APPROVED

AMPS
AMETHOD PUBLIC SCHOOLS

Amethod Public Schools

Minutes

Special Meeting of the AMPS Board of Directors

Date and Time
Thursday November 13, 2025 at 6:00 PM

Location
1450 Marina Way South, Richmond CA 94804

The Board of Directors (Board) and employees of Amethod Public Schools will be holding this meeting in person at **1450 Marina Way South, Richmond, CA 94804.**

Members of the public who wish to attend in person can join us in the Home Office's Board Room at 1450 Marina Way South, Richmond, CA 94804. Or members of the public may meet via the Zoom meeting platform at:
https://us02web.zoom.us/j/83187954557

We also offer two-way teleconference locations for the public to attend in our Oakland school sites:
Downtown Charter Academy- 2000 Dennison St, Oakland, CA 94606
Oakland Charter Academy- 4215 Foothill Blvd, Oakland, CA 94601

Teleconference Location (Board Member Peter Hanley): 1033 Shoreline Dr. San Mateo, CA 94404

Participating by Telephone: 669-900-9128 Meeting ID: 831 8795 4557

Public Comment: Members of the public attending in person who wish to comment on an agenda item please fill out a speaker card and submit it to a staff member. Members of the public who are joining via teleconference, please use raise hand tool in the reactions tab located at the bottom

of the zoom screen or press star (*) nine if joining by telephone. The Board Chair will call on you. Please note that comments are limited to two minutes. The Board Chair may increase or decrease the time allowed for public comment, depending upon the topic and number of persons wishing to be heard.

Access to Board Materials: A copy of the written materials which have been submitted to the Board of Directors with the agenda relating to open session items may be reviewed by any interested persons on the Amethod Public School's website at www.amethodschools.org following the posting of the agenda. Amethod may distribute additional information and/or documents to the Board of Directors after the agenda is posted and at the meeting; these items and the full Board packet are available for inspection in the AMPS Board Room (located at 1450 Marina Way S, Richmond, CA 94804) and during the meeting. Any documents distributed to the Board of Directors during the meeting will be posted on the website Agenda following the meeting.

Disability Access: Requests for disability-related modifications or accommodations to participate in this public meeting should be made 72 hours prior to the meeting by calling (510) 436-0172. All efforts will be made for reasonable accommodations. The agenda and public documents can be modified upon request as required by Section 202 of the Americans with Disabilities Act.

ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE

Directors Present
D. Leung, J. Lerma, M. DiGiorgio, P. Hanley (remote), R. Ornelas

Directors Absent
L. Martinez

Guests Present
A. Barnes, M. Arechiga, M. Busby, S. Li

I. Opening Items

A. Call the Meeting to Order

R. Ornelas called a meeting of the board of directors of Amethod Public Schools to order on Thursday Nov 13, 2025 at 6:01 PM.

B. Record Attendance

C. Announcements

No announcements.

D.

Approval of the Agenda

R. Ornelas made a motion to approve the Agenda.
D. Leung seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

R. Ornelas	Aye
P. Hanley	Aye
M. DiGiorgio	Aye
J. Lerma	Aye
D. Leung	Aye
L. Martinez	Absent

E. Public Comments on Non-Agenda Items

No public comments.

II. Consent

A. Approval of 10/16/2025 Regular Board Meeting Minutes

P. Hanley made a motion to approve the minutes from Regular Meeting of the AMPS Board of Directors on 10-16-25.
M. DiGiorgio seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

M. DiGiorgio	Aye
J. Lerma	Aye
P. Hanley	Aye
D. Leung	Aye
L. Martinez	Absent
R. Ornelas	Aye

III. Closed Session

A. CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION

The board reconvened from closed session at 6:46pm and there were no reportable actions.

B. PUBLIC EMPLOYEE APPOINTMENT (Gov. Code section 54957(b)(1).)

IV. Business II

A. Review and Consideration of Approval of Employment Agreement for Assistant Director of Student Services

Adrienne, CEO presented the at-will employment agreement for the Assistant Director of Student Services. The position is on the organization chart and they have interviewed the candidate.
D. Leung made a motion to approve Employment Agreement for Assistant Director of Student Services.
M. DiGiorgio seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

P. Hanley	Aye
M. DiGiorgio	Aye
R. Ornelas	Aye
L. Martinez	Absent
J. Lerma	Aye
D. Leung	Aye

B. Review and Consideration of Approval of Emergency Expenditure Authorization for Water Damage Mitigation at John Henry High School - Not to Exceed $225,000

Adrienne, CEO stated there was water intrusion at John Henry High School which caused extensive damage across the campus. The school has already spent about $10,000 on the initial water removal. AMPS have received a $100,000 repair quote for the full project and a verbal $70,000 estimate to replace damaged equipment. Because additional costs may arise and vendor selection is still in progress, she is requesting board approval for an expenditure authorization of up to $225,000. The incident has been submitted to the insurance provider, which has a $2,500 deductible. AMPS will pay expenses upfront and will be reimbursed.
D. Leung made a motion to approve Emergency Expenditure Authorization for Water Damage Mitigation at John Henry High School - Not to Exceed $225,000.
M. DiGiorgio seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

M. DiGiorgio	Aye
R. Ornelas	Aye
P. Hanley	Aye
D. Leung	Aye
L. Martinez	Absent
J. Lerma	Aye

C. Review and Consideration of One Time Authorization for Curriculum Purchases (Not to Exceed $50,000)

Adrienne, CEO requested a one-time board authorization of up to $50,000 for curriculum purchases across all schools. The curriculum has already been adopted and is currently in use. This authorization would prevent the need to return to the board for multiple smaller approvals.

Board Chair Rodolfo asked if the purchases will be for next academic year or if it is a reorder for the current year.

Board member Davis asked if this cost was budgeted for.

Adrienne clarified that this is a reorder because the schools did not initially purchase enough curriculum, and confirmed that the curriculum costs are included in the budget.
R. Ornelas made a motion to approve One Time Authorization for Curriculum Purchases (Not to Exceed $50,000).
J. Lerma seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

J. Lerma	Aye
D. Leung	Aye
M. DiGiorgio	Aye
R. Ornelas	Aye
L. Martinez	Absent
P. Hanley	Aye

D. Review and Consideration of Approval of Nonpublic, Nonsectarian School Master Contract

Mary, Senior Director of Student Services and Special Education presented the master contract with a non-public school for securing a placement for a student. As required by the IEP, they need to provide the most appropriate educational setting to ensure the student receive the necessary services and support that could not be adequately provided on AMPS campus. She noted that the cost would likely exceed the previously approved amount and would include transportation. Therefore, she requested that the board approve the placement.

Board member Peter asked about the selection process.

Mary said after researching multiple schools offering intensive behavioral, mental, and emotional support, the team identified a small program that fit the student's needs. The school provided robust services, including a therapist, two behaviorists, and an aide in each classroom with a maximum of six students, along with both individual and family counseling. The goal was to help the student develop regulation skills so he could eventually return to AMPS. The enrollment process was extensive; the school met with the parents, reviewed the student's IEP, and required parent consent before the placement could be finalized.
M. DiGiorgio made a motion to approve Nonpublic, Nonsectarian School Master Contract.
J. Lerma seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

J. Lerma	Aye
P. Hanley	Aye
D. Leung	Aye
R. Ornelas	Aye
L. Martinez	Absent
M. DiGiorgio	Aye

E. Review and Consideration of Approval of 1450 and 1402 Marina Way South Property Tax Bills 2025-2026

Adrienne, CEO reported that the school received full property tax bills for both the 1402-JHHS building and the 1450-BJE/RCA building. Adrienne requested that the board authorize payment of the bills while staff researched the exemption status as public schools typically receive property tax exemptions. She noted that this situation had occurred previously with DCA, where the bills were paid and refunds were later issued once the exemption was confirmed.

Board member Peter asked how the refund was previously done and if AMPS can file for prior years.

Adrienne stated that, based on her understanding, AMPS did not properly request the property tax exemption in the year prior to her arrival. Adrienne emphasized that it is standard practice for public schools to submit the exemption request and she will do so for the prior missed years. The refund will go to the landlords and AMPS will request for reimbursements from them.

Board Chair Rodolfo asked if the payment is for the first installment.

Adrienne said AMPS will be paying for the first installment and is asking for board approval for the full amount in the case that a full amount need to be made.

M. DiGiorgio made a motion to approve 1450 and 1402 Marina Way South Property Tax Bills 2025-2026.
D. Leung seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

M. DiGiorgio	Aye
P. Hanley	Aye
R. Ornelas	Aye
L. Martinez	Absent
J. Lerma	Aye
D. Leung	Aye

F.

Review and Consideration of Approval of Fifth Amendment to Lease Extension for Oakland Charter High School

Adrienne, CEO requested approval for a fifth amendment to the lease through December 31st to give time to clear out the Oakland Charter High School building.

Board member Peter questioned whether the board could reconsider the decision regarding the campus location. He expressed strong concern about giving up campus that required significant effort to secure. Peter stated that he believed it would be a mistake to give up the location and suggested that the school should move there rather than remain at DCA's current location. He asked whether there was any possibility of revisiting the decision.

Board Chair Rodolfo stated that discussions about moving or retaining the campus should occur as part of the broader merger plan. He noted that the current lease would be maintained until December 31st, allowing sufficient time to address those considerations later. For the meantime, he emphasized that the immediate issue before the board was whether to approve an amendment to the lease.
D. Leung made a motion to approve Fifth Amendment to Lease Extension for Oakland Charter High School.
J. Lerma seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

P. Hanley	Aye
R. Ornelas	Aye
M. DiGiorgio	Aye
D. Leung	Aye
J. Lerma	Aye
L. Martinez	Absent

G. Review and Consideration of Approval of Downtown Charter Academy Material Revision

Adrienne, CEO presented the material revision for DCA. AMPS proposed the expansion of DCA and unifying the students from OCA into DCA for the 2026-2027 school year. She shared the benefits of the expansion that will have for the school diversity, students, academics, fiscally, and sustainability for the school.

Board member Jorge mentioned for the team to explore the possibility of renaming Downtown Charter Academy or implementing a strategic plan as DCA is not located in downtown Oakland.

Board Chair Rodolfo explained that a name change would require a completely new charter and CDS code, which is a separate process from a material revision. He suggests this could be included in a presentation to the board of education. However, the

discussion is not about proposing a new name, but rather addressing strategic points, such as ensuring no traffic issues would result from the change.

Vice Chair Margie addressed a typo on page 20 about independent study which should state no more than 15 days.
R. Ornelas made a motion to approve Downtown Charter Academy Material Revision.
M. DiGiorgio seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

R. Ornelas	Aye
M. DiGiorgio	Aye
J. Lerma	Aye
D. Leung	Aye
P. Hanley	Aye
L. Martinez	Absent

H. Nomination and Approval of Executive Committee Members.

Board Chair Rodolfo nominated himself as Chair, Margie, and Liz.
M. DiGiorgio made a motion to nominate Rodolfo as Chair, Margie, and Liz to the Executive Committee.
R. Ornelas seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

D. Leung	Aye
L. Martinez	Absent
P. Hanley	Aye
R. Ornelas	Aye
J. Lerma	Aye
M. DiGiorgio	Aye

I. Nomination and Approval of Appointment of Board Members to the Financial Oversight Committee.

Board Chair Rodolfo nominated Davis as Chair, Maria as Treasurer, and Liz.
R. Ornelas made a motion to nominate Davis as Chair, Maria as Treasurer, and Liz to the Financial Oversight Committee.
D. Leung seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

J. Lerma	Aye
M. DiGiorgio	Aye
L. Martinez	Absent
P. Hanley	Aye
D. Leung	Aye

Roll Call

R. Ornelas	Aye

J. Nomination and Approval of Appointment of Board Members to the Academic Oversight Committee.

Board Chair Rodolfo nominated Peter as Chair, Jorge and Margie.
M. DiGiorgio made a motion to nominate Peter as Chair, Jorge and Margie to the Academic Oversight Committee.
J. Lerma seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

P. Hanley	Aye
J. Lerma	Aye
R. Ornelas	Aye
M. DiGiorgio	Aye
L. Martinez	Absent
D. Leung	Aye

K. Nomination and Approval of Appointment of Board Members to the Bylaws Review Committee.

Board Chair Rodolfo nominated Jorge as Chair, Rodolfo, and Davis.
R. Ornelas made a motion to nominate Jorge as Chair, Rodolfo, and Davis to the Bylaws Review Committee.
M. DiGiorgio seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

D. Leung	Aye
M. DiGiorgio	Aye
J. Lerma	Aye
P. Hanley	Aye
L. Martinez	Absent
R. Ornelas	Aye

V. 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 7:21 PM.

Respectfully Submitted,
R. Ornelas

THE ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE. *Notice is hereby given that the order of consideration of matters on this agenda may be changed without prior notice.* ***REASONABLE LIMITATIONS MAY BE PLACED ON PUBLIC TESTIMONY.*** *The Governing Board's presiding officer reserves the right to impose reasonable time limits on public testimony to ensure that the agenda is completed.* ***REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY.*** *Pursuant to the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting of the Governing Board may request assistance by contacting the Amethod Public School Inc., 1450 Marina Way South Second Floor. Richmond, CA 94804; telephone, (510) 436-0172 sallyli@amethodschools.org.* ***FOR MORE INFORMATION.*** *For more information concerning this agenda, please contact Amethod Public Schools Main Administration, 1450 Marina Way South Second Floor. Richmond, CA 94804; telephone, (510) 436-0172; Email: sallyli@amethodschools.org*