

MINUTES
CLARK COUNTY SCHOOL DISTRICT
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES
BOND OVERSIGHT COMMITTEE
ADMINISTRATIVE CONFERENCE ROOM
4170 MCLEOD, LAS VEGAS, NV 89121

WEDNESDAY, NOVEMBER 13, 2013

11:30 a.m.

Members Present

Bruins, David	Lavelle, Eleissa
Davis, Al	Lazaroff, Gene
Earl, Debbie	Philpott, Steve
Halsey, Jim	Tate, Cameron
Kubat, Charles	

Members Absent

Joyce Haldeman,
Hawkins, Frank
Herr, Robert
Lopez, George

A recording of this meeting can be obtained by contacting the Capital Program Office at 799-8710.

1.01 ROLL CALL.

Jim Halsey, Chair, called the meeting to order at 11:40 a.m.

1.02 ADOPTION OF THE AGENDA.

Motion was approved to remove 3.01 Approval of the Minutes from the Agenda for November 13, 2013.

Motion: Davis Second: Lopez Vote: Unanimous

Motion was approved to adopt the Agenda for November 13, 2013, as revised.

Motion: Kubat Second: Davis Vote: Unanimous

2.01 PUBLIC COMMENT PERIOD.

None.

3.01 APPROVAL OF THE MINUTES.

Removed from the Agenda.

3.02 APPOINTMENT OF LIAISONS.

Jim Halsey appointed Al Davis to be the Primary Liaison over Construction. All other appointments are to remain the same. If there is an interest for further changes, Mr. Halsey invited members to call him.

APPOINTMENT OF LIAISONS (continued).

Mr. Halsey requested staff invite the respective liaison to meetings that are of importance to this committee. Mr. Halsey will obtain staff's contact information and provide it to the liaisons. This will enable the liaisons to attend meetings and give feedback to this committee.

Charles Kubat requested that identified staff could provide this committee with topics that may come up in future discussions that the liaison should be aware of. This would provide adequate time for a liaison to schedule attendance.

Mr. Halsey stated that he would add this request to staff on the next agenda.

3.03 LAND ACQUISITIONS.

Linda Perri, Director of Real Property Management, explained that the Bureau of Land Management (BLM) is holding a land sale in January 2014. The District is part of the Southern Nevada Land Management Act. Land is acquired through public purpose leases through the BLM. When certain parcels are nominated by the jurisdictions, the jurisdictions come to the District first to determine if the District has a purpose for that parcel.

Ms. Perri explained that the District has vetted quite a few properties, has investigated the utilization of the properties that the jurisdictions were going to nominate, and has expressed interest in certain properties.

Gene Lazaroff stated that the BLM sale has a parcel that is large enough for a master-planned community and questioned if the District could benefit from building a school in that area. Mr. Lazaroff also questioned if the District has requested a portion of that parcel be set aside.

Ms. Perri explained that a successful bidder will be required to go through the jurisdiction to establish a land-use and concept plan. During the development agreement stage, the District will be able to be a part of the process and could request that certain parcels be set aside for schools. The District could receive the parcel as a gift, fair-market value, or costs of off-site improvements, etc.

In an effort to describe the process as to how the District obtains property before it is auctioned, Ms. Perri explained that once the property is with the jurisdiction with lease-holds on the parcels and the jurisdiction determines that they do not want to develop those parcels, the jurisdiction will put the parcel up for nomination so that anyone can purchase those specific parcels. Prior to the jurisdiction placing the parcel up for nomination, the District has an opportunity to determine if there is a need. If the District determines that there is a need, a joint selection letter is issued, and the District begins the process to obtain that specific parcel before it is auctioned off.

LAND ACQUISITIONS (continued).

Ms. Perri explained that there are no funds available to purchase land. The District is currently working on exchanges with the jurisdictions or BLM. A map of District property, owned and leased, is located on the District's Web site. The process to dispose of District property is cumbersome for a private party who wants to purchase a parcel. State statutes would have to be revised to remove some of the requirements. Once the process is revealed, individuals are no longer interested in purchasing a parcel.

Mr. Kubat requested a "hot spot" analysis similar to what Dusty Dickens would present or another similar visual presentation to illustrate the growth, where sites would need to be acquired, and available BLM parcels.

Ms. Perri explained that her department works closely with the Demographic, Zoning, and GIS Department. The study in 2011 provided the District with the information needed to purchase parcels in areas of need; i.e., southwest, northwest, and Henderson. BLM parcels, through the jurisdictions, are no longer available in those areas. If there is a need for a parcel where there are no BLM parcels, then other alternatives are needed, i.e., exchanges with jurisdictions. Mr. Perri explained that if there is a BLM parcel within Clark County, she needs to approach Clark County. After a joint selection letter is obtained, the District would then approach BLM.

Ms. Perri explained that the District has sufficient parcels in the southwest. Due to the large amount of development coming into this area, commercial zoned property has been rezoned to residential. This is causing the jurisdictions to vacate the roads to the vacant school sites. Ms. Perri explained that she has been in contact with the jurisdictions to correct their notification process.

Ms. Perri explained there is the Cooperative Management Area around McCarran International Airport (MIA). This area has been reduced and is where a large amount of nonconforming zone changes are coming in. The home builders are purchasing the parcels. MIA is part of Clark County and is required to offer parcels only to Clark County. The Water Reclamation Department's Senate Bill 975 allows any public agency to obtain the property at no cost, once the bill has been signed. The District has set aside eleven parcels within that area in addition to others in another zone.

3.04 EARLY CHILDHOOD CENTER.

Jim McIntosh, Interim Chief Financial Officer, explained that in an effort to reduce the capacity in some elementary schools, a suggestion by the superintendent is to place regional early childhood centers around the valley. The goal would be to move pre-kindergarten students/classrooms out of the elementary schools into a regional area where the District could offer a preschool. In areas of high capacity, pre-kindergarten students could be placed in one facility; i.e., a regional center.

EARLY CHILDHOOD CENTER (continued).

Jim stated that the District has an opportunity to purchase the old Saint Joseph's Catholic School located near some schools that are over capacity. The Student Support Services Division has been asked to look at the site to see if they could make a recommendation if this site would be useful as an early childhood center.

Kristine Minnich, Assistant Superintendent of Student Services Division, and Julie Kasper, Director of Early Childhood, explained the need and the benefit of early childhood centers.

Ms. Minnich stated that by federal law, the District is required to identify and service students as young as three years of age for disabilities. The District must abide by the law as it applies to class size and case load. The classroom capacity for special education can only be eight students. By the time these students are in first grade, 62 percent are exiting the program with this early intervention.

This particular early childhood center could relieve a minimum of ten classrooms at schools, within 1-2 miles, that are over 76 percent over capacity. The centers would service students with disabilities, but also in a less restrictive environment, and would also have access to general education peers as mandated by federal law.

Ms. Kasper explained that special education students are identified through doctors, child care centers, and through early intervention services. Once the child has entered the school district, evaluations are performed by psychologists, nurses, teachers, speech, and occupational therapists that are part of child find teams. Once a child is two-and-one-half years old, by law, the child should be transitioned to school district services. Children at the age of three are eligible. Ms. Kasper explained that there are 13 different eligibilities. Most of the children are developmentally delayed, speech/language impaired, or impaired with autism.

Ms. Kasper explained that the District currently serves approximately 5,000 pre-kindergarten students with special needs and 4,000 students in regular pre-kindergarten. The students are housed in 202 of the 217 elementary school facilities. The District also has three centers and three different head-start programs, including Nellis Air Force Base and the UNLV preschool.

Ms. Minnich explained the problems that can arise with siblings attending two different facilities and the difficulties staff faces when a school has reached its capacity.

Mr. McIntosh explained that the District has \$1.8 million available and the old Saint Joseph's Catholic School site is listed for \$2 million. Ms. Perri explained the District is in the due diligence phase and is in the process of obtaining two appraisals, inspecting the building, and obtaining comparisons. Statute and District policy limits the purchase offer amount. Mr. McIntosh explained that at this time, staff is not aware of the retrofit needed to house pre-kindergarten students at this site.

EARLY CHILDHOOD CENTER (continued).

Mr. McIntosh explained that it would be costly to retrofit a grocery store into a classroom facility; however, this particular site was built as a school and includes many of the amenities. The ramp down of the bond program, the increase in student enrollment, the expected increase in enrollment next year, and the overcapacity of elementary schools has made it necessary for the District to come up with ways to decrease the capacity of these schools. There are not enough funds to build a new school.

Ms. Perri explained that the Saint Joseph's Catholic School, built in 1951, received recent improvements; i.e., carpet, paint, classroom remediation, turf, and the HVAC system is relatively new.

Mr. McIntosh stated that this item should be brought back to this committee for a recommendation to the Board of School Trustees as a possible revision to the Capital Improvement Program.

3.05 REPORT BY LIAISON REPRESENTATIVES.

None.

3.06 QUESTIONS REGARDING MONTHLY STATUS REPORTS.

Al Davis requested the Facility Condition Index – Quarterly Update be provided.

3.07 REPORT BY THE CLARK COUNTY SCHOOL DISTRICT BOARD OF SCHOOL TRUSTEES LIAISON.

None.

3.08 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS.

Motion to remove Land Acquisitions from the Motions and Taskings.

Motion: Lazaroff

Second: Davis

Vote: Unanimous

3.09 AGENDA PLANNING: ITEMS FOR FUTURE AGENDAS:

Gene Lazaroff explained that he had received a copy of an unsolicited energy conservation proposal and questioned what processes are in place to consider such proposals with the new organization that used to be the Facilities Division. Mr. Lazaroff stated that there have been some changes within the division and expressed concern over the sudden closures of schools over the summer due to HVAC systems not working. Mr. Lazaroff questioned who is responsible for the functions of facilities and questioned why there has been a decrease in employees.

AGENDA PLANNING: ITEMS FOR FUTURE AGENDAS (continued):

Mr. Lazaroff stated that the District has fixed capital assets and lack the proper structural organization that has the experience and expertise to oversee and maintain these assets. This affects the depletion rates of the facilities, future funds, and this committee as we advise the Board.

Motion was approved to have staff provide the organizational structure for the District as it relates to Facilities/Operation and maintenance to include who reports to who, and who is responsible for what.

Motion: Lazaroff

Second: Davis

Vote: Unanimous

Motion was approved to have staff provide a visual picture that this committee can understand and relate to relative to the hot spots in the valley.

Motion: Kubat

Second: Bruins

Vote: Unanimous

4.01 PUBLIC COMMENT PERIOD.

None.

5. ADJOURN: 12:15 p.m.

Motion: Davis

Second: Lopez

Vote: Unanimous