

**Blue Oak Charter School**  
**450 W. East Avenue, Chico, CA 95926**  
**FACILITIES COMMITTEE**  
**REGULAR MEETING**

Join Zoom Meeting

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**Meeting ID:** 829 9888 5861

**Passcode:** w33jkH

**Thursday, September 7, 2023 - 6:00 PM-8:00 PM**

*Vision: To be a model for successful education of the whole child.*

*Mission: To nurture and deepen each child's academic and creative capacities using methods inspired by Waldorf education in a public school setting.*

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**The Blue Oak Charter Council reserves the right to take action on any item on the agenda.**

**AGENDA**

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**OPEN SESSION - 6:00 PM**

**1. OPENING**

**1.1. Call Meeting to Order 6:21pm**

1.2. Invocation School Verse Read -“This is our school, May peace dwell here, May the rooms be full of contentment. May love abide here, Love of one another, Love of our school, and Love of life itself, Let us remember that as many hands build a house, So many hearts build a school.”

**1.3. Roll Call of Committee Members and Establish Quorum**

Name	Present	Absent
Kristen Woods - Chair	X	
Jennifer Bryan - Faculty Rep.	X	

Wendy Putnam -Secretary	X	
Susan Domenghini - Administrative Rep.	X	
Kathy Maddox - Classified Employee Rep.	X	
Dan Machek - Parent Rep.	X(via zoom)	
Rene Gomes - Parent Rep.	X	
Buck Ernest -Parent Rep	X	

**1.4 Audience to Address the Committee** - This is an opportunity for members of the community to address items not on the agenda. Persons addressing the committee will be allowed a maximum of three (3) minutes for their presentation. Persons may not yield their time to another speaker (Gov. Code § 54954.3)

Nicole Tonelli asking for an agenda on screen share, not able to today due to tech issues. Also asked how Kristen was voted in, and we went through the process of how this committee was established.

**2. MEMBERSHIP**

Talked about the categories and voting rights.

- 2.1. **Appointment of Vice Chair**-Appointment of Vice Chair - Jennifer Bryan would like to. Kat made a motion to appoint and Buck seconded.

>Vote

Name	Yes	No	Abstain	Absent
Kristen Woods	X			
Jennifer Bryan	X			
Wendy Putnam	X			
Susan Domenighini			X	
Kathy Maddox	X			
Buck Ernest	X			

>Vote Passes

**3. FINANCE**

**3.1. Funding Options-**

Funding Options and there are 4 firms interested in helping us. (We already have this list from previous presentations last school year)

Two of the firms work specifically for charters to build from the ground up and they would take care of the complete financing for 30 years, they would help with designers and contractors - Pro is that the Labor cost is lower. It works like a rent to own. May be higher on the back end due to adjustable rate.

There is one firm that sells tax exempt bonds and then we work with a contractor. - Get money up front. The money is more expensive upfront but less on the back end.

We need to know how to advise the board on which ways to go. We need to know what questions to ask. Renee asked if the tax exempt one would extend more money if labor costs or material costs went up. Nicole asked about if there are consultants and Susan said that The firms that work with the charters do and have worked with hundreds of schools.

Need an ad-hoc finance research committee: James Fisher (via zoom) and Rene Gomez volunteered. Jennifer made a motion to make them the ad hoc finance research committee. Seconded by Buck. John also said he can make some real estate financial models for us.

#### **4. LOCATIONS**

##### **4.1. Tour Results-**

Tour Property #1 - Hwy 32 & Bruce Rd -

Location is very desirable, access for students coming from many areas in the county and new neighborhoods being built.

There is nature; creeks bordering the property.

Close to the new site of Inspire High School.

There are issues of entitlements, this could be a long process

no current sewer/water that could be difficult

Is a marshy area and could have difficulty with environmental impact process

There is no way in and out of the property so there may be issues of ingress/egress

Traffic in and out could be an issue

\*There is another piece of property on the same area of land that may be available and has sewer and access better available. They will talk with the owner if he wants to sell. Susan saw the property previously-she can speak on?\*

Tour Property #2 - 2080 E. 20th St. - United Healthcare Building

It's very similar to our current property but much bigger, 45000 square feet. Windows all around the edges and lots of space in the middle-could make use of indoor space with cafeteria, theater or gymnasium

Huge parking lot with lots of possibilities but would have to be completely reimaged, fenced, etc.

Not on the market it is not currently in use but there are 18 mos left on sublease we would hope to be in the process of purchasing before that time is up.

It is near Miriam Park, in a quiet area, it could be completely separated from other buildings in the current business park,

Tour Property #3 - 2018 Forest Ave. - Bare land next to a new hotel built between Target and Walmart.

In the middle of just retail shopping. No area to walk in nature. Very loud traffic noise.

Lots of space for outdoor use! Could have a huge play space and GRASS

Questions/Comments : Kristen Woods heard that new builds are taking very long in the permit process,

and need to know realistically the time frame. Susan mentioned that she has been advised that retrofitting an existing build is recommended for our vision/budget/timeframe. Jennifer asked if the rent we pay currently is the budget we need going forward? Susan said yes, we want to pay what we are paying now or less. John Fisher said that the rental market is very high so our budget will go further in owning a property.

How do we want to move forward? Vote some locations off as we move forward. Buck made a motion to vote off MLK and Forrest Ave from our locations, Second by Renee. Jennifer made a motion to eliminate the Fit One site, 424 Otterson and Flying B St., second by Buck. John Roth has more for us to look at. Susan sent one out tonight. Next meeting we should have 7 to consider. Susan will send out a list. And can make potential sites public for parents to check out. \*\*

We will get a new needs assessment. James is asking about how the rent is assessed. Susan said there is a formula.

#### **4.2. Future Tour Team-**

Wendi (secretary), Buck (admin) and a rotating parent. James and Nicole expressed interest. Susan can email out when tours are available. to see who is interested/available.

#### **\*\* Properties to still consider\*\***

\*301 Otterson Dr. - 4 acres open land on the corner of Hegan Ln. near Athletic Horizons

\*0 Esplanade and Leora Ct. - Lot next to Shasta Elem. near Degarmo Park - 9 acres open land

\*Hwy 32 and Bruce Rd. - Behind Sterling Oaks development on left side of Hwy 32 before Bruce Rd. Parcels available of 20 acres open land.

\*2080 E. 20th St. - United Healthcare Building

\*1 Fair St @ Hwy. 99

#### **5. NEW BOND PROPOSAL**

Susan has previously looked into getting prop 39 funding requests and it didn't really work for us as a charter school. Now Chico Unified is looking to put Charter Schools on the bond proposal. Susan is looking into making another formal request.

#### **6. MEETING SCHEDULE -**

First Thursday of Each Month at 6pm, next meeting is October 5th.

#### **7. ADJOURN 7:44pm**

**Meeting Notes Taken By:**

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**Wendy Putnam**  
**Facilities Committee Secretary**



<b>Name</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Kristen Woods - Chair				
Jennifer Bryan - Co-Chair				
Wendy Putnam -Secretary				
Buck Ernest				
Susan Domenghini - Administrative Rep.				
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