of the District the question of whether general obligation bonds of the District shall be issued and sold in the maximum principal amount of \$_____ for the purpose of raising money to finance school facilities and property of the District, and paying costs incident thereto, as set forth more fully in the ballot proposition approved pursuant to Section 3. This Resolution constitutes the order of the District to call such election.

Section 2. Election Date. The date of the election shall be November 2, 2010, and the election shall be held solely within the boundaries of the District.

Section 3. Purpose of Election; Ballot Proposition. The purpose of the election shall be for the voters in the District to vote on a proposition, a full copy of which is attached hereto and marked Exhibit A, containing the question of whether the District shall issue the Bonds for the purpose stated therein, together with the accountability requirements of Article XIII A and Government Code Section 53410 and the requirements of Section 15272 of the Act. The Alameda County Registrar of Voters (the "County Registrar") is requested to print the Full Text of Measure contained on Exhibit A, including Exhibit A-1 in the sample ballot pamphlet. As required by Elections Code Section 13247, the abbreviated form of the measure to appear on the ballot is attached hereto and marked as Exhibit B. The Superintendent or his designee is hereby authorized and directed to make any changes to the text of the proposition as required to conform to any requirements of Article XIII A, the Act, or the Alameda County Registrar of Voters.

Section 4. Authority for Election. The authority for ordering the election is contained in Section 15264 *et seq.* of the Education Code and Section I, paragraph (b), subsection (3), of Article XIII A. The authority for the specification of this election order is contained in Section 5322 of the Education Code.

Section 5. School Facilities Projects. As required by Article XIII A, the Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the list of school facilities projects set forth on Exhibit A-1.

Section 6. Covenants of the Board upon Approval of the Bonds by the Electorate. As required by Article XIII, Section 15278 of the Act, and Government Code Section

53410, in the event 55 percent of the voters voting in the District approve of the Bonds, the Board shall:

1. conduct an annual, independent performance audit to ensure that the funds have been expended only on the projects listed in Exhibit A-1;
2. conduct an annual, independent financial audit of the proceeds from the sale of the Bonds until all of those proceeds have been expended for the school facilities projects listed in Exhibit A-1;
3. establish and appoint members to an independent citizens' oversight committee in accordance with Sections 15278, 15280, and 15282 of the Act;
4. apply the bond proceeds only to the specific purposes stated in the ballot proposition;
5. cause creation of accounts into which bond proceeds shall be deposited; and
6. cause the preparation of an annual report pursuant to Government Code Sections 53410 and 53411.

Section 7. Delivery of this Resolution. The Clerk of the Board is hereby directed to send a copy of this Resolution to the Alameda County Superintendent of Schools, the County Registrar and the Alameda County Clerk of the Board of Supervisors.

Section 8. Consolidation of Election. The County Registrar and the Alameda County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 2, 2010, within the District.

Section 9. Ballot Arguments; Tax Rate Statement. Any and all members of this Board are hereby authorized to act as an author of any ballot argument prepared in connection with the election, including a rebuttal argument. The Superintendent, President of the Board, or their designees, are hereby authorized to execute any Tax Rate Statement or other document and to perform all acts necessary to place the bond measure on the ballot.

Section 10. Elections Code. Pursuant to Section 5303 of the Education Code and Section 10002 of the Elections Code, the Board of Supervisors of Alameda County, is requested to permit the Registrar of Voters to render all services specified by Section 10418 of the Elections Code relating to the election, for which services the District agrees to reimburse Alameda County in full upon presentation of a bill, such services to include the publication of a formal Notice of School Bond Election and the mailing of the sample ballot and tax rate statement (described in Section 9401 of the Elections Code).

Section 11. Agreements. The Superintendent is authorized and directed to execute the agreements on file with Jones Hall, A Professional Law Corporation, which firm is

appointed hereby to perform bond counsel services in regard to the Bonds and Caldwell Flores Winters Inc. as Financial Advisor.

Section 12. Effective Date. This resolution shall take effect on and after its adoption.

PASSED AND ADOPTED by the Board of Trustees of the Emery Unified School District the ____ day of July, 2010.

Signed:

Clerk

CLERK'S CERTIFICATE

I, _____, Clerk of the Board of Trustees of the EMERY UNIFIED SCHOOL DISTRICT, hereby certify that the foregoing is a full, true, and correct copy of Resolution ____ adopted at a regular meeting place thereof on the ____ day of July, 2010, of which meeting all the members of said Board of Trustees had due notice and at which a majority thereof were present, and that at said meeting said resolution was adopted by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTENTIONS: _____

An agenda of said meeting was posted at least 72 hours before said meeting at _____, California, a location freely accessible to members of the public, and a brief general description of said resolution appeared on said agenda.

I further certify that I have carefully compared the same with the original minutes of said meeting on file and of record in my office; that the foregoing resolution is a full, true and correct copy of the original resolution adopted at said board meeting and entered in said minutes; and that said resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

Dated: _____, 2010

Clerk of the Board of Trustees of the
EMERY UNIFIED SCHOOL DISTRICT

EXHIBIT A

BALLOT MEASURE FULL TEXT OF MEASURE

This proposition may be known and referred to as the Emery Unified School District General Obligation Bond of 2010, or Measure _____

FINDINGS

The Emery Unified School District has done an excellent job educating our children with small class sizes, and excellent teachers. Since 2007, academic performance has improved more in the Emery Unified School District than any other District in Alameda County.

However, our schools and classrooms must be upgraded to meet safety and academic needs. For nearly a decade, the Emery Unified School District has sought a solution to repair and upgrade old classrooms and learning environments in Emeryville public schools, improve school safety conditions, ensure all schools are seismically safe, and bring classroom technology up to date. Current school sites are over 40 years old, and lack science labs, energy efficiency, and the technology to keep our kids competitive in the 21st century. This measure would allow the district to update and upgrade our schools to ensure our students have the quality learning environments they need.

The District will be collaborating with the City of Emeryville to save taxpayers money, by building facilities that maximize cost efficiencies while creating safe schools and quality learning environments. Instead of operating two schools and community facilities separately, the new facilities will include a range of essential services such as adult education, job training, after-school facilities, child care and public services that are available to all Emeryville children and families at the same location where schools are housed.

The District has sought, and continues to seek, all available outside sources of funding to improve our school buildings, including local, state, and federal grants and state bond funds. The District and City have qualified for State and Federal stimulus money that will help create jobs and improve the local economy; without a local match, these monies would go to other communities.

This measure includes Independent Citizen's Oversight to ensure the monies are spent as promised, and no money will be spent on administrator salaries. All funds will be spent locally to replace old schools that no longer meet current seismic safety standards, and cannot be taken away by Sacramento.

It is necessary to seek voter approval of a bond measure in order to provide the local funding for schools that are seismically safe...

BOND AUTHORIZATION

By approval of this proposition by at least 55 percent of the registered voters voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$_____ in aggregated principal at interest rates below the legal limit, to provide finance for the specific

school facilities projects listed in the Bond Project List attached hereto as Exhibit A-1, subject to all the accountability requirements specified below.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A-1 shall be considered a part of the ballot proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition.

Approval of this Bond Measure (the "Measure") does not guarantee that the proposed project or projects in the District that are the subject of bonds under the Measure will be funded beyond the local revenues generated by the Measure. If state matching funds become available, they will be used for and applied to the Bond Project List as per Exhibit A-1.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the District may be assured that their money will be spent wisely to address specific facilities needs of the District all in compliance with the requirements of Article XIII A, Section 1(b) (3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

Evaluation of Needs. The Board has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the District. The Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List contained in Exhibit A-1.

Independent Citizens' Oversight Committee. The Board shall establish an Independent Citizens' Oversight Committee pursuant to Education Code Section 15278 and following to ensure bond proceeds are expended only on the school facilities projects listed in Exhibit A-1. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Performance Audits. The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A-1.

Financial Audits. The Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in Exhibit A-1.

Special Bond Proceeds Account: Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board annually stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine and may be incorporated in the annual budget, audit, or another appropriate routine report to the Board.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction and/or rehabilitation of school facilities including the furnishing and equipping of school facilities or acquisition or lease of real property for school facilities and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

The proceeds of the bonds will be deposited into a Building Fund to be held by the Alameda County Treasurer, as required by the California Education Code.

Community Engagement Process. The Emeryville Unified School District embraces the following Core Values for the Practice of Public Participation as defined by the International Association of Public Participation:

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

Should Emeryville Unified School District Voters adopt this bond, the EUSD Board of Education shall adopt a resolution defining and establishing a process for community information, input, and participation in the design of school sites or related facilities. This Community Engagement Process Resolution shall include a specific Plan for soliciting community input and participation, including a working timeline of community meetings and presentations. This Plan shall include, but not be limited to neighborhood presentations, meetings hosted by the School District, City, and/or community residents, stakeholder and community influential engagement and presentations, and an ongoing community engagement, participation and update plan which includes web-based communications, community mailings, and notices, and/or meetings/presentations.

EXHIBIT A-1

BOND PROJECT LIST

- Construct, furnish and equip leased facilities, classrooms, science labs and schools
- Bring schools to current seismic safety standards

- Replace outdated portables with permanent classrooms
- Construct school-site support, including as libraries, physical education facilities, , multipurpose rooms, or play fields for joint school and community use
- Improve technology infrastructure and access to computers
- Acquire real property to construct facilities, as needed

- Construct and acquire school equipment, sites, and facilities
- Make additional repairs and upgrades as needed to school site(s)
- Perform necessary site preparation/restoration in connection with new construction, renovation, demolition, or deferred maintenance of school facilities
- Address unforeseen conditions revealed by construction or emergency repairs (e.g., plumbing or gas line breaks, seismic, structural, asbestos and other hazardous materials)

EXHIBIT B

BALLOT MEASURE
(ABBREVIATED FORM)

Shall Emery Unified School District: maintain academic excellence/student performance and attract and retain quality teachers by: replacing and upgrading outdated schools that no longer meet seismic safety standards; provide updated classrooms, technology, science and computer labs: improve school safety; create energy efficient cost-saving facilities that provide job training, after-school, pre-school, and other community services by issuing \$95 million dollars in bonds at legal rates with independent citizens' oversight, audits, and NO money for administrator salaries, benefits, or pensions?"

BONDS – YES

BONDS – NO