APPROVED

Magnolia Public Schools

Minutes

Regular Board Meeting

Date and Time
Thursday November 10, 2022 at 5:30 PM

Location
https://zoom.us/j/97856064990?pwd=MHhBZCtGT0xEMlZpNEZQZVJ3RDBPZz09

Meeting ID: 978 5606 4990 **Passcode:** 021250
One tap mobile: +16694449171,,97856064990# US

Board Members:
Mr. Mekan Muhammedov, Chair
Ms. Sandra Covarrubias, Vice-Chair
Dr. Umit Yapanel
Dr. Salih Dikbas
Ms. Diane Gonzalez
Mr. Daniel Sheehan
Mrs. Esra Eldem Tunc

CEO & Superintendent:
Mr. Alfredo Rubalcava

Directors Present
D. Gonzalez (remote), D. Sheehan (remote), E. Eldem Tunc (remote), M. Muhammedov (remote), S. Covarrubias (remote), U. Yapanel (remote)

Directors Absent

S. Dikbas

Directors who arrived after the meeting opened
U. Yapanel

I. Opening Items

A. Call the Meeting to Order

M. Muhammedov called a meeting of the board of directors of Magnolia Public Schools to order on Thursday Nov 10, 2022 at 5:35 PM.

B. Record Attendance and Guests

Refer to attendance information recorded above.

C. Approval of Agenda

S. Covarrubias made a motion to approve the agenda as presented.
D. Gonzalez seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

U. Yapanel	Absent
M. Muhammedov	Aye
E. Eldem Tunc	Aye
S. Covarrubias	Aye
D. Gonzalez	Aye
S. Dikbas	Absent
D. Sheehan	Aye

D. Public Comments

No public comments were made at this time.
U. Yapanel arrived at 5:40 PM.

E. Announcements from CEO & Superintendent and Board Members

A.Rubalcava, Chief Executive Officer, welcomed all in attendance to the meeting. B.Lopez, Chief External Officer, introduced the upcoming 20th Year 'Together We Rise' celebration that will be taking place at Magnolia Science Academy-1. Celebrating Magnolia's 20th year serving students and families. She also introduced B.Olandes, as the Director of Advancement for Magnolia Public Schools. He introduced himself to those in attendance of the meeting. P.Ontiveros, General Counsel & Director of Facilities, announced that the State Allocation Board awarded Magnolia Science Academy-5 with a preliminary apportionment of $50 million for new the new campus at 7111 Winnetka. He

also mentioned that staff is working ahead on that front and other facilities matters. Board Members congratulated the team and welcomed B.Olandes.

F. Approval of Minutes from MPS Regular Board Meeting - October 13, 2022

M. Muhammedov made a motion to approve the minutes from Regular Board Meeting on 10-13-22.
D. Gonzalez seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

S. Covarrubias	Aye
S. Dikbas	Absent
D. Gonzalez	Aye
E. Eldem Tunc	Aye
M. Muhammedov	Aye
U. Yapanel	Aye
D. Sheehan	Aye

II. Consent Items

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

D. Gonzalez made a motion to approve the updated Magnolia Public Schools (MPS) Health & Safety Policy alongside the Injury and Illness Prevention Program (IIPP) COVID-19 addendum.
S. Covarrubias seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

U. Yapanel	Aye
S. Covarrubias	Aye
D. Gonzalez	Aye
S. Dikbas	Absent
E. Eldem Tunc	Aye
D. Sheehan	Aye
M. Muhammedov	Aye

III. Action Items

A. Approval of Findings to Conduct Virtual Meetings Pursuant to AB 361/Government Code Section 54953

The Board reconsidered the circumstances of the State of Emergency related to COVID-19 in which meeting in person can directly impact the ability of the Board in addition to the all standing Board Committees (Finance, Audit/Facilities, Academic, Stakeholder and Development & Nominating/Governance Committees) and public to meet safely. As such,

local officials are still continuing to recommend measures to promote social distancing. Staff addressed questions regarding starting in-person meetings in the near future.
S. Covarrubias made a motion to adopt the findings relating to the ability of the MPS Board and all MPS Committees to conduct meetings due to teleconference during the State of Emergency, in reference to AB 361/Government Code Section 54953.
D. Gonzalez seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

E. Eldem Tunc	Aye
U. Yapanel	Aye
S. Dikbas	Absent
M. Muhammedov	Aye
D. Sheehan	Aye
D. Gonzalez	Aye
S. Covarrubias	Aye

B. Approval of 16600 Vanowen Street - New Property Acquisition

This item was previously presented at the Audit & Facilities Committee Meeting. M.Muhammedov, Board Chair & Chair of the Audit & Facilities Committee, provided an overview of what the Committee discussed in which they approved giving their recommendation to the Board for full approval. P.Ontiveros, General Counsel & Director of Facilities, provided more context that the need of looking for a new site for Magnolia Science Academy (MSA)-2 was critical. MPS signed a purchase and sale agreement and made a good faith deposit. They are currently in escrow and are in the due diligence period. Staff is working in getting a lender in which they are in contact with CLI Capital. He addressed the questions and concerns expressed at the Committee Meeting. Staff will ask the seller to ask for a 45 day extension for the due diligence period. S.Budhraja, Chief Financial Officer, & B.Lopez, Chief External Officer, provided next steps for their Department on this matter. D.Garner, Principal at MSA-2, also provided his feedback when speaking to the school's community. V.Beccera, Land Use Consultant, gave the Board an overview and addressed questions raised from the Board.
M. Muhammedov made a motion to approve and ratify the execution of a purchase and sale agreement and opening of escrow for that certain property located at 16600 Vanowen Street (the “Property”) for the benefit of Magnolia Science Academy—2 (“MSA-2”).
S. Covarrubias seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

U. Yapanel	Aye
E. Eldem Tunc	Aye
D. Gonzalez	Aye
D. Sheehan	Aye
S. Dikbas	Absent

Roll Call

S. Covarrubias	Aye
M. Muhammedov	Aye

C. Approval of the Pacific Charter School Development (PCSD) Contract for the Magnolia Science Academy-1 Feasibility Study

This item was presented at the Audit & Facilities Committee Meeting. M.Muhammedov, Board Chair & Chair of the Audit & Facilities Committee, provided an overview of the Committee's discussion. They approved giving their recommendation for full Board approval. P.Ontiveros, General Counsel & Director of Facilities, added that Magnolia Science Academy (MSA)-1 had indicated that the property at 18242 Sherman Way (JAM Building) include educational space for their arts program. That with the addition with continuing the efforts to include a gymnasium to the campus. PCSD will assist in the feasibility study to understand how the timeline and cost will look like as well as additional approvals that may be needed. The project will take approximately 3 months.
S. Covarrubias made a motion to approve Magnolia Public Schools to hire Pacific Charter School Development (PCSD) for a total amount not to exceed $30,000 ($24,000 in fees and $6,000 for contingency and reimbursable expenses) to conduct a feasibility study for Magnolia Science Academy (MSA)-1 to examine the budget, timeline and feasibility to renovate the recently purchased 18242 Sherman Way property (aka the “JAM” property) and construct a gymnasium on MSA-1’s parking lot parcels.
D. Sheehan seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

D. Sheehan	Aye
S. Covarrubias	Aye
E. Eldem Tunc	Aye
S. Dikbas	Absent
U. Yapanel	Aye
D. Gonzalez	Aye
M. Muhammedov	Aye

D. Approval of Extension of Pacific Charter School Development (PCSD) Contract for Magnolia Science Academy-7 Expansion

This item was presented at the Audit & Facilities Committee Meeting in which the Committee approved to give their recommendation to the full Board for approval. M.Muhammedov, Board Chair & Chair of the Audit & Facilities Committee, provided an overview of the item and the Committee's discussion. P.Ontiveros, General Counsel & Director of Facilities, added that the CUP that was received granted Magnolia Science Academy (MSA)-7 to increase the enrollment to 500. He mentioned that staff will be preparing plans to submit to building and safety and will ensure to get all the necessary approvals. Staff will be working on the details to make improvements to the preschool building and adding modulars which would require a more substantial foundation system.

PCSD will continue the work with MPS for the project and to get the modulars installed for the next school year. They are evaluating how many will be placed and staff is in communication with the landlord.
S. Covarrubias made a motion to MPS to renew Pacific Charter School Development's (PCSD) agreement for six months for a total amount not to exceed $75,000 ($69,000 in fees and $6,000 for contingency and reimbursable expenses) to continue assisting with the MSA-7 expansion project consisting of making tenant improvements to the existing pre-school building on the LifeHouse Church, MSA-7's landlord, and applying for and receiving permits for the installation of modular classrooms.
U. Yapanel seconded the motion.
The board **VOTED** to approve the motion.

Roll Call	
S. Covarrubias	Aye
U. Yapanel	Aye
D. Sheehan	Aye
S. Dikbas	Absent
E. Eldem Tunc	Aye
D. Gonzalez	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 6:36 PM.

Respectfully Submitted,
M. Muhammedov