

**Minutes of the Regular Meeting of the Board of Directors
OLYMPIA SCHOOL DISTRICT NO. 111
November 24, 2003**

JOHN KEEFFE RECEPTION

A reception honoring Director John Keeffe for his many years of service to the Olympia School District and twelve years on the Board of Directors, was held at 6:00 p.m., immediately preceding the regular Board meeting of November 24, 2003, at McLane Elementary School, 200 Delphi Road SW, Olympia, Washington 98502.

The regular meeting of the Olympia School District Board of Directors was convened by Vice President Russ Lehman at 7:05 p.m. Present were Directors Michelle Parvinen, John Keeffe and John McGee, and Superintendent Lahmann. President Carolyn Barclift was out of town.

The pledge of allegiance was led by Maria Harrison, principal of McLane Elementary School.

DIRECTOR JOHN MCGEE MOVED AND DIRECTOR JOHN KEEFFE SECONDED APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 10, 2003, MOTION CARRIED.

Principal Maria Harrison welcomed the Board and introduced those McLane Elementary staff members who were present. She spoke of some of the school's many recent accomplishments, including the continuing improvement of the handicapped-accessible McLane Trail, the expansion of their technology lab from eight to 28 computers, their collaboration with the Capital Playhouse theater group on "Cinderella," their selection as one of the schools to continue with the Gen Y project, among others. The Board then recessed and moved to reserved seating with the audience for a special performance, "The Salmon Ballet", presented by McLane's combination third and fourth grade classes.

Vice President Lehman reconvened the Board session at 7:25 p.m., and thanked Mrs. Harrison and the McLane teachers and students for a wonderful presentation.

Audience members who wish to speak to agenda items were identified.

An opportunity for community comment on matters not on the agenda was offered; no one came forward.

Director McGee remarked that he had observed an excerpt from "Cinderella" recently presented by the McLane students at the Knox Center Open House on November 8th and was very favorably impressed. Director Parvinen commented that the recent WSSDA Conference was very informative and that she would look forward to talking with the Board members individually to share some of the information from the sessions. Director Keeffe offered thanks for the earlier reception and for 12 wonderful years on the Board.

ACTION ON CONSENT AGENDA

DIRECTOR PARVINEN MOVED AND DIRECTOR McGEE SECONDED APPROVAL OF THE CONSENT AGENDA AS PRESENTED AND AS FOLLOWS:

1. SCHOOL DIRECTORS

1.1 Board Meeting Schedule

- Monday, December 15, 2003, 7:00 p.m., **Regular Board Meeting**, Knox Administrative Center, 1113 Legion Way SE, Olympia, Washington 98501.
- Monday, January 12, 2004, 7:00 p.m., **Regular Board Meeting**, Knox Administrative Center, 1113 Legion Way SE, Olympia, Washington 98501.
- Monday, January 26, 2004, 7:00 p.m., **Regular Board Meeting**, Reeves Middle School, 2200 Quince Street NE, Olympia, Washington 98506.

2. CERTIFICATED PERSONNEL

2.1 Certificated Personnel Report

The administration recommends approval of a leave of absence amendment, a leave of absence change and one new contract.

3. CLASSIFIED PERSONNEL

3.1 Classified Personnel Report

The Classified Personnel Report for November is submitted for Board approval.

4. PUPILS AND SCHOOL PROGRAMS

4.1 Instructional Materials

The administration recommends approval of the purchase of the following instructional materials, submitted for review at the previous Board meeting: Comprehensive Health for Middle Grades, and Guns, Germs and Steel.

4.2 Overnight Field Trip Request

The Board is requested to approve the following student overnight field trip:

- Olympia High School - Junior State of America Fall Conference, SeaTac Marriott, Seattle, Washington; 15 students, one teacher chaperone, one parent chaperone (wife of teacher); November 22-23, 2003.
- Olympia High School - Team Building and Baseball Games, Port Angeles, Washington; 30 students; 2 to 4 teacher chaperones, parents as needed as drivers only; March 19-20, 2004.

6. BUILDINGS AND GROUNDS-NEW CONSTRUCTION

6.1 Capital High School-Additions & Modifications, Phase II Educational Specifications

The administration recommends approval of the educational specifications dated November 2003 for Phase II of Capital High School Additions and Modernization project.

8. FINANCES

8.1 Approval of Vouchers

Board approval was granted for payment of General Fund Warrant Nos. 14074 through 14190 in the amount of \$1,152,034.88; General Fund Voucher Nos. 125825 through 126145 in the total amount of \$443,902.00; Capital Projects Voucher Nos. 7252 through 7269 in the total

amount of \$33,465.66; and Associated Student Body Fund Voucher Nos. 24895 through 24954 in the total amount of \$37,749.64.

8.2 Financial Reports

The August 2003 Revenue & Expenditure Reports for the General, Capital Projects, Debt Service, Associated Student Body and Transportation Vehicle Funds were approved as submitted.

REGULAR AGENDA

1. SCHOOL DIRECTORS

1.1 New Procedure 4260P(C) - Facility Use and Rental Procedures for Ingersoll Stadium

Bob Wolpert, Director of Facilities and Operations presented the administration's recommendations for the use of Ingersoll Stadium. Mr. Wolpert reviewed the emails received expressing both concerns about, and support for, the proposed use of the stadium, and reiterated the research performed by staff to compare the procedures proposed with those being used by other stadiums. After consideration of all the comments received and careful consideration of the proposal, Mr. Wolpert stated that he did not propose any changes to the proposal of two weeks ago. He said that he thought we would see a lot more of Capital High School on the east side because of the facility; that Ingersoll will become a home field that both high schools can enjoy; that during the school year the stadium will be used almost exclusively by District groups.

Zandra Brown spoke to the issue of amplified music being for District use only. As a result of attending every meeting about this issue and being directly across the street from the stadium, Mrs. Brown stated that she was in a unique position. She stated that she could document many lies and misrepresentation over the years by the District. She asked that the facility calendar be placed on the website, that a single point of contact regarding stadium issues be established, and that feedback be given when contact is made. She stated that she was shocked that the proposal was for use six nights a week, and that she was frustrated at the lack of quick action when a call was made.

James Jablonski also addressed the sound system and noise abatement, and echoed the previous comments regarding their trust level with the District. He stated that he believed the District was comfortable with copying other school districts and accepting the low bar, and would challenge the District to set a higher bar. He encouraged the District to set higher standards.

Mr. Wolpert responded that the District was still in schematics, that the design phase had not begun, so the sound equipment had not yet been selected, and that a commitment had been made previously to hold a design progress meeting to be sure everyone is aware of the design improvements.

Dan Stusser reiterated that it was easier to ask forgiveness than to seek permission. Secondly that this absolutely needs Board input, and he was disappointed that they would not actually be taking action. Director Keeffe responded that Board input could give clear direction without taking action.

Jan Witt stated that this is an environmental issue, not a youth issue; that concerns were about light, noise, traffic and pollution, much like Walmart in Lacey. She said that people were concerned about a five fold increase in noise, that natural quiet is important, that throughout history the benefits of natural quiet have been spoken to; biblically, speaking of green pastures and still waters, that people want to hear the birds, that noise adversely impacts on people, that we are being so barraged with noise that people cannot even hear their own drummers, much less march to them. In response to a direct question from Vice President Lehman, she responded that the use of the stadium with the artificial turf would handle five times per year more activity that it would without the artificial turf, speaking to the amount of activity that an artificial turf can accommodate.

Joe Kane stated that he is a director of Olympia Youth Soccer Club and a member of the Southwest Washington Adult Soccer Association, that he coaches a couple of kids teams and plays on a couple of adult teams, and that he is also an Olympia High School neighbor, living on five acres right across the street on the west side, where he gets the full benefit of the high school football experience, getting even more beer bottles on the five acres than his neighbors, more litter and lots of cars screeching by, and is treated to the occasional but nevertheless thrilling sight of healthy young men and women vomiting on his driveway and urinating on his fence, but hates to see all the other kids tarred with the same brush. Football is a bad neighbor, he said, but it is part of the neighborhood, that when he bought his house he knew football was part of the package.

Mr. Kane stated that he was present to speak on behalf of youth recreational soccer, that more than 2,000 kids, from 6 to 17, in Olympia are playing recreational soccer, that the field situation in Olympia is beyond dire, is the worst in Thurston County and in the counties that make up District 7, with the fewest fields per capita and with fields in awful condition. Recreation soccer, he said, does not use loud speakers, does not have people in the stands, does not have people in the parking lots; it is not a high impact game. He stated that he endorses the procedures that staff has developed, that he knows a lot of people in the community do, and he knows community soccer won't get that much use out of Ingersoll, because the times we need it are the times when the high school is using it the most, but the times when it can be used will make a big, big difference to the community, perhaps keeping off the street some of the kids that might otherwise be causing trouble.

Joe Ford stated that he was under the impression that this was subject to a legislative process that whether the Board voted tonight or another night. He said their proposal divided the year into two periods, with the three month football season as one and the rest of the year as period two. He stated that they were asking that the hours of activity per week be reduced by four, that some neighborhood clean up be made after big events, and no activities that exceed capacity. He addressed the noise impacts, requesting that during the non-football period the District voluntarily adopt WAC 173-60, agreeing not to bombard the neighborhood with noise levels above that which is a State and national standard. This is both a family and a community health measure, he stated.

Director Keeffe stated that if a noise control restriction were placed on the books we would indeed need to monitor every event with a decibel meter. Mr. Ford stated that it could be done by taking a sampling from various neighboring properties, and Director Keeffe responded that the District can do that without a mandate, that it could be done during the first year to determine if a restriction was necessary. This would build a policy that would hold

football as somehow more than, greater than, a higher power than other activities. He concluded that this sent the wrong message to those not involved in football. Director Parvinen asked if the expectation was that a staff member would be in the stands with a decibel meter in order to assure full noise control at every event. Mr. Ford responded that the request was during District use only, that a voluntary best effort was adequate during football season, but also asking for some time off. We're asking you, he said, to give us the consideration that we believe is due to us, which is to write a policy or direct staff to develop procedures that do not involve you having 80 plus hours a week of unfettered noise generation capability. We believe, he went on, that is an honorable and reasonable thing for us to ask, and we believe we ask for it with you having steered us in this direction. Director Parvinen responded that she did ask Joe at the last meeting if the neighborhood was behind it and encouraged them to find that out. In response to Director Parvinen's question, Mr. Wolpert stated that decibel level testing must include a determination of noise sources. He stated that other noise sources will alter the levels recorded, such as traffic, and that it will be very difficult to monitor and manage, quite frankly. Director Parvinen stated that she appreciated the time and effort Mr. Ford and others had invested in response to the Board's request for input, and those efforts allow the Board to look at both sides in an effort to find an equitable solution.

Vice President Lehman agreed that it would be nice to bring some sort of closure to this item, and opened it to the Board in terms of direction to staff. Director Keeffe stated support for listing events on the website, a single point of contact and maintaining a record of contacts. He stated that he thought the District needs to have a policy in place, build the field, put the sound system in, put the sound abatement process together, then have a time to look at it, not restrict it before we do it. He wants the District to have the freedom to establish the procedure proposed, monitor it during the year, including a review of decibel levels, then review it in 2005 with the community. His recommendation was to accept the proposal as is, monitor the situation and keep a record of calls and to have a discussion with the community in May or June of 2005.

Director McGee stated that he is wanting to move forward, that he would be willing to take action as a Board, that the web calendaring would be appropriate with reports to the Board as to how it is going, as would the single point of contact, whether it be a person or a phone line, is a good idea. One item, he stated, that he would like to see explored as a statement of principle, is that the stadium use is not designed to be revenue producing. He asked whether there was sound monitoring equipment that could monitor on an ongoing basis, and questioned whether an 8:00 p.m. time limitation would have a negative impact on recreational soccer scheduling. He further questioned whether we were monitoring student movement around the neighborhood during District activities, and requested additional information on what we are doing there and what our assessment of the problem might be.

Director Parvinen stated that she does not feel a need to take a Board vote on the issue, she agrees with the website suggestions and the single point of contact, and questioned if the website could be set up to provide for comments to be sent to it. Director McGee clarified that he believed in terms of real time response, people would be more comfortable calling in. Director Parvinen acknowledged the efforts put in by the community and staff.

Vice President Lehman stated that he is somewhat conflicted by this issue as a result of his own involvement in soccer and being well aware of the lack of fields available. He stated his concerns regarding the comments from the community regarding lack of trust. He stated he feels a responsibility to go a little bit further and err on the side of setting up a situation where the community is going to trust us, without restricting ourselves too much. He stated that he thought the website was a great idea, and he endorsed both the single point of contact and the record of contact concepts. He said he looked at the proposal to reduce the District's use by the four hours seems reasonable, and it would accomplish rebuilding some trust with the community, it would be well worth it. He also stated that he felt dividing the year into two periods make a lot of sense; football is different. At the same time, he stated that care was needed on the issue of noise and avoiding a situation which would be too restrictive. He also suggested that we be clear on the issue of producing revenue: if that's not the intent, then it should be stated.

Director Keeffe stated that in the final analysis of the noise issue, the question is whether the District will have a restrictive procedure which they monitor or will they have a non-restrictive procedure, which they monitor. Directors Keeffe, McGee and Parvinen agreed that the website, point of contact and record of contact did not need to be stated in the procedure but could simple be put into place. Superintendent Lahmann stated that he would like to go back to staff and see how the point of contact would be put into place, whether through re-assignment of staff or simply assigned to someone at staff level.

Director Keeffe suggested that the Board direct Mr. Wolpert to develop a new procedure with the least restriction, then a second one that would contain the two period distinction. He stated, however, that the procedure can always be revised at any point that it is deemed to not be working. One way or the other, the process will go forward and the same ending result will be the same...the District is going to do what needs to be done.

Superintendent Lahmann stated that staff will make every effort to come back in December with additional information.

1.2 Affirmative Action Report

Dr. Rick Wilson, Director of Personnel and Human Resources, presented the 2003-2008 Affirmative Action Report, drawing the Board's attention to some of the important aspects of the Plan and requesting their approval.

DIRECTOR KEEFFE MOVED AND DIRECTOR PARVINEN SECONDED A MOTION OF APPROVE THE AFFIRMATIVE ACTION REPORT AS PRESENTED. MOTION CARRIED.

4. PUPILS & SCHOOL PROGRAMS

4.1 Revised Policy No. 3200, Addendum I and Addendum II

Jeff Carpenter, Health & Physical Education Coordinator, presented revised Policy No. 3200, Addendum I, Athletic Code for Middle School Students, and Addendum II, Athletic Code for High School Students for a second reading, requesting that the Board adopt the revised policy.

DIRECTOR JOHN KEEFFE MOVED AND DIRECTOR MCGEE SECONDED A MOTION TO ADOPT REVISED POLICY NO. 3200, ADDENDUM I, ATHLETIC CODE FOR MIDDLE SCHOOL STUDENTS, AND ADDENDUM II, ATHLETIC CODE FOR HIGH SCHOOL STUDENTS. MOTION CARRIED.

6. BUILDINGS AND GROUNDS-NEW CONSTRUCTION

6.1 GC/CM Selection Process - Capital High School-Additions & Modifications, Phase II

Bob Wolpert, Director of Facilities & Operations gave an overview of materials submitted in the Board packet regarding the GC/CM (General Contractor/Construction Manager) selection and alternative bidding process, stating that the selection committee was pretty excited about this alternate contract method. Currently we're working on Capital High School, but we've also been approved to do a similar project at WMS. We anticipate a fully occupied site during construction, a major remodel, new addition project, very similar to the Olympia High School project five years ago. This process allows us to bring a contractor on board as part of the team to help develop cost estimates and help us know early on if we have a budget or cost issue, but also work out a phasing schedule with school staff and administration. The committee has interviewed four general contractors, pared that down to three, and will notify contractors tomorrow which three have been selected to go on to the final step. Pricing is a important component, as is team quality, team experience, team compatibility with the District staff, etc. When we come to you in three weeks, we will bring the Committee's recommendation for a contractor.

8. FINANCES

8.1 Adoption of Resolution No. 416, Capital Facilities Plan, 2004-2009

Bob Wolpert, Director of Facilities & Operations, offered an overview of the history of impact fees in the District, including further explanation of the established discount, and recommending adoption of Resolution No. 416, establishing the 2004-2009 Capital Facilities Plan and setting school impact fee levels for 2004.

Mr. Doug DeForest of Master Builders Assoc. presented an overview of their position on the school impact fee discussion, urging the Board to adopt the Resolution with the impact fee discount left at the current 50% level. He stated that the issue of growth is somewhat in doubt, since there has actually been a slight decline in enrollment. He pointed to 1985 and to 2002, stating that impact fees those years had a significant impact on the cost of housing. He stated that housing is still being built in Olympia, but more and more the new construction is in custom homes. He stressed that the indicators show that the market can support small increases, but not major ones.

Director Keeffe questioned the point made by a couple of speakers at the last meeting that impact fees don't show up in the cost of a house. Mr. De Forest agreed, and stated that it isn't an obvious cause and effect, but any increase in cost will result in an increase in price.

Vice President Lehman agreed that enrollment is going down, but went on to say that the law allows, and presumes that we would ask for, impact fees to offset the renovations that we are currently about to undertake, so declining enrollment is not relevant to the justification for the fees. He stated that the studies that have been done show a compelling argument for the position that impact fees don't in fact raise the cost of a house, and that what raises the cost of a house is that prices are based on whatever the market will bear. He further stated that it must be on the record that the cost of houses in Olympia is higher than its neighboring communities, because Olympia it is a more desirable place to live, and the school system is a major contributor to that desirability.

Mr. DeForest stated that the Growth Management Act establishes impact fees to pay for capacity; that it is not to pay for renovations or amenities. Further discussion ensued on the merits of impact fees and their intended uses.

DIRECTOR KEEFFE MOVED THE ADOPTION OF RESOLUTION 416; DIRECTOR McGEE SECONDED.

Vice President Lehman called for discussion, and Director Parvinen stated that she favored lowering the discount by 10%, creating additional funds for needed projects while not creating the major impact that a much smaller discount would cause. Director Keeffe stated that while there is a lot of talk about growth, he doesn't see it happening. He went on to say that he finds it counter-intuitive to think that an increase in fees doesn't result in a higher price to a house. He stated his belief that we are seeing flattening enrollment, with the cost of housing going up. New houses are high end, and young families are moving to North Thurston because they can get a lot more house for a lot less money. A school district needs to be very, very careful when they consider creating an impact on growth. We need to have more growth; we need more houses for more kids; we need to be very careful, as these are going to be very tenuous times over the next ten years. Director McGee stated that he believes impact fees work, but has heard a lot of different theories about where they fit in and doesn't have complete confidence in any of them. He stated he doesn't see anyone going with a zero percentage discount rate and does not see this as the time to change the discount rate.

Vice President Lehman strongly stated his position that the discounted rate represents an \$8 million tax subsidy being imposed on the current residents of the community, shifting the burden back to the people it was supposed to benefit. He stated that he absolutely favored lowering the discount by at least the 10% suggested by Director Parvinen, and more over time.

Director Keeffe expressed his concern that an undiscounted impact fee might have resulted in fewer residences being built in the past and would have the same result in the future. We cannot create a situation where we so reduce the developer's ability to make a profit that no homes are built. So, he said, did we lose \$8 million...yes, if everything stayed the same. Would it have stayed the same? Yes, he said, some of those houses would have been built, but not all of them, and certainly not the apartment houses, so the impact fees wouldn't have been collected and we wouldn't have the kids, etc.

Director Parvinen stated that at this point because a majority vote is needed, she would go with not changing the impact fee this year; however, she urges that the Board go to the County once again to reiterate that the District needs the County to collect the impact fees, making it a task of the District this year. She also stressed the need to re-visit the discount rate in the future.

Hearing no further discussion, Vice President Lehman called for a vote on Resolution 416. MOTION CARRIED.

Director McGee expressed the opinion that the Board needed to address it's approach to the County and a study session well in advance of the next consideration of the Capital Facilities Plan.

8.2 Resolution No. 417, Maintenance & Operations Levy

Superintendent Lahmann reminded the Board that the proposal had been presented to the Board at the last meeting, stating the Jim Crawford had prepared the legal documents included in the packet.

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DIRECTOR KEEFFE MOVED AND DIRECTOR PARVINEN SECONDED A MOTION TO PLACE A TWO-YEAR REPLACEMENT MAINTENANCE & OPERATIONS LEVY ON THE BALLOT FOR THE ELECTION TO BE HELD FEBRUARY 3, 2004. MOTION CARRIED.

Director Parvinen questioned whether further staff consideration had been given to the advisability of District membership in the Thurston Regional Planning Council. Superintendent Lahmann recommended joining the Council, stating that the District would likely benefit from the assistance to be gained in needed enrollment projections and boundary reviews, as the Council would provide information as part of our membership that would otherwise be billed to us. Since their fiscal year begins January 1, they would very much like to have our decision before year end. Superintendent Lahmann agreed that staff would have a formal recommendation to present to the Board at the December meeting.

Director Keeffe offered his thanks to those present, particularly District staff, for their support and assistance over the years.

Future Agenda items:

- Televising Board Meetings - December 15
- Old Madison School - December 15
- Review of Volunteer Requirements - January 26

The Board recessed into Executive Session at 11:05 p.m., reconvened at 11:45 p.m. and immediately adjourned.

Respectfully submitted,

Secretary

Vice President