

**Minutes
of the Regular Meeting
of River Charter Schools
Governing Board of
Delta Elementary Charter School & Lighthouse Charter School
Delta Elementary Charter School – 36230 N. School Street, Clarksburg
Monday – August 7, 2017**

This meeting was authorized by the board. Notice was given by posting the agenda (attached) at Delta Elementary Charter School and Lighthouse Charter School, per the Ralph M. Brown Act.

1. **Call to Order and Roll Call** - The August 7, 2017, regular meeting of River Charter Schools' Board of Directors of Delta Elementary Charter School (DECS) and Lighthouse Charter School (LCS) was called to order at 6:19 p.m. by Board President Matt Best at Delta Elementary Charter School, Clarksburg CA.

Roll call of directors:

Matt Best – President
James Darin Hall – Vice President
Jim Lockhart- Chief Financial Officer
Jody Bogle VanDePol- member (departed at 7:45 p.m.)
Don Clark- member (absent)
Dominic DiMare- member (absent)
Andy Wallace- member (absent)
Phil Ogilvie – member
Megan Bennett – Member
Monica Avila - Member

Principal of DECS and LCS Vanessa Belair and Jeff Freeland were present; Executive Staff Steve Lewis and Peter Stone were present. The Pledge of Allegiance was led by Phil Ogilvie.

2. **Approval of the Agenda**– Jim Lockhart motioned to approve the agenda. James Darin Hall seconded the motion. Motion carried 7:0.
3. **Introduction of Any New Hires Present** – Jeff Freeland and Vanessa Belair introduced new hires.
4. **Public Comment** – None.
5. **PTC Updates** – None.
6. **Student Information System Presentation** – Moved to September meeting.
7. **DECS Site Report** – Vanessa Belair gave the report.
8. **LCS Site Report** – Jeff Freeland gave the report.
9. **Superintendent Report** – Steve Lewis gave the report.
10. **CBO Report** – Peter Stone gave the report.
11. **Reports from Board Members** – Reports were given.
12. **Approval of the Consent Agenda** –James Darin Hall motioned to approve the consent agenda. Phil Ogilvie seconded the Motion. Motion carried 7:0.
 - a. **Item 13 - Approval Minutes from July 17, 2017 Board Meeting.**
 - b. **Item 14 - Approval of Revised Leaders & Scholars, Inc. June 28, 2017 Bylaws.**
15. **Approval of Items Removed from Consent Agenda.** – No items removed.

16. **Approval of Items of LCS Campus Master Site Plan Version 10 and Related Drawings with any changes based on authorizing organizing or if facilities committee determines further approval is necessary with the exception of the MPR.** – Matt Best motioned to approve. James Darin Hall seconded the motion. Motion was carried 7:0.
17. **Approval of Loan of \$65K from RCS to Leaders & Scholars Two, LLC to be Repaid from Hastings Grant By December 31, 2017 Bearing Interest at 3% Rate.** – Matt Best motioned to approve. Phil Ogilvie seconded the motion. Motion carried 7:0.
18. **Adjourn to Closed Session** – The meeting adjourned to closed session at 7:50 p.m. Jim Lockhart motioned to approve. Phil Ogilvie seconded the motion. Motion carried 6:0.
19. **Reconvene to Open Session and Report of Action Taken, Including Vote Count, During Closed Session** - The meeting reconvened to open session. See attachment of River Charter Schools Board Meeting 8-7-2017 - Closed Session Approval Item (1 page). James Darin Hall motioned to reconvene to open session. Jim Lockhart seconded the motion. Motion carried. 6:0
20. **Adjournment**- The meeting adjourned at 9:16 p.m. Jim Lockhart motioned to approve. Jim Lockhart seconded the motion. Motion carried 6:0.

Submitted

Approved on

Stephen Lewis, Superintendent

Matt Best, President

River Charter Schools Board Meeting 8-7-2017

Closed Session Approval Item

1. Approval from River Charter Schools Board of Directors for the Board of Leaders & Scholars, Inc. regarding the development and construction of the Lighthouse Charter School new campus (based on the Site Master Plan Version 10) on the land at Bryte and Hobson in West Sacramento owned by Leaders & Scholars Two, LLC to guarantee occupancy by mid-August 2018, as follows:
 - a. Authorize staff to hire an "Owners Rep and construction manager on a time and materials basis to perform as needed the services of "Owner's Rep" and "Construction Manager" using their standard rates for the duration of the project. Not to exceed \$200k. – Matt Best motioned to approve. Jim Lockhart seconded the motion. Motion carried 6:0.
 - b. Authorize staff to initiate the tax-exempt bond underwriting process with Robert W. Baird & Co. but not to exceed 6.0% for a public offering of approximately \$15.7M over 35 years at a blended rate of approximately 5.2% (or other comparable firm) – Matt Best motioned to approve. Jim Lockhart seconded the motion. Motion carried 6:0.
 - c. Authorize staff to finalize and sign contract with American Modular Systems for the purchase and install of all the modular buildings as shown on the Site Master Plan Version 10 (\$4.4M) not to exceed \$4.6 million. – Matt Best motioned to approve. Megan Bennett seconded the motion. Motion carried 6:0.
 - d. Authorize staff to initiate the process and secure a short term non-revolving line of credit bridge loan up to \$4M to be repaid by proceeds of the Project Bond using First Northern Bank (or other comparable firm) – Jim Lockhart motioned to approve. Phil Ogilvie seconded the motion. Motion carried 6:0.
 - e. Authorize staff to select a builder for all LCS school construction. – Matt Best approved the motion. Phil Ogilvie seconded the motion. Motion carried 6:0.
 - f. Authorize staff to start and complete construction drawings and other work while the Conditional Use Permit process is still underway. – Matt Best motioned to approve. Phil Ogilvie seconded the motion. Motion carried 5:1.
2. Approve RCS making a loan of \$150K to Leaders & Scholars Two, LLC to pay for some of the above expenses prior to the finalization of the non-revolving line of credit being funded and repaid from that line of credit and evidenced by a note payable bearing interest at 3%. – Jim Lockhart motioned to approve. Matt Best seconded the motion. Motion carried at 6:0.

