APPROVED

Magnolia Public Schools

Minutes

Regular Board Meeting

Date and Time
Thursday November 18, 2021 at 6:00 PM

Location
https://zoom.us/j/98477141171?pwd=U3ppNTEwSUI1cUxZbFR4WWdGc1pzdz09

Meeting ID: 984 7714 1171 **Passcode:** 545875
One tap mobile: +16699009128,,98477141171# US (San Jose)

Board Members:
Ms. Sandra Covarrubias, Chair
Dr. Umit Yapanel, Vice-Chair
Dr. Salih Dikbas
Ms. Diane Gonzalez
Mr. Mekan Muhammedov

CEO & Superintendent:
Mr. Alfredo Rubalcava

Directors Present
D. Gonzalez (remote), M. Muhammedov (remote), S. Covarrubias (remote), S. Dikbas (remote), U. Yapanel (remote)

Directors Absent
None

Directors who arrived after the meeting opened
D. Gonzalez, M. Muhammedov, S. Dikbas

Directors who left before the meeting adjourned
D. Gonzalez

I. Opening Items

A. Call the Meeting to Order

S. Covarrubias called a meeting of the board of directors of Magnolia Public Schools to order on Thursday Nov 18, 2021 at 6:06 PM.

B. Record Attendance and Guests

Refer to attendance information stated above.

C. Approval of Agenda

D. Gonzalez left at 6:11 PM.
M. Muhammedov arrived at 6:11 PM.
U. Yapanel made a motion to approve the amended agenda.
S. Covarrubias seconded the motion.
After Closed Session, the Board will discuss and review Action Item III B first as the first action item.
The board **VOTED** to approve the motion.

Roll Call

S. Covarrubias	Aye
M. Muhammedov	Aye
U. Yapanel	Aye
D. Gonzalez	Absent
S. Dikbas	Absent

D. Public Comments

No public comments were made at this time.

E. Announcements from CEO & Superintendent and Board Members

A.Rubalcava, CEO & Superintendent, thanked the schools for their hard work and wished them an amazing Thanksgiving break. M.Muhammedov joined the Principals and Home Office Thanksgiving potluck as a representative of the Board earlier in the day. Board Members thanked everyone for their continued hard work and wished all a happy Thanksgiving.

F.

Approval of Minutes from MPS Regular Board Meeting - October 28, 2021

S. Dikbas arrived at 6:16 PM.
S. Covarrubias made a motion to approve the minutes from Regular Board Meeting on 10-28-21.
M. Muhammedov seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

S. Covarrubias	Aye
M. Muhammedov	Aye
U. Yapanel	Aye
S. Dikbas	Aye
D. Gonzalez	Absent

G. Approval of Minutes from MPS Regular Board Meeting - November 4, 2021

S. Covarrubias made a motion to approve the minutes from Regular Board Meeting on 11-04-21.
M. Muhammedov seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

U. Yapanel	Aye
D. Gonzalez	Absent
S. Dikbas	Aye
M. Muhammedov	Aye
S. Covarrubias	Aye

II. Closed Session

A. Public Announcement of Closed Session

Announcement was made to clarify a typo made in Closed Session item II C. The correct address is 18242 & 18244 Sherman Way.
S.Covarrubias announced that the Board would be going into Closed Session to discuss public employment and conference with real property negotiators for Magnolia Science Academy-1 and would report out any actions taken.
D. Gonzalez arrived at 6:19 PM.

B. Public Employment (§ 54957)

This item was discussed in Closed Session.

C. Conference with Real Property Negotiators (§54956.8) Property: Magnolia Science Academy-1 (18140 & 18160 Sherman Way)

This item was discussed in Closed Session.

D.

Report Out of Closed Session

S.Covarrubias announced in Open Session at 6:52pm that the Board directed staff to follow-up on several items.

III. Action Items

A. Approval of Updated MPS Health and Safety Policy and Injury and Illness Prevention Program (“IIPP”) COVID-19 Addendum

D.Hajmeirza, Director of Human Resources, presented the updated Health and Safety Policy and IIPP Addendum which reflects recent guidelines from Los Angeles County. These changes include extracurricular activities in which music classes that involve playing instruments in a group setting where a face mask must be removed to play must be held outdoors or observe certain precautions such as; using modified face coverings that allow for direct contact with the instrument mouthpiece whenever they are playing, to be replaced by a standard face covering when not actively playing; and individuals may practice instruments indoors if they are alone in a studio or practice room with the doors closed.
S. Dikbas made a motion to approve the updated MPS Health & Safety Policy alongside the Injury and Illness Prevention Program (“IIPP”) COVID-19 addendum.
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

U. Yapanel	Aye
S. Dikbas	Aye
D. Gonzalez	Aye
M. Muhammedov	Aye
S. Covarrubias	Aye

B. Approval of Form of Purchase and Sale Agreement for the Acquisition of the Property Located at 18242 and 18244 Sherman Way, Reseda, CA 91335

This item was presented first as stated in the approval of agenda. P.Ontiveros, General Counsel & Director of Facilities, presented the item to the Board. The property mentioned consists of a parcel of land with a building on it and a separate parcel with a surface parking lot on it. A letter of intent was already signed with the owners for the transaction. He highlighted what the contract consists of and the contract will memorialize the transaction and open escrow in which MPS staff will move forward in doing due diligence on the property. MPS is seeking financing for this transaction and is working with financial advisor John Buck and MPS existing bond holder.
M. Muhammedov made a motion to approve the form of Purchase and Sale Agreement, attached as Exhibit A (the “PSA”), for the acquisition of the real property located and 18242-1844 Sherman Way (the “Property”) immediately adjacent to the Magnolia Science Academy—1 campus in Reseda, (2) grant the MPS CEO and Superintendent the authority to negotiate and approve such changes to the PSA as he shall deem necessary

and appropriate and in the best interest of MPS, and to sign and deliver the same in order to open escrow for the acquisition of the Property, and (3) grant the MPS CEO and Superintendent the authority to assign the PSA to a wholly owned subsidiary of Magnolia Properties Management, Inc. for the purposes of financing and closing the transaction.
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

U. Yapanel	Aye
S. Dikbas	Aye
S. Covarrubias	Aye
M. Muhammedov	Aye
D. Gonzalez	Aye

C. Approval of MPS Preferred Vendors' List

M.Sahin, Project Manager at MPS presented the preferred vendor list and explained that the list would allow private sites to work with vendors without getting 3 quotes below the $50,000 threshold. This list was compiled by asking principals to identify vendors who provided quality services to their campuses. The Facilities Department would strongly recommend to the school sites to get a second opinion for any projects that they might have instead of going with only one company. Staff will run an RFP for any project that is over $50,000, the preferred vendor list is only for projects below $50,000.
D. Gonzalez made a motion to approve the list of vendors attached as Exhibit A, to be added to the Preferred Vendors list previously approved by the MPS Board to provide various services to MSA 1, MSA7, MSA Santa Ana and MSA San Diego sites. The co-located sites (MSA2,3,4,6,8) are not listed here because they receive their facility services from LAUSD.
S. Covarrubias seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez	Aye
S. Covarrubias	Aye
M. Muhammedov	Aye
S. Dikbas	Aye
U. Yapanel	Aye

D. Approval of Facilities & Maintenance Services Agreement for Magnolia Science Academy-San Diego

M.Sahin, Project Manager at MPS presented that Side-to-Side Cleaning Services has been working with Magnolia Science Academy-San Diego for the last 3 years using them for their janitorial and facility services. An RFP was issued for this service as other MPS sites started utilizing their services in which the total amount of payments to the company was projected to be over $50,000. Board Members questions were addressed by staff.

S. Dikbas made a motion to grant approval to CEO and Superintendent of MPS, Mr. Alfredo Rubalcava, to sign the agreement with Side-to-Side Cleaning Services.
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call	
D. Gonzalez	Aye
U. Yapanel	Aye
S. Dikbas	Aye
S. Covarrubias	Aye
M. Muhammedov	Aye

IV. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 7:12 PM.

Respectfully Submitted,
S. Covarrubias