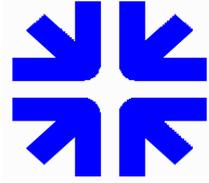


City/School Committee

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 VACANT
 Student Member VACANT

**AGENDA****City/School Committee**

Regular Meeting of the Advisory Committee

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

September 2, 2010 - 5:30pmEmery Secondary School, 1100 47th Street, Emeryville, CA

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 7/21/2010 Minutes
- IV. Information Items
 - A. Partners for Community Life committee report (Simon – 10 mins)
 - B. Report on the opening of the new school year (Sugiyama – 5 mins)
 - C. District Enrollment Data (Sugiyama – 5 mins)
 - D. Report on Major Milestones for the Joint Facility Project (Miller – 10 mins)
 - E. Report from BEST (Better Emeryville Schools Today) (Atkin/Dwin – 5 mins)
 - F. Discussion of Proposed Community Meeting for January 2011 (Bukowski – 10 mins)
- V. Action Items
 - A. None
- VI. Staff Comments
- VII. Committee Member Comments
- VIII. Adjournment

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

Dated: 8/26/2010 _____ Karen Hemphill, City Clerk

Post on: 8/27/2010

Post until: 9/3/2010 _____ John Sugiyama, EUSD Superintendent

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

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

City/School Committee
7/21/2010 Meeting Minutes
5:30pm
ESS Atrium

1. Roll Call at 5:30pm.
 - a. Committee:
 - i. Council: Davis, West, Brinkman, Atkin, Bukowski,
 - ii. School Board: Dwin, Hooper, Simon, Webb, Dice
 - iii. Students: Collins
 - iv. Absent: Williams
 - b. Staff:
 - i. City: O’Keeffe, Chinn, Laven
 - ii. School: Sugiyama, Miller, Kim, Stewart
2. Public Comments
 - a. Tito Young made a comment to visit an Emeryville company’s website, secondlife.com, to visit the virtual reality world.
3. Approval of 6/22/10 Minutes:
 - a. Davis so moved, Hooper seconded, without exception.
4. Review Items
 - a. Receive Community Survey Results
 - i. Ruth Berstein of EMC Research presented a summary of the survey results. Conclusions from the May 2010 a phone survey showed Emeryville voters are optimistic about the direction of the community, many are not familiar with the public schools, improving the safety and quality of schools is urgent and compelling even if it raises taxes, the community strongly supports a bond measure, and EMC Research recommends placement of a bond measure on the November 2010 ballot.
 - b. Bond Financing Relative to Prop 39 School Bond
 - i. Ernesto Flores, President of Caldwell-Flores-Winters, EUSD’s Bond Advisor Firm, presented that the Emery Unified School District has the capacity to issue \$97 million in General Obligation bonds in November 2011 per State law. EUSD can issue its proposed \$95 million bond for the proposed Joint-Use Facility if the voters of Emeryville pass the bond measure by 55 percent based on Proposition 39 requirements.
 - c. EUSD Educational Program Update
 - i. Kim presented the five major conditions for student learning, examples of how EUSD is currently supporting students learning, the research supporting co-location of all ages in one school, and benefits of intergenerational programming.
 - d. Receive Update on Work of Nexus Partners

- i. Kim and Miller presented the various options for future school facilities based on increasing population, demographic trends, current program assessment, development priorities of a community library/continuing education/health and wellness, facility assessments, programming capacity, site density, and cost-benefit models of various facility building options. Based on this analysis, Kim and Miller show that building a joint-use school now is the best option to meet the school board's goals as well as saving the district money over the other facility options. Staff has been able to add more student capacity, more programmable spaces and cut the cost of the facility by \$13 million from the conceptual plan.
- e. MOU Finance Update
 - i. Sugiyama presented the financial update on the MOU between the City, Redevelopment Agency, and School District. The MOU was executed to fund the work presented this evening. The School District funded this work with \$450,000 and the Redevelopment Agency contributed \$1.35 million for a total budget of \$1.8 million. The MOU indicates a regular review of expenditures throughout the process. The Committee was presented the actual detail expenditure report in the 2009-2010 Fiscal Year and the budget for the 2010-2011 Fiscal Year. The School District spent \$272,000 and the Redevelopment Agency share was \$425,000 in FY2009-2010. The Redevelopment will carryover \$265,000 into 2010-2011 Fiscal Year budget.
- f. Public Comment on Review Items
 - i. Coombs, EUSD Teacher – Benefits from a teacher's perspective on the K-12 learning site is better overall education, more teacher creativity, learning outcomes, better outcomes for students from spiraling and more follow-up between teachers between grades.
 - ii. Dr. Betty, President of Berkeley City College – Joint programs will enhance opportunity between BCC, EUSD, and City. The Joint-Use Facility is congruent with BCC's goals and beneficial for all involved.
 - iii. Lisa, Education Officer for SF Foundation – Support and commend work of School Board and Schools in Emeryville. Emeryville had the most improved schools in Alameda County and is receiving national attention due to the Community Schools approach taken in Emeryville. EUSD has influenced five pieces of national education initiatives that were mentioned in her work in Washington, D.C.
 - iv. Audrey Miles, EUSD Teacher and West Contra Costa County School Board of Trustee – Elected officials visited our sites to see what can be done with integration of City, School, and Community programs. The current ESS site provides a state of the art theater that generates revenue. Bidding for school construction is the most

favorable time in history. A school in WCCC was projected at \$90 million and came in at \$68 million.

- v. Marcus Howard, EUSD student – As a student, asks that the community support a bond to improve the library, computer lab, and classroom spaces. Students have to fight to get a seat at the computer lab, the library is small and has a minimal selection of books, and all technology areas are out of date.
- vi. Jeff Vincent, Deputy Director of the Center for Cities and Schools, UC-Berkeley – The Center is studying schools and communities throughout California, including Emeryville, and helping inform EUSD on this current Joint-Use Facility project. The work here in Emeryville is harnessing the latest research on how to improving the overall city, schools, and community.
- vii. Brian Carver, Emeryville Resident and parent of child in EUSD – Since we're maxing out our ability to bond, we need to do it right, only have one shot, and agrees that the schools and recreation center needs to be rebuilt. First, get information out there in every format. Websites are down since mid-April and needs to be fixed. Second, bond language on ballot needs to tell the story. I have doubts on shared site and need more information. Third, we need to tell people about the services provided and build trust. I have less trust in the City from our experience with the near closure at ECDC.
- viii. Scott Donahue, Resident at Artist Co-Op – Pleasure to host students in my studio. In order to sell project, we need the cost to the average person. As an example, what is that \$25 million of the Redevelopment Agency as a percentage of their whole budget compared to Emeryville's other needs? The community needs the full picture to make a good assessment of its merit.
 1. Ernesto Flores, CFW– Last year's average assessed value of a home in Emeryville was approximately \$300,000. At \$60 additional tax per this potential bond measure per \$100,000 assessed value, the average resident would pay \$180 per year.
 2. O'Keeffe – The \$25 million for this project is roughly 30 percent of the \$70 million in bonds sold in 2009. The Agency also has the ability to sell another \$60 to \$80 million dollars in its lifetime. O'Keeffe notes that this project takes away from other projects such as new parks, but this is only a small percentage of its overall ability to find future projects.
- ix. Kathy Russell, Parent of two sons at EUSD – Where will entire high school class go during this project? The students were crammed into the Ralph Hawley site during the Anna Yates construction. What is the current student density at both sites so we compare difference of today and future facility? We are

showing great improvements and have great teachers, but I have reservations about K-12 co-housing facility.

1. Simon noted 82 percent of last year's Kindergarten class was residents of Emeryville.
 2. Miller noted that the current density of each site is 191/acre at Anna Yates and 50/acre at Emery Secondary (140/acre projected at capacity for new co-housed site).
 3. Sugiyama noted that staff would not recommend anything that would harm the children and will not debate with parents on merits as it is parent's responsibility to safeguard. Sugiyama has chaired accreditation teams to review some of the top schools in the world, which are all K-12 schools. Rarely would a child of the elementary school ever cross paths with that of middle and high school students. Also note that younger students will benefit greatly from opportunities to access state of the art science labs traditionally reserved for high school students.
 4. Simon noted that principles of community engagement will be included in the bond measure.
- x. Dan Flemming, EUSD teacher – Urge you to include state of the art science facilities. Current facility has no computers, no bunsen burners, gas lines, or the usual equipment found in almost every neighboring school. Students, parents, and the visiting elected officials were amazed that we were able to provide an adequate education with our facility. I also noted that even in our current configuration at ESS, I rarely see high school students down my hallway and haven't see any issues here.
 - xi. Kevin Boyd, EUSD teacher – We have an overrun of students in each classroom and we need to bring in vocational education for those not going to a typical four year school.
 - xii. Charise Payne, EUSD teacher – ETA Vice-President and Math Teacher. Had first AP Calculus with 75 percent passing rate in part to middle school and high school teachers working together closely at ESS. We need a math lab to compete on AP and SAT tests. Most students that are gifted are being wooed away to private schools. Many teachers leave the district because we don't have the support in facilities to teach effectively.
 - xiii. David Martinez, Parent of EUSD students – Volunteers regularly and sees the dismal conditions of our facilities. 30 years ago I had better science facilities than at ESS. Lets keep the dialogue open moving forward and support this project.
 - xiv. Andre Carpio, Former educator – Family structure has changed and single adults should sponsor a child of a one or no parent household. What is the current rescue plan for those who don't care about school and drop out or get pregnant?

- xv. Manuel ???, Works in Emeryville and parent of EUSD student – Pointed out as compliment that staff was able to increase programs by lowering costs. As someone who works in construction, this is the best time to go to bid for best value for each dollar. This is not just an improvement of facilities, the facilities need to be replaced. Make sure to keep community involved unlike the ECDC process recently.
- xvi. Angela Williams, Teacher at ECDC – I really trust and hope that same amount of time is put into 0-5 year old education/care as what is put into the K-12 grades as shown in this plan. ECDC is a feeder school and needs support too.
- xvii. Kim Kurata, Emeryville Resident – Is survey valid as only 238 people responded in a community of 10,000? How can library be safe for students if it has access for public? Parking plan, what is the current status?
 - 1. Ruth Berstein, EMC Research – Margin of error and sampling not dependent on size of population in Emeryville. The margin of error is 6.8 percent based on the 238 voters sampled. The survey called every single voter from the last election from the ~700 voters.
 - 2. Kim noted that the safety aspects will be covered in the design portion of this project. Staff has not gotten to this detail, but models do exist how the community library and school programs can co-exist. Community input will be important and options on scheduling and design will work together to find the best solution.
 - 3. Miller noted additional parking has been added since conceptual plan, which has been budgeted. No design has been done, so how/where parking is accommodating and how traffic flows will be addressed in next phase.
- xviii. John Perry, Director of Technology at EUSD – Mentor’s students and organizes career day, which gives him unique insight to students. All high tech fields such as biosciences, animation, architecture, and engineering don’t have the resources to experience these fields and may miss out on their future career/education path. It is an obligation for us to enhance these experiences beyond basic math and science. I hope this project moves forward and commend work to date.

5. Informational Items

- a. Partners Finance Sub-Committee Report and Recommendation
 - i. Davis presented the Finance Sub-Committee recommendation to honor and support our communities’ support of education and safe schools in the form of a bond measure, put a bond measure on the ballot in November 2011, and allow this bond to be up to \$95 million dollars. This recommendation passed on 4-1 vote of the

Finance Sub-Committee to City/School Committee for consideration.

- b. Review current draft from bond council of proposed bond language
 - i. Sugiyama noted that the bond language was drafted by a bond council that meets the statutory requirements of Proposition 39. If School Board adopts this resolution, they also adopt full language of ballot measure and its three attachments. Note the inclusion of bond language that mandates community participation.
 - 1. Edits/comments to the draft language from the Committee:
 - a. “to prepare our students” subbed in for “to keep our kids” located in first ‘whereas’
 - b. Does the project cost include interim housing?
 - i. Staff will follow-up with bond council to make sure it is listed correctly.
 - c. This item isn’t crystal clear to me in general, so this is my concern.
 - d. Bond council should investigate parking language either onsite or offsite, make sure furniture and technology can be included, and interim housing.
 - e. Why is acquiring land in bond? Could be misleading to residents adjacent to the property.
 - i. \$95 million doesn’t include site acquisition should be noted.
 - f. Pleased to see tenets of public participation
- c. Public Comments on Information Item:
 - i. Brian Carver - Resolution is distinct from voters’ language, thanks. Also noted project is flexible. The fourth ‘whereas’ should be more accurately stated as “EUSD should provide and partner with organizations that provide” to show that we will partner with others to provide services. I also suggest striking “all” in front of schools so we don’t hem ourselves into having all areas on one site. We should have option to have more sites as we might grow beyond estimates. Can we acquire AC Transit’s property across the street from the Secondary School.
 - ii. Ingrid Vasquez, Parent of EUSD students – How will supervision be different in co-housing site?
 - 1. Sugiyama noted supervision would be no less than current site and may improve with design considerations. Play areas are separated in conceptual plan and he suspects that will remain so in design phase. The State requires that we address these safety issues to be used jointly between community and students.
 - iii. Ken Bukowski, City Councilmember – Redevelopment Agency money is a good use for this project. A new school such as this

will raise everyone's property values, thus meeting one of the key objectives of the Agency.

6. Action Items

a.

- i. Davis so moved for the City/School Committee to recommend to the School Board moving forward with a \$95 million bond measure. Brinkman seconded.
- ii. Public/staff comments on motion:
 1. Public Comment: \$95 million School bond, \$25 million City/Agency funding, but if savings in construction bids, who gets the leftover monies? Does it go to the City, Agency, Schools and how is this decided?
 - a. Staff is not prepared to answer as there are legal implications to the consider in future MOU between City, Redevelopment Agency, and School District, but it is important and will be considered by staff moving forward.
 2. West: Is there a combined bondedness of this project?
 - a. Property taxes on debt services that has been sold by RDA already comes out of the RDA area, mostly by commercial properties, so only the school bond is considered. In other words, redevelopment funds would otherwise go to state, but in a redevelopment area, these funds stay in local community, so additional debt is felt in the forms of higher taxes by the community.
 3. Sugiyama: Tonight is a critical junction in this project. We've learned a lot and tonight is a good 'restart' on how community can be engaged in a meaningful way. Strongly suggests placing this on the ballot.
 4. Bukowski: I did not support the project over the years, didn't like it being a forced measure and that many students were from Oakland. Yet having heard the ideas and seeing the need, I support this project and look forward to improved test scores, families staying in Emeryville, and Emeryville continuing to be the envy of our neighboring communities.
 5. Collins: It was jarring coming from private school to EUSD, but the community is great and with the support of great facilities and teachers, Emeryville can continue to improve. She looks forward to coming back after college to live in Emeryville and supporting the schools and the new facility.
 6. West: Came around on project as she was critical on the scale and process of the ECCL, but has seen her concerns

met after seeing desperate conditions of the secondary school through substitute teaching, the need for an updated Recreation Center for all residents, economies of scale, and the innovation of full services schools. Even though new ideas are scary, our urban, small town could be the right place to make this work. Continuing concerns are to provide communication and information to the public, governance issues on how the site will be managed, trust in elected officials, and participation of the public in making decisions this process. The project is a large amount of money, but the community has spoken through the survey and it appears we can afford this, and wants to make sure all EUSD and ECDC teachers/parents are involved and all new parents in the community.

- a. Motion passes on voice vote (no nays or abstentions, all yeas).
- b. Consideration of a Name Change of the New Facility
 - i. Bukowski recommended we call the facility the “Emeryville Learning Academy.” Brinkman and Simon noted that it’s not about the name, but the bond needs only to tell people were building safe, state of the art facilities. Name should come out of the students and community process that can help gather a lot of people through the Partners for Community Life.
 1. No formal action taken.

7. Staff Comments

- a. Laven announced that due to the good work of School Board member Dwin and former student and Mustafa, the Ravens youth football program is moving to Emeryville from Richmond to serve this ‘underserved’ areas in the East Bay.
- b. Laven noted that the Emeryville 2010 Summer Performance Series is underway in Christie Avenue Park and encourages the community to stop by and enjoy these varied free performances.
- c. Kim stated the District sent out a mailer to all addresses in Emeryville for feedback on the project and has already received great feedback from staff and community members.
- d. Laven recognized the two student members in attendance for this three plus hour meeting, Brittany Collins and Marcus Howard, and their contribution to the community via their EYE internships at the Community Services Department.

8. Committee Comments

- a. Simon acknowledged the great work of Brittany Collins as the outgoing City/School Committee member.
- b. Atkin thanked everyone who spoke tonight and those who gave prepared presentations.

- c. West thanked the staff who put together the tours of new facilities in the area.
 - d. West noted to the school district that a change to the youth bus passes. You cannot buy them at the past locations and now you need to have a photo identification to get a 'clipper' pass. EUSD was recommended to host on-site registration and should contact AC Transit to arrange this soon as school is starting in one month.
 - e. Simon noted the open schoolyard program is happening again at Anna Yates this Saturday with art programs and a community garden open house from 10:00am to 1:00pm.
9. Meeting adjourned at 8:52pm.