

**Minutes of the SPECIAL Meeting of the Board of Education
Community Unit School District No. 4, Champaign County, Illinois
Mellon Administrative Center, 703 S. New Street, Champaign, Illinois
January 25, 2016 within the Boundaries of Said District**

Special Meeting

Board President Chris Kloeppe called the Special Meeting of the Board to order at 5:30 p.m.

Board Members Present

Amy Armstrong, Laurie Bonnett, Chris Kloeppe, Kathy Richards, Kathy Shannon, Lynn Stuckey, Jonathan Westfield (arrived at 5:33 p.m.)

Staff Members Present

Superintendent Judy Wiegand, Deputy Superintendent Laura Taylor, Assistant Superintendent Susan Zola, Assistant Superintendent Angela Smith, Executive Director of Human Resources Ken Kleber, Executive Director of Operations Matt Foster, Chief Financial and Legal Officer Tom Lockman

Approval of Agenda

Member Shannon moved, with a second by Member Bonnett, to approve the agenda. The agenda was approved as presented. The motion carried on voice vote. Ayes 6. Nays 0.

Executive Session

Member Shannon moved, with a second by Member Armstrong, to adjourn into *Closed Session* in accordance with the Illinois Open Meetings Act (5 ILCS 120/2c) to consider Property Acquisition/Lease/Purchase 120/2(c)(5) and Student Discipline 120/(c)(9). The motion carried on roll call. Ayes 6. Nays 0.

The Board convened into *Closed Session* at 5:33 p.m.

Open Session

The Board convened into *Open Session* at 6:23 p.m.

Reports: New Business

Transportation Facility Update: Matt Foster

The school District issued working cash bonds in 2013 to purchase land and to establish a new transportation facility for the District. The Board of Education purchased the land from L&S Lumber across the street from the current transportation facility on Hagan Street in August 2014 for \$594,132.30. District administration then put out an RFQ for architectural and construction management services for the new transportation center. A District team was put together including board members, administration, O&M, and transportation staff to outline the requirements for the new facility while working within the total project budget of \$1.6 million dollars. We now have a recommendation for a plan to move forward with constructing the new transportation facility. The total project cost allotted for Phase 1 is \$1,661,258.

This was an informational item and no action was required by the Board.

Action Agenda: New Business

Special Board Committee to Develop Facility Plan: Dr. Judy Wiegand

Member Bonnett moved, with a second by Member Shannon to approve the Special Board Committee to Develop Facility Plan. The motion carried on roll call. Ayes 6. Nays 1. Member Stuckey voted no.

Board Policy 255 states that the Board may create special committees for specific purposes or to investigate issues. The Administration recommended to the Board that consideration be

given to the development of a Special Committee to assist in the development of a facility plan. The first draft was presented to the Board on January 11, 2016, and the version presented this evening incorporates feedback provided by the Board.

Administration recommended approval of the Special Board Committee to develop Facility Plan.

Resolution for the Selection of an Architectural Services Firm: Tom Lockman

Member Shannon moved, with a second by Member Westfield to approve the Resolution for the Selection of an Architectural Services Firm. The motion carried on roll call. Ayes 7. Nays 0.

On November 12, 2015, the District issued a Request for Qualifications for Architectural and Related Services. A total of fourteen firms submitted statements of qualifications in response to the RFQ. District administrators reviewed the initial submissions and selected seven firms to make formal presentations to a twelve-member selection team on December 17, 2015. From that group, three firms were invited back for a second presentation to an additional District selection team on January 8, 2016. Based on these presentations, interviews, and subsequent reference checks, District administration recommended entering into negotiations with the team of Perkins + Will and IGW Architecture. Terms will be negotiated with the selected firm upon approval of the resolution.

Administration recommended approval of the resolution directing District administration to enter into an agreement with Perkins+Will and IGW Architecture for architectural and related services.

Resolution for the Selection of a Construction Management Firm: Tom Lockman

Member Bonnett moved, with a second by Member Westfield to the Resolution for the Selection of a Construction Management Firm. The motion carried on roll call. Ayes 7. Nays 0.

On October 27, 2015, the District issued a Request for Qualifications for Construction Management Services. A total of eight firms submitted statements of qualifications in response to the RFQ. District administrators reviewed the initial submissions and selected five firms to make formal presentations to a twelve-member selection team comprised of District administrators, staff, and two Board members on December 11, 2015. From that group, three firms were invited back for a second presentation to an additional District selection team on January 8, 2016. Based on these presentations, interviews, and subsequent reference checks, District administration recommended entering into negotiations with O'Shea Builders. Terms will be negotiated with the selected firm upon approval of the resolution.

Administration recommended approval of the resolution directing District administration to enter into an agreement with O'Shea Builders for construction management services.

Approval of Real Estate Purchase Contract – 711 Sherwood Terrace: Tom Lockman

Member Bonnett moved, with a second by Member Shannon for Approval of Real Estate Purchase Contract – 711 Sherwood Terrace. The motion carried on roll call. Ayes 7. Nays 0.

The Board of Education has expressed interest in reviewing the acquisition of properties bordering District campuses and facilities. The residential property at 711 Sherwood Terrace (bordering the Franklin Middle School property) recently became available for purchase, and District administration believes that acquisition of the property would be beneficial to the District as it may consider the future expansion of the current Franklin Middle School site.

The purchase price for this property is \$62,500. This purchase will be accomplished using existing funds from within the District's Capital Projects Fund (Fund 61).

Administration recommended approval of the Real Estate Purchase Contract.

Approval of Real Estate Option Agreement – 603 W. Church Street, 606 W. Park Avenue, 201 N. Lynn Street, and 203 N. Lynn Street: Tom Lockman

Member Shannon moved, with a second by Member Westfield for Approval of Real Estate Option Agreement – 603 W. Church Street, 606 W. Park Avenue, 201 N. Lynn Street, and 203 N. Lynn Street. The motion carried on roll call. Ayes 7. Nays 0.

The Board of Education has expressed interest in reviewing the acquisition of properties bordering District campuses and facilities. Consistent with that interest, the District is seeking to acquire an option to purchase the properties at 603 W. Church St., 606 W. Park Ave., 201 N. Lynn St., and 203 N. Lynn St. (adjacent to the Central High School property). The Real Estate Option Agreements were provided to the Board. District administration believes that acquisition of an option on these properties would be beneficial to the District as it proceeds with investigating possibilities for its future facilities plans which could include the future expansion of the existing Central High School site. Under this Agreement, the District would be granted the sole and exclusive option to purchase the properties for a period of 18 months from the date of execution of the Agreement.

The District would pay to the Seller an Option Fee of \$10,000 with 50% of the Option Fee applied to the purchase price if the District exercises its option.

Administration recommended approval of this Real Estate Option Agreement.

Approval of Real Estate Option Agreement – 605 W. Hill Street and 602 W. Church Street: Tom Lockman

Member Westfield moved, with a second by Member Richards for Approval of Real Estate Option Agreement – 605 W. Hill Street and 602 W. Church Street. The motion carried on roll call. Ayes 5. Nays 2. Member Bonnett and Member Stuckey voted no.

The Board of Education has expressed interest in reviewing the acquisition of properties bordering District campuses and facilities. Consistent with that interest, the District is seeking to acquire an option to purchase the properties at 605 W. Hill St. and 602 W. Church St. (adjacent to other properties for which the District is looking to secure options which are adjacent to the Central High School property). The Real Estate Option Agreement was provided to the Board. District administration believes that acquisition of an option on these properties would be beneficial to the District as it proceeds with investigating possibilities for its future facilities plans which could include the future expansion of the existing Central High School site. Under this Agreement, the District would be granted the sole and exclusive option to purchase the properties for a period of 18 months from the date of execution of the Agreement.

The District would pay to the Seller an Option Fee of \$4,000 per month that the Agreement is in effect with 50% of the Option Fee applied to the purchase price if the District exercises its option.

Administration recommended approval of this Real Estate Option Agreement.

Approval of Real Estate Option Agreement – 500 W. Church Street and 606 W. Church Street:
Tom Lockman

Member Richards moved, with a second by Member Shannon for Approval of Real Estate Option Agreement – 500 W. Church Street and 606 W. Church Street. The motion carried on roll call. Ayes 5. Nays 2. Member Bonnett and Member Stuckey voted no.

The Board of Education has expressed interest in reviewing the acquisition of properties bordering District campuses and facilities. Consistent with that interest, the District is seeking to acquire an option to purchase the property at 500 W. Church St. and 606 W. Church St. (adjacent to other properties for which the District is looking to secure options which are adjacent to the Central High School property). The Real Estate Option Agreement was provided to the Board. District administration believes that acquisition of an option on these properties would be beneficial to the District as it proceeds with investigating possibilities for its future facilities plans which could include the future expansion of the existing Central High School site. Under this Agreement, the District would be granted the sole and exclusive option to purchase the properties for a period of 18 months from the date of execution of the Agreement.

The District would pay to the Seller an Option Fee of \$4,000 per month that the Agreement is in effect with 50% of the Option Fee applied to the purchase price if the District exercises its option.

Administration recommended approval of this Real Estate Option Agreement.

Consent Agenda: New/Unfinished Business

Member Shannon moved, with a second by Member Richards to approve the Consent Agenda: New/Unfinished Business. The motion carried on roll call. Ayes 7. Nays 0.

The following Consent Agenda item was approved:

Strategic Technology Plan Development Statement of Work Contract: Dave Hohman

The Statement of Work agreement between CCUSD #4 and Educational Collaborators through CDW Government LLC was provided to the Board. This is for the Strategic Technology Plan Development engagement with Educational Collaborators that was approved at the November 16th regular board meeting. Educational Collaborators is represented by CDW Government LLC. The cost of \$26,550 will be paid for by the Educational Technology fund.

Administration recommended the Board approve the SOW with Educational Collaborators through CDW Government LLC for the Strategic Technology Plan Development engagement.

Executive Session

Member Richards moved, with a second by Member Westfield, to adjourn into *Closed Session* in accordance with the Illinois Open Meetings Act (5 ILCS 120/2c) to Student Discipline 120/(c)(9). The motion carried on roll call. Ayes 7. Nays 0.

The Board convened into *Closed Session* at 8:17 p.m.

Open Session

The Board convened into *Open Session* at 8:47 p.m.

Student Discipline

Member Stuckey moved, with a second by Member Westfield that student #570603 should be expelled from Central High School for the remainder of the 2015-16 school year and first semester of the 2016-17 school year and should be reassigned to an alternative setting at the administration's direction for violating Conduct Code #34 Weapon-Related Activities. Such expulsion shall be held in abeyance so long as the student meets the attendance and behavioral requirements of the assigned placement. If such requirements are met, upon expiration of the reassigned term, the expulsion will be vacated and the student may return to his/her regularly assigned school. The motion carried on roll call. Ayes 7. Nays 0.

Adjournment

There being no further business, Member Bonnett moved, with a second by Member Westfield, to adjourn the meeting at 8:49 p.m. The motion carried on voice vote. Ayes 7. Nays 0.

Board Approved: February 8, 2016