

**Minutes  
of the Regular Meeting  
of River Charter Schools  
Governing Board of  
Delta Elementary Charter School & Lighthouse Charter School  
Delta Elementary Charter School – 36230 North School Street, Clarksburg, CA 95612  
Monday – October 23, 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 October 23, 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 6:15 p.m. by Board President Matt Best at Delta Elementary Charter School, Clarksburg, CA. Roll call of directors:

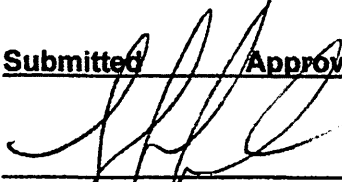
Matt Best – President (present)  
James Darin Hall – Vice President (present)  
Jim Lockhart- Chief Financial Officer (present)  
Jody Bogle VanDePol- member (present)  
Don Clark- member (present – depart at 8:26 p.m.)  
Dominic DiMare- member (arrived at 6:45 p.m. - present)  
Andy Wallace- member (present)  
Phil Ogilvie – member (present)  
Megan Bennett – Member (present)  
Monica Avila – Member (present)

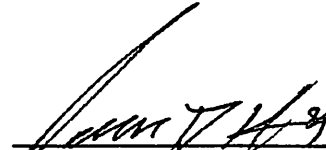
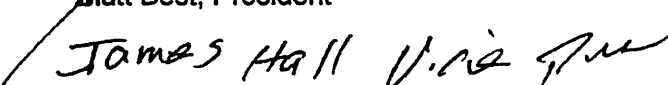
Principal of DECS and LCS Vanessa Belair and Jeff Freeland were present; Executive Staff Steve Lewis and Peter Stone were present. The Pledge of Allegiance was led by Vanessa Belair.

2. **Approval of the Agenda**– Jim Lockhart motioned to approve the agenda. Don Clark seconded the motion. Motion carried 9:0.
3. **RCS Student Celebrations** – Steve Lewis.
4. **Public Comment** – None.
5. **Academic-Climate Systems/Achievement Update** – Steve Lewis and Joe Darin provided the update.
7. **Strength Finder Update** – Steve Lewis and Joe Darin provided the update.
9. **PTC Updates** – Tiffany Taylor and Marie Kitt provided the update.
6. **Charter Nation Update** - Steve Lewis and Joe Darin provided the update.
10. **Safety Plan Updates** – Vanessa Belair and Jeff Freeland gave the updates.
11. **DECS Site Report** – Vanessa Belair gave the report.
12. **LCS Site Report** – Jeff Freeland gave the report.
13. **Superintendent Report** – Steve Lewis gave the report.

14. **CBO Report** – Report was given.
- a. Enrollment Summary for DECS 412 vs Budget 412 Page 5
  - b. Enrollment Summary for LCS 189 vs Budget 235 Page 6
  - c. RCS Total 601 vs Budget 647
15. **Reports from Board Members** – Matt Best gave the report.
16. **Approval of the Consent Agenda** – James Darin Hall motioned to approve the consent agenda. Andy Wallace seconded the motion. Motion carried 10:0.
- a. Item 17 - Approval of Minutes from September 11, 2017 Board Meeting (Matt Best) Pages 7-8
  - b. Item 18 – Ratification of Home Office Charges to the RCS Schools for 2015-2016 of \$80,010 for LCS and \$586,742 for DECS. (Peter Stone) Pages 7-8
  - c. Item 19 – Ratification of Home Office Charges to the RCS Schools for 2016-2017 of \$80,000 for LCS and \$700.863 for DECS. (Peter Stone) Page 9
  - d. Item 20 – Approval of Home Office Charges to the RCS Schools for 2017-2018 of \$187,700 for LCS and \$607,390 for DECS. (Peter Stone) Page 9
  - e. Item 21 – Ratification of Monthly Intracompany Transfers Between DECS and LCS (Within RCS) for the 2015-2016 and 2016-2017 School Years that Were Completely Paid Off By June 30, 2017 and Authorize the Continuation of these Intracompany Transfers to Resolve Funding Timing Differences. (Peter Stone) Page 9
  - f. Item 22 – Approval of Modification to Previously Approved Loan of \$65K from RCS to Leaders & Scholars Two, LLC to Be Repaid from Hastings Grant or Other Unrestricted Funding By January 31, 2018 Bearing Interest at 3% Rate. (Peter Stone)
23. **Approval of Items Removed From Consent Agenda** – No items were removed.
24. **Approval of Donation** – James Darin Hall motioned to approve the donations. Dominic DiMare seconded the motion. Motion carried 10:0.
- a. **Dotopia DECS \$60**
  - b. **Mark Krausse DECS PTC \$292.33**
  - c. **Clarksburg Community Civic Association DECS**
  - d. **Scrip Nugget LCS \$140.53**
  - e. **Script Nugget DECS \$338.95**
  - f. **Kula Foundation Red Robin DECS \$11.46**
  - g. **Wells Fargo DECS \$60**
  - h. **Detopia DECS \$70**
  - i. **Brian Freec LCS \$40**
  - j. **Mark Kruase DECS PTC \$311.01**

25. **Approval of Final Terms and Authorization to Sign Previously Authorized \$4M Non-Revolving Line of Credit with First Northern Bank (LCS Facility Funding Until Bond is Funded) as Follows: 12 Months; 6.25% Interest Rate; Interest Only Payments Monthly; Loan Origination Fees of \$8,495. (Peter Stone) Pages 11-13** – Jim Lockhart motioned to approve the terms. Dominic DiMare seconded the motion. Motion carried 9:0.
26. **Adjourn to Closed Session – a. Building Project Negotiations.** - The meeting adjourned to closed session at 8:42 p.m. Jim Lockhart motioned to approve. Dominic DiMare seconded the motion. Motion carried 9:0.
27. **Reconvene to Open Session and Report of Action Taken, Including Vote Count, During Closed Session** - The meeting reconvened to open session at 9:37 p.m. James Darin Hall motioned to reconvene to open session. Dominic DiMare seconded the motion. Motion carried. 9:0
28. **Adjournment**- The meeting adjourned at 9:38 p.m. Jim Lockhart motioned to approve. Andy Wallace seconded the motion. Motion carried 9:0.

**Submitted** \_\_\_\_\_ **Approved on** \_\_\_\_\_  
  
Stephen Lewis, Superintendent

  
Matt Best, President  


River Charter Schools Board Meeting 10-23-2017

**1. Approval from River Charter Schools Board of Directors for the Board of Leaders & Scholars, Inc., Board Members of River Charter Schools, and/or the River Charter Schools Superintendent and CBO to take necessary steps regarding the development and construction of the Lighthouse Charter School new campus "Project" (based on the Site Master Plan Version 12) on the land at Bryte and Hobson in West Sacramento owned by Leaders & Scholars Two, LLC for occupancy by mid-August 2018. This authorization extends to any combination of the above individuals (except the CBO) signing the various Board authorized loan agreements, vendor contracts, applications, various compliance documents, etc. as required by lenders and/or vendor and/or other agencies to accomplish the steps authorized by the Board at its 8/7/2017 and 10/23/2017 meetings as well as other/future meetings related to the construction of the Project as follows: (This authorization extends to required signatures to complete subsets of other approved activities during the course of the Project) – Dominic DiMare motioned to approve. Jim Lockhart seconded the motion. Motion carried 10:0.**

a. Authorizing RCS Board President to sign the borrower's counsel engagement agreement with Mary Norvell Attorney at Law for \$50,000 for services related to obtaining the LCS Bond.

Vote:   y   MB    DD   1   JL    DC    PO    JBV    AW    JDH    MLB   2   MA   

b. Authorize finalization and signing of contracts with American Modular Systems for the purchase and install on concrete foundations of all the modular buildings as shown on the Project Site Master Plan Version 12 (\$4.4M) not to exceed \$4.8 million.

Vote:   y   MB    DD    JL    DC    PO    JBV   1   AW    JDH   2   MLB    MA   

c. Authorize the signing of final loan documents for the loan whose loan terms are approved in item 25 above (if approved in this meeting) by Board member(s) or Superintendent the Bank's forms require. Further, that the approvals in item 25 and this item are deemed to meet all the Bank requirements of the Bank's resolution forms and signers may sign as though the Bank's form was used in this approval.

Vote:   y   MB    DD    JL   1   DC    PO   2   JBV    AW    JDH    MLB    MA   

d. Ratify the hiring of Vanir of Sacramento as "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.

Vote:   y   MB    DD    JL    DC    PO    JBV    AW    JDH   1   MLB    MA   2  

e. Ratify the selection of DesCor Builders of Rancho Cordova as the Project general contractor of record.

Vote:   y   MB    DD    JL   2   DC    PO   1   JBV    AW    JDH    MLB    MA   

f. Ratify the selection of Comstock and Johnson of Mather as the Project architect of record.

Vote:   y   MB    DD   2   JL    DC    PO    JBV    AW    JDH   1   MLB    MA   

g. Ratify the selection of Peabody Engineering as the Project civil engineer of record.

Vote:   y   MB    DD   2   JL   1   DC    PO    JBV    AW    JDH    MLB    MA

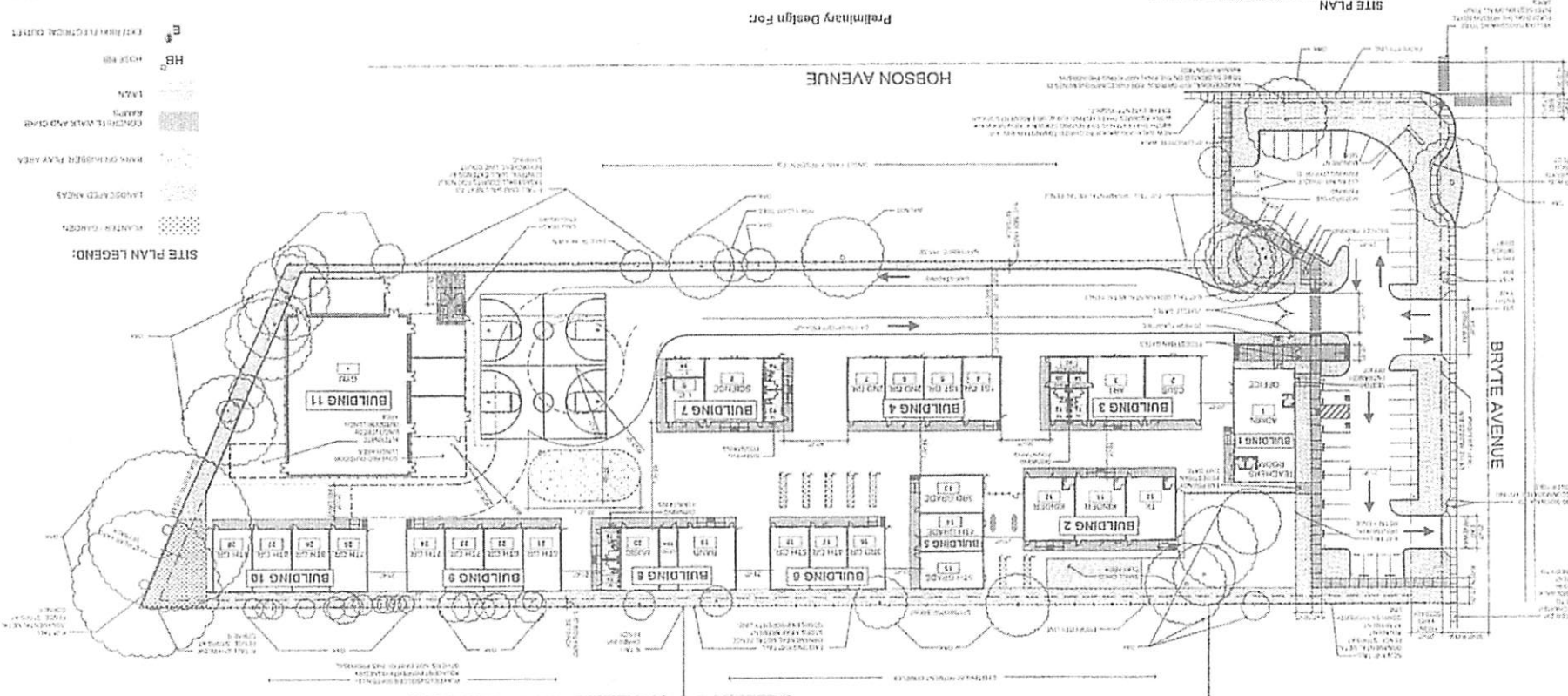
1032 ARMSTRONG AVENUE, RATHEN, CALIFORNIA 95835  
 (916) 257-6000 | 916.265.0411

**LIGHTHOUSE CHARTER SCHOOL CAMPUS**  
 899 BRYTE AVE (REQUESTED NEW ADDRESS), WEST SACRAMENTO, CA  
 OWNED AND DEVELOPED BY: LEADERS & SCHOLARS TWO, LLC  
 VERSION 12 DPE/W 16210 10.18.17



SCALE: 1" = 30'-0"  
 NORTH

- SITE PLAN LEGEND:**
- PLANTING
  - LANDSCAPED AREA
  - MARKED PLAYGROUND AREA
  - ASSEMBLY AREA
  - LAWN
  - HARDSCAPE
  - ELECTRICAL OUTLETS



**PROJECT DATA**

Item	Description	Quantity	Unit
1	Site Preparation	1	Lot
2	Foundation	1	Foundation
3	Structural Steel	1	Structural Steel
4	Roofing	1	Roofing
5	Exterior Finishes	1	Exterior Finishes
6	Interior Finishes	1	Interior Finishes
7	Mechanical	1	Mechanical
8	Electrical	1	Electrical
9	Plumbing	1	Plumbing
10	Landscaping	1	Landscaping
11	Site Work	1	Site Work

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**ROOM AND BUILDING AREAS**

Room No.	Room Name	Area (sq ft)	Volume (cu ft)
101	Office	1,200	36,000
102	Food Service	1,500	45,000
103	Classroom	2,000	60,000
104	Classroom	2,000	60,000
105	Classroom	2,000	60,000
106	Classroom	2,000	60,000
107	Classroom	2,000	60,000
108	Classroom	2,000	60,000
109	Classroom	2,000	60,000
110	Classroom	2,000	60,000
111	Classroom	2,000	60,000