

# Galt Joint Union Elementary School District Board of Education

*“Building a Bright Future for All Learners”*

Regular Board Meeting  
Wednesday, October 25, 2017  
Galt City Hall Chamber  
380 Civic Drive, Galt, CA 95632  
**6:15 p.m. Closed Session**  
**7:00 p.m. Open Session**

Participating Via Teleconference from:  
Hampton Inn | 70 Morton Blvd., Hazard, KY

- Karen Schauer Ed.D, Superintendent
- Donna Mayo-Whitlock, Educational Services Director

## AGENDA

*Anyone may address the Board regarding any item that is within the Board's subject matter jurisdiction. However, the Board may not take action on any item which is not on this agenda as authorized by Government Code Section 54954.2.*

*Community members and employees may address items on the agenda by filling out a speaker's request form and giving it to the board meeting assistant prior to the start of that agenda item.*

*Comments are limited to no more than 3 minutes or less pending Board President approval.*

### **A. 6:15 p.m. – Closed Session: Galt City Hall Chamber Conference Room**

### **B. Announce Items to be Discussed in Closed Session, Adjourn to Closed Session**

1. CONFERENCE WITH LABOR NEGOTIATOR, Government Code §54957.6  
Agency Negotiator: Karen Schauer, Tom Barentson, Donna Mayo-Whitlock, Claudia Del Toro-Anguiano
  - Employee Agency: (GEFA) Galt Elementary Faculty Association
  - Employee Agency: (CSEA) California School Employee Association
  - Non-Represented Employees
2. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE, Government Code §54957

### **C. Adjourn Closed Session, Call Meeting to Order, Flag Salute, Announce Action Taken in Closed Session**

### **D. Public Comments for topics not on the agenda**

*Public comment should be limited to three minutes or less pending Board President approval. Community members who cannot wait for the related agenda item may also request to speak at this time by indicating this on the speaker's request form.*

### **E. Reports**

#### **LCAP GOAL 1**

*Develop and implement a personalized learning and strengths-based growth plan for every learner that articulates and transitions to high school learning pathways while closing the achievement gap.*

#### **LCAP GOAL 2**

*Implement California State Standards in classrooms and other learning spaces through a variety of blended learning environments while closing the achievement gap.*

**LCAP GOAL 3**

*Processes and measures for continuous improvement and accountability are applied throughout the district, including personalized evaluation processes for educators.*

1. Kentucky Valley Education Cooperative

**LCAP GOAL 4**

*School facilities are safe, healthy, hazard free, clean and equipped for 21<sup>st</sup> century learning.*

1. Facilities Update

**ADDITIONAL REPORTS**

1. Williams Uniform Complaint Process (UCP) 1<sup>st</sup> Quarter Report

**F. Routine Matters/New Business**

**171.834 Consent Calendar**

**MOTION**

**a. Approval of the Agenda**

At a regular meeting, the Board may take action upon an item of business not appearing on the posted agenda if, first, the Board publicly identifies the item, and second, one or more of the following occurs:

- 1) The Board, by a majority vote of the full Board, decides that an emergency (as defined in Government Code section 54956.5) exists; or
- 2) Upon a decision by a two-thirds vote of the Board, or if less than two-thirds of the Board members are present, a unanimous vote of those present, the Board decides that there is a need to take immediate action and that the need for action came to the attention of the District after the agenda was posted; or
- 3) The item was posted on the agenda of a prior meeting of the Board occurring not more than five calendar days prior to the date of this meeting, and at the prior meeting, the item was continued to this meeting.

**b. Minutes: September 27, 2017 Regular Board Meeting**

Minutes: September 28, 2017 Board Discussion Meeting

**c. Payment of Warrants:**

Vendor Warrant Numbers: 18366058 – 18366126; 18367451 – 18367498; 18368481 – 18368577; 18369104; 18369699 – 18369762  
Certificated/Classified Payrolls Dated: 9/29/17, 10/10/17, 10/13/17

**d. Job Description: Human Resources Coordinator**

**e. Personnel**

1. Resignations/Retirement
2. Leave of Absence Requests
3. New Hires

**171.835 Consent Calendar (Continued) – Items Removed for Later Consideration**

**CC  
Items Removed**

**171.836 Board Consideration of Approval of Resolution #5: 2017-2018 GANN Limit**

**MOTION**

**171.837 Public Hearing of the School Facility Needs Analysis and Resolution #7 to Adopt An Alternative Level 2 Fee on New Residential Construction**

**PUBLIC  
HEARING**

**171.838 Board Consideration of Resolution #7 Approving An Alternative Level 2 Fee on New Residential Construction for the Galt Joint Union Elementary School District**

**MOTION**

171.839 Board Consideration of Approval of Resolution #8; To Implement an Internal Revenue Code (IRC) Section 125 Flexible Fringe Benefits Plan MOTION

171.840 Board Consideration of Approval of Memorandum Of Understanding Between GJUESD and Galt Elementary Faculty Association (GEFA) Regarding Modification of Article XIII, A 4 for the 2017-18 School Year MOTION

**G. Pending Agenda Items**

1. School Furniture Analysis and Pilot Programs

**H. Public Comments** for topics not on the agenda

*Public comment should be limited to three minutes or less pending Board President approval.*

**I. Adjournment**

*The next regular meeting of the GJUESD Board of Education: November 15, 2017*

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Board agenda materials are available for review at the address below.

Individuals who require disability-related accommodations or modifications including auxiliary aids and services in order to participate in the Board meeting should contact the Superintendent or designee in writing:

Karen Schauer Ed.D., District Superintendent  
Galt Joint Union Elementary School District  
1018 C Street, Suite 210, Galt, CA 95632  
(209) 744-4545

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## Galt Joint Union Elementary School District

1018 C Street, Suite 210, Galt, CA 95632  
209-744 4545 \* 209-744-4553 fax

### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item:</b> Closed Session
<b>Presenter:</b> Karen Schauer	<b>Action Item:</b> <b>Information Item:</b> XX
<ol style="list-style-type: none"><li>1. CONFERENCE WITH LABOR NEGOTIATOR, Government Code §54957.6 Agency Negotiator: Karen Schauer, Tom Barentson, Donna Mayo-Whitlock, Claudia Del Toro-Anguiano<ul style="list-style-type: none"><li>▪ Employee Agency: (GEFA) Galt Elementary Faculty Association</li><li>▪ Employee Agency: (CSEA) California School Employee Association</li><li>▪ Non-Represented Employees</li></ul></li> <li>2. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE, Government Code §54957</li></ol>	



## Galt Joint Union Elementary School District

1018 C Street, Suite 210, Galt, CA 95632  
209-744 4545 \* 209-744-4553 fax

### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item:</b> Reports
<b>Presenter:</b> Karen Schauer	<b>Action Item:</b> <b>Information Item:</b> XX
<p><u>LCAP GOAL 1</u> <i>Develop and implement a personalized learning and strengths-based growth plan for every learner that articulates and transitions to high school learning pathways while closing the achievement gap.</i></p> <p><u>LCAP GOAL 2</u> <i>Implement California State Standards in classrooms and other learning spaces through a variety of blended learning environments while closing the achievement gap.</i></p> <p><u>LCAP GOAL 3</u> <i>Processes and measures for continuous improvement and accountability are applied throughout the district, including personalized evaluation processes for educators.</i></p> <ol style="list-style-type: none"><li>1. Kentucky Valley Education Cooperative</li></ol> <p><u>LCAP GOAL 4</u> <i>School facilities are safe, healthy, hazard free, clean and equipped for 21<sup>st</sup> century learning.</i></p> <ol style="list-style-type: none"><li>1. Facilities Update</li></ol> <p><u>ADDITIONAL REPORTS</u></p> <ol style="list-style-type: none"><li>1. Williams Uniform Complaint Process (UCP) 1<sup>st</sup> Quarter Report</li></ol>	



### LCAP GOAL 3

*Processes and measures for continuous improvement and accountability are applied throughout the LEA including personalized evaluation processes.*

#### 1. Kentucky Valley Education Cooperative

*Presenter: Karen Schauer, Superintendent*

In the last four years, GJUESD has interacted with national leaders in personalized learning efforts as part of the Race To The Top grant. As GJUESD advanced stronger cradle to career efforts, the district began examining the work of another Race To The Top education organization: Kentucky Valley Education Cooperative.

#### KVEC Video for Background:

<https://youtu.be/9hIN5Uwg90Y>

[www.theholler.org](http://www.theholler.org)

A GJUESD team will visit KVEC through RTT-D grant funds in coordination with WestEd. KVEC is finalizing plans to visit GJUESD in November. Team GJUESD:

- Karen Schauer, Superintendent
- Donna Whitlock, Educational Services Director
- David Nelsen, Elementary School Principal
- Gerardo Martinez, Middle School Assistant Principal
- Kim Frizzi, Elementary School Teacher
- Karen Albert, Middle School Teacher

Through the use of Adobe Connect, Karen Schauer, Superintendent will provide a virtual report of the GJUESD partnership visitation. The District Advisory Committee has reviewed KVEC background and provided input on areas to examine.

In addition, KVEC is saving two spots and covering registration costs for GJUESD to work with **John D. Trybus, Deputy Director of the Center for Social Impact Communication from Georgetown University**. He is a communications strategist that began his career as the personal traveling public relations aide to Jane Goodall.

1. <https://scs.georgetown.edu/programs/70/master-of-professional-studies-in-public-relations-and-corporate-communications/faculty-bio/1783633/john-trybus>  
<http://csic.georgetown.edu/>

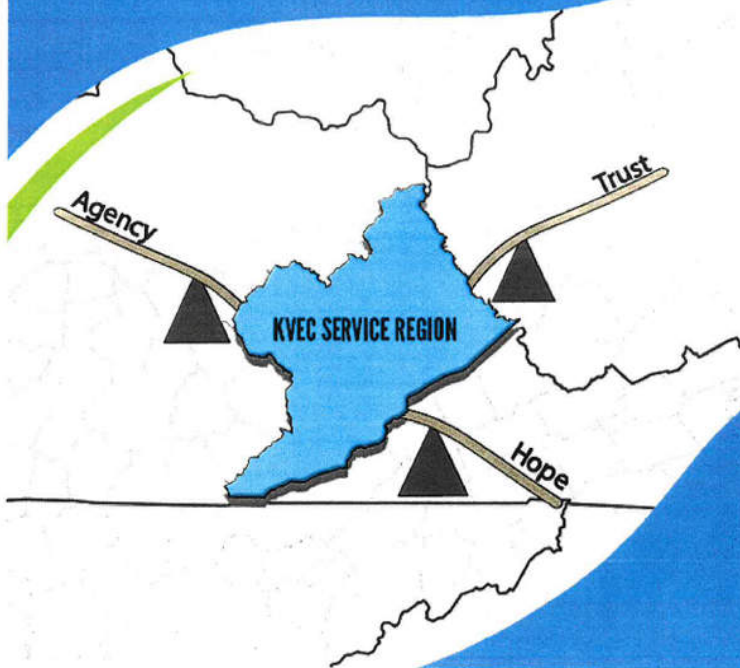
GJUESD leadership representatives:

- Claudia Del Toro-Anguiano, Curriculum Director
- Jamie Hughes, Coordinator Instructional Technology Integration and Innovation

## Reframing a narrative for Appalachia

*"We believe it takes thousands  
of levers to lift a region."*

-KVEC



*"Give me a lever long enough  
and a fulcrum on which to place it,  
and I shall move the world."*

-Archimedes



**LEXINGTON HERALD LEADER**  
 e a strip mine, this land could become  
 istory-making' solar energy farm  
 April 18, 2017

pany plans to build high-tech greenhouse  
 keville industrial park  
 Feb. 23, 2017

fferent kind of holler:  
 alachia's future is looking  
 t more high-tech  
 Sept. 19, 2016

**the CHRISTIAN SCIENCE MONITOR**  
 Appalachia's new trail:  
 finding life after coal  
 April 3, 2017

**Digital Promise**  
 Empowering Our Students to Stay:  
 Stopping the Export of Our Best  
 Natural Resources - Our Youth

**EDUCATION WEEK**  
 In Kentucky, Rural Schools Betting on Drones  
 to Stem 'Brain Drain'  
 March 16, 2017

**Lane Report**  
 MIT Appalachian Health Hack-a-thon  
 announces event winners  
 Oct. 18, 2016

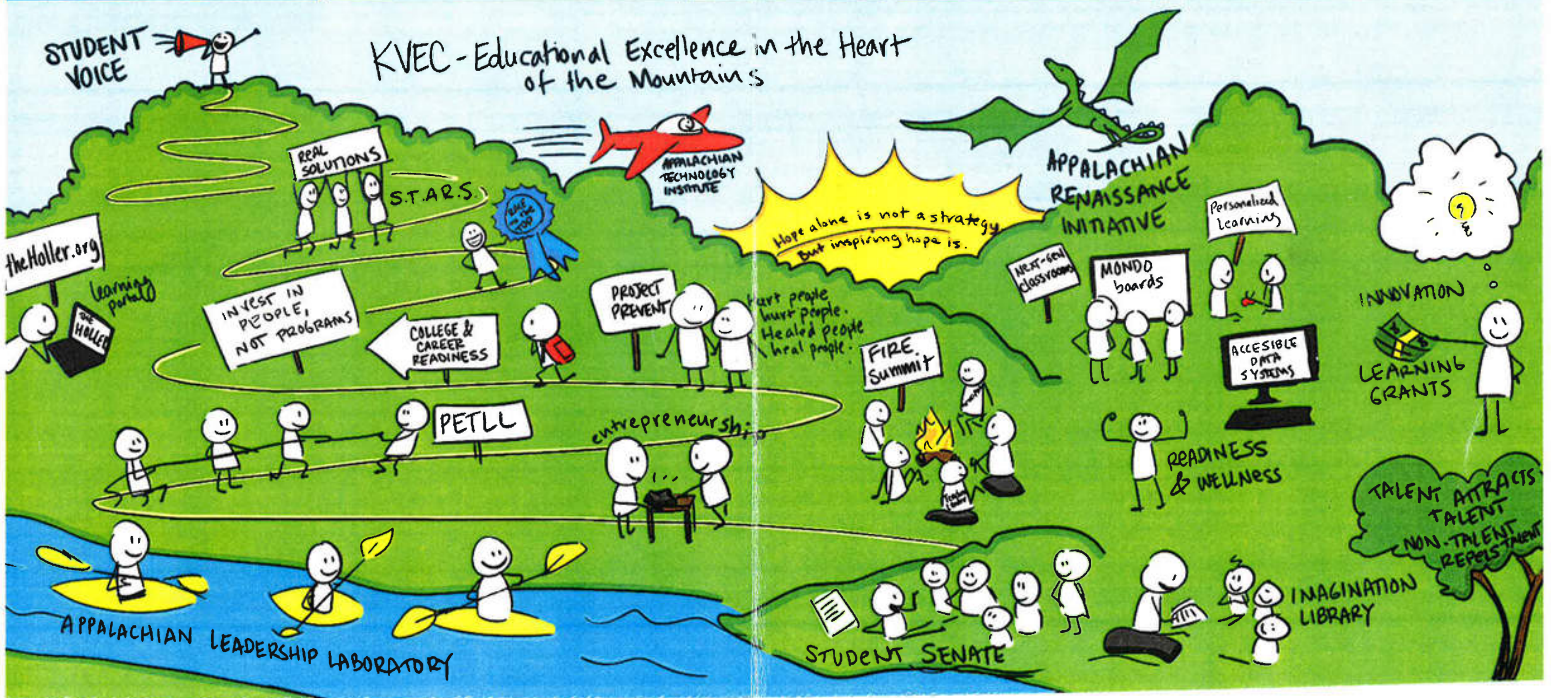
**H**  
 www.theholler.org

**Public News Service**  
 NEWS IN THE PUBLIC INTEREST  
 Kentucky Schools Building Tiny, Learning Big  
 Feb. 2, 2017

**MOUNTAIN NEWS wylmt**  
 Innovation displayed  
 at FIRE Summit  
 April 12, 2017

**KyForward**  
 K-12 school districts leaders in development of  
 Silicon Holler and the new economy  
 March 22, 2017

**KENTUCKY TEACHER**  
 A Publication of the Kentucky Department of Education  
 In Eastern Kentucky,  
 a technological leap forward  
 Nov. 25, 2014







### LCAP GOAL 4

*Maintenance, Grounds, Custodial, Food Services, And Health Staff Maintain School Facilities That Are Safe, Healthy, Hazard Free, Clean And Equipped For 21<sup>st</sup> Century Learning*

#### 1. Facilities and Measure K Update

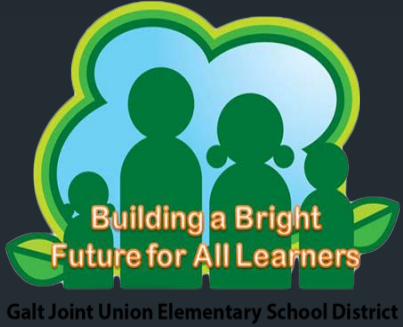
*Presenter: Tom Barentson, Business Services Director, Tom Silva, Citizen Oversight Committee Chairperson, Robert Milligan, Maintenance Supervisor, Nick Svoboda, Food Service Supervisor*

##### Facilities Update

- Portable Classroom Audit/Examination
- Site Project Process & Prioritization
- Valley Oaks ES Multi-Purpose & Kitchen Design Collaborative (see presentation)

##### Citizens' Bond Oversight Committee Meeting

Monday, November 6, 5:30pm-7:30pm @ McCaffrey Middle School BFLC  
(refreshments served)



# Galt Joint Union Elementary School District

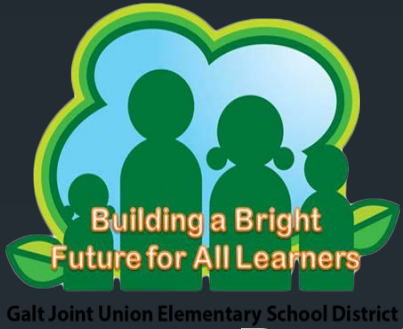
*Measure K , Citizen's Oversight  
Committee, and Facilities Update*

*October 25, 2017*



# Priority Projects

- School Safety & Security
- Modernize Schools
- Update Existing Building Systems
- Support Next Gen / 21<sup>st</sup> Century Learning Styles and Resulting Achievement



# Portable Classroom Update

## Portable Classroom Audit-Completed Early in November

	Permanent Classrooms	Portable Classrooms
■ Fairsite	12	16
■ Valley Oaks ES	16	23
■ Greer ES	7	26
■ River Oaks ES	18	15
■ Marengo Ranch ES	18	20
■ McCaffrey MMS	24	12
■ Lake Canyon ES	28 /123 T	0 /112 T



Galt Joint Union Elementary School District

# Site Project Process and Prioritization



- Architect and Staff Design Walks and Study Session
  - Valley Oaks, Greer
  
  - Marengo Ranch, River Oaks-
  
  - Valley Oaks ES Multi-Purpose/Kitchen Design Planning
    - Multi-Purpose Room Design Walk
      - Kitchen rebuild
        - School Kitchen Design Consultant
      - Storage Room Repurposing
      - Multi-Purpose room modernization
      - TEAM APPROACH



# Measure K Gives GJUESD a Tremendous Opportunity

- **Enhance Our Education Community**
- **Measure K Passage-\$19.6 Million for our School Environments**
- **Citizen's Bond Oversight Committee Meeting**
  - **November 6, 5:30pm – 7:30pm**
  - **McCaffrey Middle School-BFLC/Innovation Center**





## ADDITIONAL REPORTS

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### ADDITIONAL REPORTS

1. Williams Uniform Complaint Process (UCP) 1<sup>st</sup> Quarter Report  
*Presenter: Karen Schauer, Superintendent*

# Quarterly District Report: *Williams* Uniform Complaint Process (UCP)

Properly submitting this form to SCOE serves as your district's *Williams* UCP Quarterly Complaint Report per *Education Code* § 35186(d). All fields are required.

## SUBMITTER INFORMATION

<u>Karen Schauer Ed.D.</u> <b>Name</b> Person submitting form	<u>Superintendent</u> <b>Job Title</b>	<u>209-744-4545 ext. 308</u> <b>Phone Number</b> Include area code
<u>superintendent@galt.k12.ca.us</u> <b>E-mail Address</b>		

## DISTRICT INFORMATION

<u></u> <b>School District</b>	<u>2017</u> <b>Year Covered by This Report</b>	<u></u> <b>Quarter Covered by This Report</b>
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## COMPLAINTS

### Sufficiency of Textbooks

<b>Total Number of Textbook Complaints</b> Enter 0 if none.	0
<b>Number of Textbook Complaints <u>Resolved</u></b> Enter 0 if none.	0
<b>Number of Textbook Complaints <u>Unresolved</u></b> Enter 0 if none.	0

### Emergency School Facilities Issues

<b>Total Number of Emergency Facilities Complaints</b> Enter 0 if none.	0
<b>Number of Emergency Facilities Complaints <u>Resolved</u></b> Enter 0 if none.	0
<b>Number of Emergency Facilities Complaints <u>Unresolved</u></b> Enter 0 if none.	0

### Vacancy or Misassignment of Teachers

<b>Total Number of Vacancy/Misassignment Complaints</b> Enter 0 if none.	0
<b>Number of Vacancy/Misassignment Complaints <u>Resolved</u></b> Enter 0 if none.	0
<b>Number of Vacancy/Misassignment Complaints <u>Unresolved</u></b> Enter 0 if none.	0

## RESOLUTION OF COMPLAINTS

**Briefly summarize the nature of complaints and how they were resolved.**

Enter "N/A" if no complaints were received. If you need more space, enter "sent by e-mail" and send your summary to Shannon Hansen with your report.

N/A

## REPORT INCLUDES ALL COMPLAINTS FOR THIS QUARTER

The number of UCP complaints (textbooks, facilities, and teachers categories) filed for the quarter being reported *MUST* be entered in this report. Please check the box below confirming this:

**Includes All UCP Complaints**

All UCP complaints for the indicated quarter are being reported—from my district office and all school sites in my district.

By submitting this form, you certify that the information is complete and accurate, and that you have verified the accuracy of the report information by contacting each school in your district. The report includes *ALL* UCP complaints in the above categories received at school sites in the district, plus the district office.

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## RETURN INSTRUCTIONS

After completing the form in its entirety, save the file and e-mail it to Shannon Hansen at the Sacramento County Office of Education (SCOE): [shannonh@scoe.net](mailto:shannonh@scoe.net).



**Galt Joint Union Elementary School District**

1018 C Street, Suite 210, Galt, CA 95632  
 209-744 4545 \* 209-744-4553 fax

**Board Meeting Agenda Item Information**

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item:</b> 171.834 Consent Calendar
<b>Presenter:</b> Karen Schauer	<b>Action Item:</b> XX <b>Information Item:</b>
<p>a. Approval of the Agenda</p> <p>b. Minutes: September 27, 2017 Regular Board Meeting          Minutes: September 28, 2017 Board Discussion Meeting</p> <p>c. Payment of Warrants:  <u>Vendor Warrant Numbers:</u> 18366058 – 18366126; 18367451 – 18367498; 18368481 – 18368577;          18369104; 18369699 – 18369762  <u>Certificated/Classified Payrolls Dated:</u> 9/29/17, 10/10/17, 10/13/17</p> <p>d. Job Description: Human Resources Coordinator</p> <p>e. Personnel</p> <ol style="list-style-type: none"> <li>1. Resignations/Retirement</li> <li>2. Leave of Absence Requests</li> <li>3. New Hires</li> </ol>	

**Galt Joint Union Elementary School District**  
**Board of Education**  
*“Building a Bright Future for All Learners”*

**Regular Board Meeting**

Board of Education  
Galt Joint Union Elementary School District

**Wednesday, September 27, 2017**

Galt City Hall Chambers  
380 Civic Drive, Galt, CA 95632

**Board Members Present**

Kevin Papineau  
John Gordon  
Grace Malson  
Matthew Felix  
Wesley Cagle

**Administrators Present**

Karen Schauer	Claudia Del Toro-Anguiano
Thomas Barentson	Donna Mayo-Whitlock
Lois Yount	Judith Hayes
Kuljeet Nijjar	Alison Calhoun
Laura Marquez	Julie Grandinetti
	Stephanie Simonich

## MINUTES

- A.** Present for closed session: Karen Schauer, Tom Barentson, Claudia Del Toro-Anguiano, Donna Mayo-Whitlock, Kevin Papineau, John Gordon, Grace Malson, Matthew Felix, Wesley Cagle

**Closed Session** was called to order at 6:20 p.m. by Kevin Papineau to discuss the following items:

1. CONFERENCE WITH LABOR NEGOTIATOR, Government Code §54957.6  
Agency Negotiator: Karen Schauer, Tom Barentson, Donna Mayo-Whitlock, Claudia Del Toro-Anguiano
  - Employee Agency: (GEFA) Galt Elementary Faculty Association
  - Employee Agency: (CSEA) California School Employee Association
  - Non-Represented Employees
  
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (D) OF GOVERNMENT CODE 54956.9
  - 2 Cases

- B. Closed Session Adjourned** at 7:02 p.m. The open meeting was called to order at 7:10 p.m. by Kevin Papineau followed by the flag salute. He announced no action taken in closed session.

**C. Recognition**

1. Karen Schauer recognized Lake Canyon Elementary School Bronze National Healthy Schools Award. Lake Canyon is named to the 2017 list of America’s Healthiest Schools by the Alliance for a Healthier Generation.

Judith Hayes, Lake Canyon principal addressed the board. She stated this is the 4<sup>th</sup> year Lake Canyon is recognized for school-wide commitment to promoting the health of students.

#### **D. Communications**

1. Karen Schauer shared a communication from Sacramento County Office of Education (SCOE) regarding the GJUESD 2017-2018 LCAP and Adopted Budget Report. She indicated the report has been approved.

#### **E. Reports**

##### LCAP GOAL 2

*Implement California State Standards in classrooms and other learning spaces through a variety of blended learning environments while closing the achievement gap.*

1. Claudia Del Toro-Anguiano reported on California Classroom Science Publication. GJUESD serves as a Next Generation Science Standards (NGSS) Early Implementation Initiative District. She indicated our leaders are moving NGSS forward.

Judith Hayes reported the publication invited leaders to contribute to the publication to share how principals are leading implementation of the standards at our school sites.

Barbara Woods, NGSS Project Director, shared some common themes. She indicated administrators are key to successful NGSS implementation.

##### LCAP GOAL 3

*Processes and measures for continuous improvement and accountability are applied throughout the district, including personalized evaluation processes for educators.*

1. Claudia Del Toro-Anguiano reported on Smarter Balanced Assessment Consortium (SBAC) Results and Key Refinement Areas. She indicated the data analysis information demonstrates growth in most grade levels, specifically in mathematics. The district focus areas included: Academic Rigor, English Language Development (ELD), Mathematics Pacing, English Language Arts Resources, Professional Learning Cycle, MTSS & Support to Special Education and Restorative Practices.
2. Karen Schauer reported on 2017 Race To The Top-District (RTT-D) Personalized Learning Summit. She indicated it was an honor to represent GJUESD at the summit and share our journey from a student-centered to learner centered system with other RTT-D's implementing personalized learning models. The districts worked to more specifically learn about what is making a difference and how to measure improvement. Attendees included: Claudia Del Toro-Anguiano, Lois Yount and Jennifer Collier.

John Gordon asked how our Personalized Learning Plans (PLP's) can serve as an indicator of success.

Karen Schauer quoted a superintendent from the summit, "If you want high expectations you need to have rich opportunities". She indicated the full effects of personalized learning may take some time to emerge. West Ed is working on a grant funded study to identify GJUESD "best practice" personalized learning efforts.

#### **F. Additional Reports**

1. Karen Schauer reported the 2017-18 School Fundraisers.

#### **G. Board Discussion**

1. Karen Schauer shared information regarding California School Boards Association (CSBA) Annual Education Conference, November 30 – December 2, 2017.



John Gordon requested the district cover his registration fee to this conference. He will be presenting as a delegate on Nov. 30, 2017 and CSBA will cover registration for this day only.

Other board members are not available to attend.

2. Karen Schauer shared information regarding National School Boards Association (NSBA) Annual Education Conference, April 7 – April 9, 2018.

John Gordon requested to attend and Grace Malson expressed interest in attending.

**H. Recommended Actions**

**1. Routine Matters/New Business**

- |         |   |  |
|---------|---|--|
| 171.824 | A motion was made by John Gordon to approve Consent Calendar, seconded by Grace Malson and unanimously carried.   | <b>Consent Calendar</b>                                      |
|         | a. Approval of the Agenda   |  |
|         | b. Minutes: July 26, 2017 Regular Board Meeting   |  |
|         | c. Payment of Warrants:<br><u>Vendor Warrant Numbers:</u> 18360622 – 18360594;<br>18361553-18361606; 18362736-18362825; 363758-363796; 364871-364952<br><u>Certificated/Classified Payrolls Dated:</u> 8/31/17, 9/8/17, 9/15/17                                       |  |
|         | d. Personnel <ol style="list-style-type: none"> <li>1. Resignations/Retirement</li> <li>2. Leave of Absence Requests</li> <li>3. New Hires</li> </ol>   |  |
|         | e. Donations  |  |
| 171.825 | Consent Calendar (Continued) – Items Removed for Later Consideration  | <b>CC Items Removed</b>                                      |
| 171.826 | A Public Hearing Regarding the Sufficiency of Instructional Materials and Determination through a Resolution Whether Each Student has Sufficient Textbooks and Instructional Materials Pursuant to Education Code 60119 was held.<br><br>There was no public comment. | <b>Public Hearing Sufficiency of Instructional Materials</b> |
| 171.827 | A motion was made by Grace Malson to approve Resolution #6; GJUESD Resolution to Approve Sufficiency of Instructional Materials, seconded by Wesley Cagle and unanimously carried.  | <b>Res #6 Sufficiency of Instructional Materials</b>         |

- |         |   |                                    |
|---------|---|------------------------------------|
| 171.828 | Board Consideration of Approval of Resolution #5: 2016-17 GANN Limit was tabled to the next regular board meeting pending approval by the Sacramento County Office of Education (SCOE).   | <b>GANN Limit</b>                  |
| 171.829 | A motion was made by John Gordon to approve Consolidated Application 2017-18 Application for Funding, seconded by Grace Malson and unanimously carried.   | <b>Con App</b>                     |
| 171.830 | A motion was made by Wesley Cagle to approve Revised Declaration Of Need For Fully Qualified Educators, seconded by Matthew Felix and unanimously carried.  | <b>Revised Declaration of Need</b> |
| 171.831 | A motion was made by Kevin Papineau to approve Third Amendment To Shopping Center Lease Agreement Between GJUESD and AutoZone West LLC, a Nevada Limited Liability Company, seconded by John Gordon and unanimously carried.  | <b>AutoZone Agreement</b>          |
| 171.832 | <p>John Gordon requested that removing portables be a priority. He indicated that the district technology investment should not be kept in deteriorating portable classrooms. Mr. Gordon then identified possible funding solutions for removing portables sooner rather than later.</p> <p>Tom Barentson stated that the district is trying to create the best possible learning environment with current funding. He will research solutions brought up by Mr. Gordon.</p> <p>Matthew Felix stated that it would be helpful to know how many portables the district has at each school, their condition, cost for removal and approximate timeline for removal if needed.</p> <p>Tom Barentson agreed to provide a report at a future board meeting.</p> <p>A motion was made by Matthew Felix to approve Architectural Services Agreement Between the GJUESD and PBK Architects, seconded by Wesley Cagle and unanimously carried.</p> | <b>PBK Architect Agreement</b>     |
| 171.833 | A motion was made by Kevin Papineau to approve Architectural Services Agreement Between the GJUESD and Derivi Castellanos Architects (DCA), seconded by John Gordon and unanimously carried.  | <b>DCA Architect Agreement</b>     |

**I. Pending Agenda Items**

1. School Furniture Analysis and Pilot Programs

John Gordon shared information regarding California Schools Boards Association (CSBA) Roadshow “Investing in Education, Empowering Local Communities” on October 9, 2017.

**J. Adjournment**

The meeting adjourned at 9:17 pm

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Grace Malson, Clerk

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Date

**Galt Joint Union Elementary School District**  
**Board of Education**  
*“Building a Bright Future for All Learners”*

**Board Discussion Meeting**

Board of Education  
Galt Joint Union Elementary School District

**Thursday, September 28, 2017**

Galt Joint Union Elementary School District Office  
1018 C Street, Suite 210, Galt, CA 95632

**Board Members Present**

Kevin Papineau  
John Gordon  
Grace Malson  
Matthew Felix  
Wesley Cagle

**Administrators Present**

Karen Schauer

## MINUTES

**A. Board Discussion** meeting was called to order by Kevin Papineau at 6:14 p.m.

1. Governance Team Continuous Improvement facilitated by Marge Gratiot.

The Board discussed the National School Board Association’s research on what makes a school board effective, and how that research can inform their work on behalf of the students in the district. The Board discussed the following areas for continuous improvement considerations:

- Vision and goals focused on learning
- Shared beliefs that high expectations are possible
- Collaborative, open relationship with staff and community (transparency)
- Communications structure to inform and engage internal and external stakeholders
- Lead as a united team with Superintendent, with strong collaboration and mutual trust
- Embrace and monitor data and use it to drive continuous improvement
- Take part in training and team development in order to build shared knowledge, values and commitments
- Ensure that resources are aligned with goals

**B. Pending Agenda Items**

1. School Furniture Analysis and Pilot Programs

**C. Adjournment**

The meeting adjourned at 8:09 p.m.

\_\_\_\_\_  
Grace Malson, Clerk

\_\_\_\_\_  
Date



## CONSENT CALENDAR JOB DESCRIPTION

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### Job Description: Human Resources Coordinator

Given small district human resources parity studies with increasing human resources credentialing monitoring, health benefits implementation and other legal personnel requirements, the District has created a new classified management position: Human Resources Coordinator. The district will not continue with the confidential position of Personnel/Credentials Analyst.

See attached job description.

## **GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT**

**JOB TITLE:** Human Resources Coordinator

### **DESCRIPTION OF BASIC RESPONSIBILITIES**

Under the direction of the Superintendent or Designee, is responsible for facilitating all personnel functions including: salary and benefit administration; recruitment, selection, assignment and evaluation of staff; position control; annual and periodic review of certificated credentials; contract negotiations; and other areas of personnel management. It is of great importance that this position works together with Fiscal Services, Operations, Curriculum, and Education Services departments to ensure the quality staffing and learning environments requirements our students and staff deserve.

### **DUTIES AND RESPONSIBILITIES (may include but is not limited to):**

1. Assist in the recruitment of candidates for employment including creating forms, compiling packets, distributing job announcements, maintaining files, scheduling interviews and interview panels, proctoring exams, notifying candidates and processing employment documents.
2. Evaluate transcripts, experience, and training of candidates for employment.
3. Assist candidates with the pre-employment process, including verification of required credentials, licenses, certificates, TB tests and fingerprints.
4. Ensure that appropriate documents regarding all employment matters are complete and filed in a timely manner.
5. Maintain testing files and employment eligibility lists.
6. Calculate salaries and determine work profiles.
7. Notify employees of continuing employment requirements such as credential or license renewal and necessary medical exams.
8. Read, interpret, research, explain, apply and communicate State laws and California Commission on Teaching Credentialing (CCTC) rules, regulations, policies and procedures and assist certificated personnel in reviewing and forwarding teaching credential applications.
9. Notify certificated employees regarding credential expirations and requirements to renew credentials.



10. Consistent with the requirements of California law, review, monitor, and evaluate the teaching assignments of certificated staff, comparing actual subject assignments against valid credentials, ensuring that teachers are working within their legal authorization.
11. Prepare and submit credential monitoring reports to the Sacramento County Office of Education or CCTC, as necessary.
12. Process transfers, leaves, resignations, and retirements.
13. Maintain the position portion of the District Position Control System.
14. Support administration in employee contract negotiations
15. Support administration with classified employment law issues and research information as well as assist in developing recommendations regarding employee labor relations matters such as employment discrimination, harassment, ADA compliance, worker's compensation claims and contract grievances.
16. Maintains an employee evaluation calendar to assist administrative staff with timelines.
17. Maintains all District personnel files and ensures legality and security of information contained in personnel files.
18. Perform other related duties as assigned.

**Qualifications:**

Education, Training, and Experience:

Any combination equivalent to: bachelor's degree in human resources, public administration or related field; five years increasingly responsible human resources experience including work in school business, labor relations and negotiations.



**CONSENT CALENDAR**  
Human Resources

Recommend approval of the following:

**Resignations/Retirements**

Name	Position	Effective Date	Site
Kim Campbell (27 Years)	Health Secretary	12/26/2017	Fairsite
Sharon Kollmann	Yard Supervisor	10/19/2017	River Oaks
Clare Raboy	Information Systems Tech	10/6/2017	District Office
Christine Wilhelm	Custodian	10/6/2017	McCaffrey

**Leave of Absence Requests**

Name	Position	Effective Date	Site
Chelsea Crager	Teacher	2/26/2018 – 5/4/2018	Greer
Ann Seagraves	Instructional Assistant	10/2/2017 – 4/1/2018	River Oaks
Crystal Vallejo	ASES Coordinator	2/26/2018 – 6/13/2018	Valley Oaks

**New Hires**

Name	Position	Site
David Ahern	Classified Substitute	
Bruce Baird	Certificated Substitute	
Tara Burns	Classified Substitute	
Jonaleah Carrilo	Classified Substitute	
Brenda Coffey	Classified Substitute	
Victor Coleman	Classified Substitute	
Samantha Evans	Classified Substitute	
Crystal Fuentes	Classified Substitute	
Jessica Goerzen	Yard Supervisor	Greer
Karina Gonzalez	Instructional Assistant, Special Ed	McCaffrey
Brittni Gonzalez	Classified Substitute	
Allisa Griffiths	Substitute Teacher	

## Human Resources

Page 2

Douglas Hardin	Classified Substitute	
Amy Havens	Information Systems Tech	District Office
Rachel Hernandez	Instructional Assistant	Valley Oaks
Mason Holland	Instructional Assistant	Lake Canyon
Dorjawn Jernigan	Classified Substitute	
Savannah Jones	Certificated Substitute	
Lien Lam	Classified Substitute	
Lori Mathies	Human Resources Coordinator	District Office
Brian O'Donnell	Certificated Substitute	
Maria Padilla	Classified Substitute	
Samantha Pedraza	Classified Substitute	
Maria Perez	Instructional Assistant, Preschool	Fairsite
Alexandria Ramirez	Classified Substitute	
Araceli Reyes-Ochoa	Instructional Assistant, Special Ed	
Christopher Rodriguez	Classified Substitute	
Oscar Rodriguez	Yard Supervisor	Marengo Ranch
Sandra Salas	Yard Supervisor	Marengo Ranch
Tricia Sploender	Yard Supervisor	Valley Oaks
Tracy Stinson	Fiscal Services Supervisor	District Office
Rodney Turner	Classified Substitute	
Alejandro Zendejas	Instructional Assistant	McCaffrey



## Galt Joint Union Elementary School District

1018 C Street, Suite 210, Galt, CA 95632  
209-744 4545 \* 209-744-4553 fax

### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item:</b> 171.835 Consent Calendar (continued)- Items Removed For Later Consideration
<b>Presenter:</b> Karen Schauer	<b>Action Item:</b> XX <b>Information Item:</b>

The Board will have the opportunity to address any items that are moved from the consent calendar.



## Galt Joint Union Elementary School District

1018 C Street, Suite 210, Galt, CA 95632  
209-744 4545 \* 209-744-4553 fax

### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item:</b> 171.836 Board Consideration of Approval of Resolution #5: 2017-2018 GANN Limit
<b>Presenter:</b> Tom Barentson	<b>Action Item:</b> XX <b>Information Item:</b>
<p>Attached is Resolution #5-GANN Limit and supporting information This is a routine resolution and declares that the appropriations in the 2017-18 budget do not exceed the limitations imposed by Proposition 4 and that the GANN Limit recalculation for the 2016-17 fiscal year and the GANN Limit calculations for the 2017-18 are made in accordance with applicable constitutional and statutory law. Board approval is recommended.</p> <p>Please see attached information.</p>	

GALT JOINT UNION SCHOOL DISTRICT

RESOLUTION #5  
Gann Limit

WHEREAS, in November of 1979, the California electorate did adopt Proposition 4, commonly called the Gann Amendment, which added Article XIII B to the California Constitution; and,

WHEREAS, the provisions of Article XIII B establish maximum appropriation limitations, commonly called "Gann Limits," for public agencies, including school districts; and,

WHEREAS, the District must establish a revised Gann Limit for the 2016-17 fiscal year and a projected Gann limit for the 2017-2018 fiscal year in accordance with the provisions of Article XIII B and applicable statutory law;

NOW, THEREFORE, BE IT RESOLVED that this Board does provide public notice that the attached calculations and documentation of the Gann limits for the 2016-17 and the 2017-18 fiscal years are made in accord with applicable constitutional and statutory law;

AND BE IT FURTHER RESOLVED that this Board does hereby declare that the appropriations in the Budget for 2016-17 and 2017-18 fiscal years do not exceed the limitations imposed by Proposition 4;

AND BE IT FURTHER RESOLVED that the Superintendent provides copies of this resolution along with appropriate attachments to interested citizens of this District.

IN WITNESS WHEREOF, we the Members of the Governing Board of Galt Joint Union School District of Sacramento County, California, have hereunto set our hand this 25<sup>th</sup> day of October 2017.

Board of Education

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President

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Clerk

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Member

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Member

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Member



	2016-17 Calculations			2017-18 Calculations		
	Extracted Data	Adjustments*	Entered Data/Totals	Extracted Data	Adjustments*	Entered Data/Totals
<b>A. PRIOR YEAR DATA</b> (2015-16 Actual Appropriations Limit and Gann ADA are from district's prior year Gann data reported to the CDE)	2015-16 Actual			2016-17 Actual		
1. FINAL PRIOR YEAR APPROPRIATIONS LIMIT (Preload/Line D11, PY column)	22,869,558.68		22,869,558.68			23,731,369.64
2. PRIOR YEAR GANN ADA (Preload/Line B3, PY column)	3,512.66		3,512.66			3,459.44
ADJUSTMENTS TO PRIOR YEAR LIMIT	Adjustments to 2015-16			Adjustments to 2016-17		
3. District Lapses, Reorganizations and Other Transfers						
4. Temporary Voter Approved Increases						
5. Less: Lapses of Voter Approved Increases						
6. TOTAL ADJUSTMENTS TO PRIOR YEAR LIMIT (Lines A3 plus A4 minus A5)			0.00			0.00
7. ADJUSTMENTS TO PRIOR YEAR ADA (Only for district lapses, reorganizations and other transfers, and only if adjustments to the appropriations limit are entered in Line A3 above)						
<b>B. CURRENT YEAR GANN ADA</b> (2016-17 data should tie to Principal Apportionment Software Attendance reports and include ADA for charter schools reporting with the district)	2016-17 P2 Report			2017-18 P2 Estimate		
1. Total K-12 ADA (Form A, Line A6)	3,459.44		3,459.44	3,467.83		3,467.83
2. Total Charter Schools ADA (Form A, Line C9)	0.00		0.00	0.00		0.00
3. TOTAL CURRENT YEAR P2 ADA (Line B1 plus B2)			3,459.44			3,467.83
<b>C. LOCAL PROCEEDS OF TAXES/STATE AID RECEIVED</b>	2016-17 Actual			2017-18 Budget		
TAXES AND SUBVENTIONS (Funds 01, 09, and 62)						
1. Homeowners' Exemption (Object 8021)	33,921.52		33,921.52	33,017.00		33,017.00
2. Timber Yield Tax (Object 8022)	0.53		0.53	0.00		0.00
3. Other Subventions/In-Lieu Taxes (Object 8029)	0.00		0.00	0.00		0.00
4. Secured Roll Taxes (Object 8041)	2,894,002.87		2,894,002.87	2,878,738.00		2,878,738.00
5. Unsecured Roll Taxes (Object 8042)	112,774.24		112,774.24	97,553.00		97,553.00
6. Prior Years' Taxes (Object 8043)	57,964.76		57,964.76	34,882.00		34,882.00
7. Supplemental Taxes (Object 8044)	142,021.98		142,021.98	184,536.00		184,536.00
8. Ed. Rev. Augmentation Fund (ERAF) (Object 8045)	1,876,122.73		1,876,122.73	1,713,483.00		1,713,483.00
9. Penalties and Int. from Delinquent Taxes (Object 8048)	0.00		0.00	0.00		0.00
10. Other In-Lieu Taxes (Object 8082)	1,040.22		1,040.22	0.00		0.00
11. Comm. Redevelopment Funds (objects 8047 & 8625)	76,408.65		76,408.65	168,911.00		168,911.00
12. Parcel Taxes (Object 8621)	0.00		0.00	0.00		0.00
13. Other Non-Ad Valorem Taxes (Object 8622) (Taxes only)	0.00		0.00	0.00		0.00
14. Penalties and Int. from Delinquent Non-LCFF Taxes (Object 8629) (Only those for the above taxes)	0.00		0.00	0.00		0.00
15. Transfers to Charter Schools in Lieu of Property Taxes (Object 8096)						
16. TOTAL TAXES AND SUBVENTIONS (Lines C1 through C15)	5,194,257.50	0.00	5,194,257.50	5,111,120.00	0.00	5,111,120.00
OTHER LOCAL REVENUES (Funds 01, 09, and 62)						
17. To General Fund from Bond Interest and Redemption Fund (Excess debt service taxes) (Object 8914)	0.00		0.00	0.00		0.00
18. TOTAL LOCAL PROCEEDS OF TAXES (Lines C16 plus C17)	5,194,257.50	0.00	5,194,257.50	5,111,120.00	0.00	5,111,120.00

	2016-17 Calculations			2017-18 Calculations		
	Extracted Data	Adjustments*	Entered Data/Totals	Extracted Data	Adjustments*	Entered Data/Totals
<b>EXCLUDED APPROPRIATIONS</b>						
19. Medicare (Enter federally mandated amounts only from objs. 3301 & 3302; do not include negotiated amounts)			360,248.12			397,072.00
<b>OTHER EXCLUSIONS</b>						
20. Americans with Disabilities Act						
21. Unreimbursed Court Mandated Desegregation Costs						
22. Other Unfunded Court-ordered or Federal Mandates						
23. TOTAL EXCLUSIONS (Lines C19 through C22)			360,248.12			397,072.00
<b>STATE AID RECEIVED (Funds 01, 09, and 62)</b>						
24. LCFF - CY (objects 8011 and 8012)	24,867,546.60		24,867,546.60	24,831,573.00		24,831,573.00
25. LCFF/Revenue Limit State Aid - Prior Years (Object 8019)	4,168.59		4,168.59	0.00		0.00
26. TOTAL STATE AID RECEIVED (Lines C24 plus C25)	24,871,715.19	0.00	24,871,715.19	24,831,573.00	0.00	24,831,573.00
<b>DATA FOR INTEREST CALCULATION</b>						
27. Total Revenues (Funds 01, 09 & 62; objects 8000-8799)	39,335,296.44		39,335,296.44	38,951,924.94		38,951,924.94
28. Total Interest and Return on Investments (Funds 01, 09, and 62; objects 8660 and 8662)	90,657.94		90,657.94	30,060.00		30,060.00
<b>APPROPRIATIONS LIMIT CALCULATIONS</b>						
<b>D. PRELIMINARY APPROPRIATIONS LIMIT</b>			<b>2016-17 Actual</b>			<b>2017-18 Budget</b>
1. Revised Prior Year Program Limit (Lines A1 plus A6)			22,869,558.68			23,731,369.64
2. Inflation Adjustment			1,0537			1,0369
3. Program Population Adjustment (Lines B3 divided by [A2 plus A7]) (Round to four decimal places)			0.9848			1.0024
4. PRELIMINARY APPROPRIATIONS LIMIT (Lines D1 times D2 times D3)			23,731,369.64			24,666,114.12
<b>APPROPRIATIONS SUBJECT TO THE LIMIT</b>						
5. Local Revenues Excluding Interest (Line C18)			5,194,257.50			5,111,120.00
6. Preliminary State Aid Calculation						
a. Minimum State Aid in Local Limit (Greater of \$120 times Line B3 or \$2,400; but not greater than Line C26 or less than zero)			415,132.80			416,139.60
b. Maximum State Aid in Local Limit (Lesser of Line C26 or Lines D4 minus D5 plus C23; but not less than zero)			18,897,360.26			19,952,066.12
c. Preliminary State Aid in Local Limit (Greater of Lines D6a or D6b)			18,897,360.26			19,952,066.12
7. Local Revenues in Proceeds of Taxes						
a. Interest Counting in Local Limit (Line C28 divided by [Lines C27 minus C28] times [Lines D5 plus D6c])			55,653.37			19,356.71
b. Total Local Proceeds of Taxes (Lines D5 plus D7a)			5,249,910.87			5,130,476.71
8. State Aid in Proceeds of Taxes (Greater of Line D6a, or Lines D4 minus D7b plus C23; but not greater than Line C26 or less than zero)			18,841,706.89			19,932,709.41
9. Total Appropriations Subject to the Limit						
a. Local Revenues (Line D7b)			5,249,910.87			
b. State Subventions (Line D8)			18,841,706.89			
c. Less: Excluded Appropriations (Line C23)			360,248.12			
d. TOTAL APPROPRIATIONS SUBJECT TO THE LIMIT (Lines D9a plus D9b minus D9c)			23,731,369.64			



# WHAT IS “GANN” AND WHY DO WE HAVE TO DO THIS REPORT?

Source: California Department of Education

## BACKGROUND

In November of 1979, the voters approved Proposition 4, an initiative that added Article XIII B to the California Constitution. This constitutional amendment, popularly known as the Gann initiative, placed limits on the growth of expenditures for publicly funded programs. In 1980, legislation was enacted to implement the limits on government appropriations established by Proposition 4. Adding Division 9 of Title 1, beginning with Section 7900, of the Government Code, this legislation specified the calculation of state and local government appropriation limits and appropriations subject to limitation. These limits were to take effect beginning with the 1980-81 fiscal year. The sections added by the constitutional and statutory amendments explain and define the appropriations limit and appropriations subject to limitation as they apply to state and local government and require that each entity of government formally “adopt” its appropriations limit for a given fiscal year.

## Important Terms and Definitions

There are several key terms that are used in relation to Gann limits. They are “appropriations limit”, “appropriations subject to limitation” (aka “appropriations subject to the limit”), “proceeds of taxes”, and “state subventions”.

## The “Appropriations Limit”

Section 1 of Article XIII B of the California Constitution establishes the appropriations limit. The appropriations limit of each entity of government for each fiscal year is defined as that amount which total annual appropriations subject to limitation may not exceed. Although that definition may tempt you to give up in frustration, Article XIII B continues by stating that the appropriations limit is equal to the appropriations subject to limitation for each entity of government in the 1978-79 fiscal year, adjusted annually for changes in the cost of living and population (Sections 8(h) and 1). Cost of living and population are defined in subdivisions (e) and (f) of Section 8, respectively. The change in the cost of living is defined as the change in the California per capita personal income. The change in population for school districts is defined as the change in second period average daily attendance (ADA), excluding adults but including attendance in summer school and district or JPA operated ROC/Ps. The change in population for county offices of education (COEs) is in two parts: (1) the change in the annual “program” ADA that is connected to COE revenue limits plus the ADA for county operated ROC/Ps, and (2) the change in the sum of the ADA used for district Gann calculations for all the districts in the county.

The Government Code requires the Department of Finance to annually notify the Department of Education of the percentage change in the cost of living for the purpose of adjusting appropriation limits for the effects of inflation. The Department of Education must, in turn, notify each K-12 school district and county superintendent of schools and collect information relative to the calculations of LEAs’ appropriations limits.

There are, in general, only three ways in which the appropriations limit of any entity of government may be changed (other than for inflation and population adjustments):

1. To reflect transfers of financial responsibility among governmental entities. If the financial responsibility for any service changes from one governmental entity to another, then the appropriations limit of the “losing” entity must be reduced, and the appropriations limit of the “gaining” entity must be increased. There is no net change in the sum of the appropriation limits for all government when such a transaction occurs.
2. In the event of an emergency, the appropriations limit may be exceeded. However, it must be decreased over the next three years to prevent an aggregate increase in appropriations. There is no net increase over time in the appropriations limit.
3. By a vote of the electorate, the limit may be increased. This is the only action that can result in an actual net increase (exclusive of population and inflation adjustments) of the appropriations limit among governmental entities or over time. Such a change cannot exceed a period of four years, at which time it must be re-authorized by a vote of the electorate if the increase is to continue.

Chapter 1093, Statutes of 1981, added a fourth option for increasing appropriation limits (G.C. 7902.1) that applies only to K-12 school districts, community college districts, and county superintendents of schools. If, in any year, the appropriations subject to limitation of a local educational agency (LEA) exceed the appropriations limit for that agency, then the governing board of the LEA can administratively increase its appropriations limit to equal the appropriations subject to limitation. The LEA must, within 45 days of the action, notify the state Department of

Finance of the amount of the change. The state is then required to decrease its appropriations limit by an equal amount.

#### "Appropriations Subject to Limitation"

Appropriations subject to the appropriations limit for state and local government are defined in Section 8 of Article XIII B: SEC. 8. (a) "Appropriations subject to limitation" of the state shall mean any authorization to expend during a fiscal year the proceeds of taxes levied by or for the state, exclusive of state subventions for the use and operation of local government... and further exclusive of refunds of taxes, benefit payments from retirement, unemployment insurance and disability insurance funds; (underline added for emphasis.)

(b) "Appropriations subject to limitation" of an entity of local government shall mean any authorization to expend during a fiscal year the proceeds of taxes levied by or for that entity and the proceeds of state subventions to that entity... exclusive of refunds of taxes; (underline added for emphasis.)

Article XIII B of the constitution contains additional sections that further define appropriations subject to limitation to include contributions made from the proceeds of taxes to any contingency, emergency, unemployment, reserve, retirement, sinking, trust, or similar fund; but excluding withdrawals, expenditures, authorizations to expend, and transfers from such funds.

Not included as appropriations subject to limitation are local agency loan funds or indebtedness funds, investment funds of the state, or of an entity of local government in accounts at banks or savings and loan associations or in liquid securities, appropriations for debt service, and appropriations for complying with qualifying mandates of the courts or federal government. Additionally, certain appropriations relating to emergencies declared by the Governor (e. g., earthquakes, floods, etc.) and "approved by a two-thirds voted of the legislative body of an affected entity of government" are also excluded from appropriations subject to limitation as are appropriations for qualified capital outlay projects (as defined by the Legislature) and appropriations from certain fuel taxes and sales taxes on those fuel taxes.

A "qualifying" mandate is one that, without discretion, requires an expenditure for additional services or which unavoidably makes the providing of existing services more costly. Finally, funding provided from the state to entities of local government for state mandates counts in the state, not the local, appropriations subject to limitation (Sections 5, 6, 8(i), and 9).

#### "Proceeds of Taxes"

In general, appropriations subject to limitation are authorizations to expend the proceeds of taxes, including "all tax revenues and the proceeds to an entity of government, from (i) regulatory licenses, user charges, and user fees to the extent that such proceeds exceed the costs reasonably borne by such entity in providing the regulation, product, or service, and (ii) the investment of tax revenues. With respect to any local government, "proceeds of taxes" shall include subventions received from the state... and, with respect to the state, proceeds of taxes shall exclude such subventions." (from Section 8 (c) of Article XIII of the California Constitution)

#### "State Subventions"

The base year appropriations limit and the annual level of appropriations subject to limitation for school districts is dependent on the amount of state aid that is treated as a state subvention, and therefore counted toward the local, rather than the state, appropriations limit. Government Code Section 7906 defines for LEAs the portion of state aid that would count as local proceeds of taxes for the purpose of determining LEA appropriations subject to limitation. Please note that even though state subventions for the use and operation of local government are appropriations from the proceeds of state taxes, they count as appropriations subject to limitation for the local governmental entities receiving them. This is important because, in conjunction with the provisions of G.C. 7902.1 (described above), this allows the state and LEAs to "share" limit capacity between the two levels of government and thus avoid having to return money to taxpayers as happened in 1987.

#### Summary

In summary, Proposition 4 established an appropriations limit for each entity of government equal to total appropriations from the proceeds of taxes in the 1978-79 fiscal year, adjusted annually by the percentage change in California per capita personal income, and adjusted for change in population. Appropriations subject to limitation are defined as any authorization to expend the proceeds of taxes and state subventions, including appropriations to reserve or contingency funds and revenues from the investment of taxes.

Only some of the total funds available for expenditure by LEAs are subject to the LEA appropriations limit. For example, the appropriation of federal funds is not subject to the appropriations limit because these revenues are not proceeds of taxes to the local entity of government, and they are not state subventions. Fee revenues necessary to

cover the cost of providing a service are not subject to the limit; expenditures from reserves are not subject to the limit; and funds received from the allocation of state aid other than that portion identified as a state subvention are subject to the state, not local, limit.

State subventions to LEAs are determined by a formula that uses the maximum amount of revenue limit and ROC/P state aid actually received that can fit within the LEAs appropriations limit. That portion of state school apportionments that is equal to the subvention calculation is counted as a part of the LEA's appropriations subject to limitation, rather than the state's. In no event is the state subvention less than an amount equal to \$120 times district ADA (or \$2400, whichever is greater). If the appropriations subject to limitation in any year exceed the appropriations limit, LEAs may administratively increase their limit to equal their appropriations subject to limitation. This prevents LEA's from having to return money to local taxpayers when local property tax revenues grow faster than their limit. The calculated appropriations limit and appropriations subject to limitation for any LEA are equal for the 1978-79 fiscal year. (Although calculated based upon 1978-79 appropriations, the actual application of appropriation limits did not begin until 1980-81.) However, because of the way in which appropriations subject to limitation are calculated and because proceeds of taxes from some sources may not increase as fast as the appropriations limit, in subsequent years the appropriations subject to limitation of any LEA may be less than the appropriations limit. Before this happens, however, the state aid counting in the LEA's limit will be increased to take advantage of the extra capacity available at the local level. Conversely, if a LEA's proceeds of taxes grow faster than the limit, the LEA can shift capacity from the state's limit and increase the LEA's limit to equal its appropriations subject to the limit.



## Galt Joint Union Elementary School District

1018 C Street, Suite 210, Galt, CA 95632  
 209-744 4545 \* 209-744-4553 fax

### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item: 171.837</b> Public Hearing of the School Facility Needs Analysis and Resolution #7 to Adopt An Alternative Level 2 Fee on New Residential Construction for the Galt Joint Union Elementary School District
<b>Presenter:</b> Tom Barentson	<b>Action Item:</b> <b>Information Item:</b> <b>Public Hearing:</b> XX
<p>Pursuant to Government Code § 65995.5, the District may levy an alternative fee (“Level 2 fee) to the District’s Level 1 fee if certain requirements are met. The School Facility Needs Analysis (“Needs Analysis”), prepared by SCI Consulting Group, is required annually to establish the need for and level of the Level 2 Fee. The District has been made eligible for new construction funding under the School Facility Program and satisfies the 3 of the 4 statutory requirements necessary to levy Level 2. Furthermore, the Needs Analysis has determined that District is justified in imposing a district-wide Level 2 fee at the K-8 rate of \$3.00 per square foot for new residential development.</p> <p>In order to adopt the School Facility Needs Analysis and impose the Level 2 fees justified in the Needs Analysis, the District must conduct a public hearing and adopt Resolution #7 adopting the Needs Analysis and the Level 2 fee.</p> <p>The Level 2 fee takes effect immediately upon adoption and is effective for a period of one year.</p> <p>Attachments: Resolution #7        School Facility Needs Analysis</p>	

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Galt Joint Union Elementary School District intends to conduct a Public Hearing on October 25, 2017 at 7:00 P.M. to consider a resolution concerning the approval of the District's School Facility Needs Analysis and adoption of school facility fees on residential development pursuant to Government Code Section 65995.5 and Education Code Section 17620. The Public Hearing shall be held at the Galt Civic Center, 380 Civic Drive, Galt, California. The School Facility Needs Analysis for the proposed school facilities fees is on file in the Business Services Office and is available for public review. Members of the public are invited to provide comment at the Public Hearing, or, in writing, which is received on or before October 23, 2017. Any person challenging in court the decision made at the conclusion of the Public Hearing may be limited to raising only those issues raised at such hearing or in correspondence delivered to the school district prior to the close of such hearing. Information on this matter may be obtained at the offices of the Galt Joint Union Elementary School District located at 1018 C Street Suite 210, Galt, California 95632-2090 or by contacting the District at (209) 744-4550.

Dated September 20, 2017

**Galt Joint Union Elementary School District**



**GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT**

Resolution No. #7

Resolution of the Board of Trustees  
Approving the Galt Joint Elementary School District's  
School Facilities Needs Analysis, Adopting Residential School Facilities Fees in  
Compliance with Government Code Sections 65995.5 and 65995.6,  
and Making Related Findings and Determinations

**RESOLVED** by the Board of Trustees (the "Board") of the Galt Joint Union Elementary School District (the "District"), County of Sacramento, State of California, that:

**WHEREAS**, this Board has had a School Facility Needs Analysis ("Needs Analysis") prepared as outlined in Section 65995 of the California Government Code; and

**WHEREAS**, said Need Analysis outlines the shortfall in revenues without levying fees as authorized in Sections 65995.5 and 65995.6 of the Government Code.

**WHEREAS**, the purpose of this Resolution is to approve and adopt fees pursuant to Government Code Section 65995.5 and 65995.6 on residential development projects in the amount of \$3.00 per square foot.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** as follows:

1. The Board hereby receives and approves the School Facility Needs Analysis, October 2017 as prepared by SCI Consulting Group.
2. Based upon said Needs Analysis, the Board makes the following findings.
  - a.) The purpose of the fees is to provide adequate school facilities for the students of the District who will be generated by residential development in the District.
  - b.) The fees are to be used to finance the construction and reconstruction of school facilities for new students generated by residential development.
  - c.) There is a reasonable relationship between the need for the fees, the use of the fees, and the development projects on which the fees are imposed.
  - d.) There is a reasonable relationship between the amount of the fees and the cost of the facilities attributable to the development projects on which the fees are imposed.
3. The Board hereby finds and determines the necessity to levy the fees authorized in Sections 65995.5 and 65995.6 of the Government Code in the amount of \$3.00 per square foot of new residential development.
4. The imposition of the fees shall take effect immediately.

5. The Superintendent or designee shall notify the City of Galt and the County of Sacramento having jurisdiction over territory within the District and request that no building permits be issued on or after this date without certification from the District that the fees specified herein have been paid.
6. The Board hereby finds that prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled October 25, 2017 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, was published in a newspaper in accordance with Sections 65995.5 and 65995.6 of the California Government Code and at least 30 days prior to the meeting. A copy of said Needs Analysis was mailed to any interested party who had filed a written request with the District for mailed notice of the meeting on new fees within the period specified by law. Additionally, at least 30 days prior to the meeting the District made available to the public the final Needs Analysis for review.
7. If any portion of this Resolution is found by a Court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this resolution.

APPROVED, PASSED AND ADOPTED this 25th day of October 2017 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

President, Board of Trustees  
Galt Joint Union Elementary School District

ATTEST:

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Secretary, Board of Trustees  
Galt Joint Union Elementary School District



# **GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT**

## **SCHOOL FACILITY NEEDS ANALYSIS**

OCTOBER 2017

PREPARED FOR:

**BOARD OF TRUSTEES  
GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT**

PREPARED BY:

**SCI Consulting Group**

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## **GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT**

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### **BOARD OF TRUSTEES**

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Grace Malson, Clerk  
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### **SUPERINTENDENT**

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### **DIRECTOR OF BUSINESS SERVICES**

Tom Barentson

### **FACILITY PLANNING CONSULTANT**

SCI Consulting Group

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## TABLE OF CONTENTS

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<b>EXECUTIVE SUMMARY</b> .....	<b>1</b>
INTRODUCTION .....	1
SUMMARY OF FINDINGS .....	2
SUMMARY OF RECOMMENDATIONS .....	4
<b>DISTRICT PROFILE</b> .....	<b>5</b>
DISTRICT PROFILE .....	5
EXISTING SCHOOL BUILDING CAPACITY AND ENROLLMENT .....	5
<b>PROJECTIONS AND DEMOGRAPHICS</b> .....	<b>6</b>
PROJECTED DEVELOPMENT .....	6
STUDENT GENERATION RATES .....	9
ENROLLMENT FROM NEW HOUSING .....	9
UNHOUSED ENROLLMENT .....	9
NEW RESIDENTIAL BUILDING AREA .....	10
<b>LEVEL 2 FEE DETERMINATION</b> .....	<b>11</b>
ALLOWABLE COSTS.....	11
LEVEL 2 FEE DETERMINATION .....	12
<b>SCHOOL SITES, FACILITIES, AND LOCAL FUNDING SURPLUSES</b> .....	<b>14</b>
SURPLUS SCHOOL SITES .....	14
SURPLUS SCHOOL FACILITIES .....	14
SURPLUS LOCAL FUNDS .....	14
<b>LEVEL 2 &amp; 3 FEE ELIGIBILITY</b> .....	<b>17</b>
LEVEL 2 AND 3 FEES .....	17
LEVEL 3 FEE DETERMINATION .....	19
<b>NEXUS FINDINGS</b> .....	<b>20</b>
<b>APPENDICES</b> .....	<b>22</b>
APPENDIX A – LEVEL 1 FEES JUSTIFICATION REPORT .....	24
APPENDIX B – REQUIREMENTS FOR ADOPTION OF THE NEEDS ANALYSIS .....	30
APPENDIX C – EXISTING SCHOOL BUILDING CAPACITY DETERMINATION .....	31
APPENDIX D – BONDING CAPACITY CALCULATION .....	32

## LIST OF FIGURES

---

FIGURE 1 – EXISTING SCHOOL BUILDING CAPACITY AND ENROLLMENT (2016-17).....	5
FIGURE 2 – ANNUAL RESIDENTIAL BUILDING PERMITS ISSUED, CITY OF GALT.....	6
FIGURE 3 – RESIDENTIAL DEVELOPMENT PROJECT LIST, CITY OF GALT .....	7
FIGURE 4 – FIVE-YEAR PROJECTED RESIDENTIAL DEVELOPMENT.....	8
FIGURE 5 – STUDENT GENERATION RATES FOR NEW HOUSING .....	9
FIGURE 6 – ENROLLMENT GENERATED FROM NEW HOUSING .....	9
FIGURE 7 – NEW RESIDENTIAL SQUARE FOOTAGE .....	10
FIGURE 8 – ALLOWABLE COSTS FOR CONSTRUCTION AND GENERAL SITE DEVELOPMENT.....	11
FIGURE 9 – LEVEL 2 FEE DETERMINATION .....	13
FIGURE 10 – LEVEL 3 FEE DETERMINATION.....	19



## EXECUTIVE SUMMARY

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### INTRODUCTION

This School Facility Needs Analysis (“Needs Analysis”) was prepared pursuant to the requirements of Senate Bill 50, Chapter 407; Statutes 1998, (hereinafter “Chapter 407/98” or “SB 50”) which became effective on November 4, 1998, after voters in California supported Proposition 1A. The purpose of this Needs Analysis is to evaluate the need for, and the amount of developer fees allowed for new residential construction, pursuant to Chapter 407/98 for the Galt Joint Union Elementary School District (“District”).

Chapter 407/98 essentially authorizes qualifying school districts to levy three different levels of developer fees. These three levels of fees are from Government Code Sections 65995, 65995.5 and 65995.7. Developer fees levied pursuant to Government Code Section 65995 are typically called “Statutory fees,” “Stirling fees,” or “Level 1 fees,” and the current maximum Stirling fee amounts for K-12 facilities are \$3.48 per square foot of residential construction and \$0.56 per square foot of commercial/industrial construction. These amounts are adjusted every two years in an amount equal to the statewide cost index for Class B construction, as determined by the State Allocation Board (“SAB”) at its January meeting. The District shares the K-12 commercial / industrial fee with the Galt Joint Union High School District. The District currently collect 60 percent or \$0.324 per square foot of new commercial area constructed within the District.

Chapter 407/98 established two new sections, Section 65995.5 and 65995.7 that allow school districts to impose higher fees on residential construction if certain conditions are met by the school district. Government Code Section 65995.5 provides for an alternative fee (hereinafter the “Level 2 fee”) that may provide approximately 50 percent of the cost of school construction and site costs (using statewide average costs).

Government Code Section 65995.7 provides for developer fees that would be approximately twice the amounts authorized for Level 2 fees. This “Level 3 fee” may be levied by school districts if State funding becomes unavailable from the State Allocation Board. In essence, Section 65995.7 allows a district to double the Level 2 fee effectively. However, if the district later receives any State funding, any amounts collected in excess of Level 2 or 3 fees would have to be reimbursed to the developers from whom it was collected.

In order to impose such fees, this Needs Analysis must make the following determinations:

- Determine if the District has been approved as eligible by the State Allocation Board (“SAB”) for new construction grant funds under the School Facility Program (“SFP”); and
- Determine if the District has satisfied two of the four requirements set forth in Government Code Section 65995.5(b)(3); and
- Determine the District’s maximum allowable Level 2 fee and Level 3 fees as authorized by Government Code Sections 65995.5 and 65995.7 respectively.

In addition to making these determinations, this Needs Analysis must establish that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for additional school facilities as a result of new development. More specifically, this Needs Analysis will present findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which are as follows:

1. Identify the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed;
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

#### **SUMMARY OF FINDINGS**

1. School capacity pursuant to SB 50 is calculated on a teaching station basis whereby all permanent classrooms are counted. Portable classrooms are also counted, but only up to the amount that equals 25 percent of the number of permanent classrooms. Using this measure of school capacity, the District’s State Capacity in 2016-17 is 3,800 K-8 students.
2. The District has an enrollment, as of October 2016, of 3,616 K-8 students. Therefore, the District’s enrollment does not currently exceed existing school capacity. However, the current excess capacity is not enough to house the

new students generated by new development, and new school facilities will be required for enrollments generated by the new residential development.

3. Based on a study of historical residential construction and the City of Galt's current development plan for new homes, approximately 375 new single-family homes and 14 multi-family units forecast to be constructed within the District over the next 5 years.
4. A student generation rate analysis of newly constructed residential units finds that each new single-family home generates an average of 0.448 K-8 students and each new multi-family home generates an average of 0.616 K-8 students.
5. Over the next five years, 177 additional students are projected from the 375 new residential homes and 14 multi-family units.
6. Based on an average new single-family residential home size of 2,275 square feet and a multi-family residential unit size of 850 square feet, the total projected new residential area is 865,000 square feet.
7. The current allowable costs for new school construction pursuant to SB 50 are \$11,104 per elementary student and \$11,744 per middle school student.
8. In addition to new school construction costs, SB 50 states that 50 percent of site acquisition, site development costs, and off-site development can be included. The allowable site acquisition and site development costs per student for the District are \$1,890 per elementary student and \$7,541 per middle school student.
9. The total allowable costs per student for Level 2 fees are \$12,219 per elementary student and \$13,105 per middle school student.
10. Using these cost factors and the projected number of new homes, the maximum amount chargeable to residential development for the Level 2 fee is \$3.00. Of this total amount, \$1,907,550 is attributable to new elementary school facilities and \$690,842 is attributable to new middle school facilities.
11. The District owns the "Jeffery T. Jennings" site for a future elementary school. The District has no other "surplus" school sites, surplus facilities or other local funding for capital improvements that can be used to offset the cost of facilities needed for students from unmitigated, new residential development subject to the Level 2 fee.
12. Based on costs allowable by Government Code § 65995, this Needs Analysis determines that the maximum amount chargeable to residential development as an alternative "Level 2" fee is \$3.00 per square foot of unmitigated new

residential area. Additionally, in the event that new construction state funding becomes unavailable, the District is authorized to charge a Level 3 fee in the amount of \$6.01 per square foot of new, unmitigated residential area.

13. The District is eligible for new construction funding under the School Facility Program (“SFP”) and satisfies 2 of the 4 statutory requirements necessary to levy Level 2 fees pursuant to Government Code Section 65995.5(b)(3).

#### **SUMMARY OF RECOMMENDATIONS**

1. The District should levy an alternative school facility fee (“Level 2 fee”) at the rate of \$3.00 per square foot for all new residential development, with the exception of any residential development that is paying mitigation through a developer mitigation agreement, Mello-Roos special tax or other special tax.
2. As justified in the Level 1 Fees Justification Report (Appendix A), the District should levy the maximum allowable commercial / industrial fee of \$0.56 per square foot. This fee is shared with the Galt Joint Union High School District with the District receiving 60 percent or \$0.336 per square foot.
3. The Level 2 fee should be adopted and implemented pursuant to Government Code Section 65995.5 and as generally summarized in Appendix B to this Needs Analysis.
4. It is important to keep in mind that the projections and related facility needs presented in this Needs Analysis are based on a State formula for the general purpose of legally justifying the need for and amount of the Level 2 fee. SCI Consulting Group recommends that the District rely on more comprehensive and detailed demographic analysis and facility plans for long-term facility planning.

## DISTRICT PROFILE

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### DISTRICT PROFILE

The Galt Joint Union Elementary School District encompasses the City of Galt and surrounding areas in Sacramento County. According to the October 2016 CBEDS, the District currently serves 3,616 K-8 students in regular education programs. The District currently operates five elementary schools and one middle school: Valley Oaks Elementary, River Oaks Elementary, Marengo Ranch Elementary, Lake Canyon Elementary, Vernon E. Greer Elementary and Robert L. McCaffrey Middle School.

In reading the enclosed information, the reader should be reminded that the information presented in the Needs Analysis is relevant to the 2016-17 school year and does not reflect any changes that may occur in the 2016-17 school year.

### EXISTING SCHOOL BUILDING CAPACITY AND ENROLLMENT

Pursuant to SB 50, existing school building capacity is determined by a teaching station methodology whereby each permanent teaching station is counted and loaded at the rate of 25 students per classroom in grades K-6 and 27 students per classroom in grades 7-8. Pursuant to Education Code Section 17071.30(b), the maximum number of portable classrooms included within the capacity calculation shall not exceed 25 percent of the number of permanent classrooms.

Figure 1 presents an analysis of current enrollment in comparison to allowable state capacity. By this measure, the District's capacities exceed enrollment by 184 K-12 students.

**FIGURE 1 – EXISTING SCHOOL BUILDING CAPACITY AND ENROLLMENT (2016-17)**

	SB50 State Capacity	Oct-16 Enrollment	Excess Capacity
Elementary School (K-6)	2,624	2,719	(95)
Middle School (7-8)	1,176	897	279
<b>Total K - 8</b>	<b>3,800</b>	<b>3,616</b>	<b>184</b>

(Appendix C provides the existing school building capacity calculation for the District.)

## PROJECTIONS AND DEMOGRAPHICS

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### PROJECTED DEVELOPMENT

As indicated in the figure below, the City issued an annual average of 26 single family building permits from 2007 through 2017 year to date. The total number of annual building permits peaked at 308 in 2005 but has declined remarkably since 2007. 2014 is the first year since 2008 that the number of building permits pulled began to increase.

**FIGURE 2 – ANNUAL RESIDENTIAL BUILDING PERMITS ISSUED, CITY OF GALT**

Year	SFR	MFR	Total
2002	104	0	104
2003	190	0	190
2004	189	0	189
2005	271	37	308
2006	206	0	206
2007	46	0	46
2008	14	0	14
2009	1	0	1
2010	0	81	81
2011	0	0	0
2012	1	0	1
2013	1	0	1
2014	72	0	72
2015	71	0	71
2016	134	0	71
2017*	55	0	55

Source: Construction Industry Research Board and City of Galt Building Department

Notes:

\* Building permits year-to-date through August 2017.

Figure 3 below outlines the approved and proposed residential building projects registered with the City of Galt Planning Department thru Summer 2017. As indicated, these projects represent nearly 2,400 new residential units currently under construction, approved, or in the application process.

**FIGURE 3 – RESIDENTIAL DEVELOPMENT PROJECT LIST, CITY OF GALT**

	<b>Total Units <sup>1</sup></b>	<b>Permits Issued</b>	<b>Remaining Units</b>	<b>General Status</b>
<b>Single Family Residential</b>				
Fairway Oaks	100	0	100	Tentative Map Approved
Emerald Park # 22	25	25	0	Under Construction
Morali Estates	50	0	50	Applied for Final Map
River Oaks Unit 3 Phase B & C	198	128	70	Partially Completed
Ceder Flats Estates	120	0	120	Tentative Map Approved
Creekside 3	71	71	0	Under Construction
Veranda @ River Oaks	80	0	80	Application Submitted
Van Horn Parcel Map	3	0	3	Application Submitted
Eastview Specific Plan <sup>3</sup>	1,494	0	1,494	Annexation Approved
<b>TOTAL UNITS</b>	<b>2,141</b>	<b>224</b>	<b>1,917</b>	
<b>Multi Family Residential</b>				
Eastview Specific Plan <sup>3</sup>	241	0	241	Annexation Approved
Peck and Steiner Building	0	0	0	Application Submitted
Trailridge Apartments	14	0	14	Application Submitted
<b>TOTAL MULTI-FAMILY</b>	<b>255</b>	<b>0</b>	<b>255</b>	
<b>GRAND TOTAL</b>	<b>2,396</b>	<b>224</b>	<b>2,172</b>	

Source: City of Galt Planning Department. Development Project List as of Summer 2017

Notes:

<sup>1</sup> List excludes senior living projects. Excludes Dry Creek Oaks.

<sup>2</sup> Residential development projects within Community Facilities District No. 1 which are not subject to the alternate Level 2 developer fee.

<sup>3</sup> Of the 1,685 projected units within the Eastview Specific Plan, 1,383 units planned for the mitigated residential development project known as Liberty Ranch. These units will not be subject to the alternate Level 2 developer fee.

Future levels of residential development will primarily be determined by the supply and demand for new homes in the area. The historical rate of purchase and occupancy of new homes in the District averaged approximately 192 units annually before the decline in 2007. With this level of growth history in Galt and the housing market beginning to improve, the demand for new homes in the area should pick up and not be constrained by the supply. Therefore, development projections were formulated under a market absorption methodology whereby the demand for new housing stock was assumed to continue to match the available supply.

The figure below lists the 5-year projected residential development within the District. Based on historical development, current building projects and figures provided by the City of Galt Planning Department, this Needs Analysis projects 375 single-family homes ("SFR") and 14 multi-family residential units ("MFR") will be constructed within the next five years.

**FIGURE 4 – FIVE-YEAR PROJECTED RESIDENTIAL DEVELOPMENT**

<b>Housing Type</b>	<b>Total Projected Housing Units</b>
Single Family Residential ("SFR")	375
Multi-Family Residential ("MFR")	14
<b>Total Projected Residential Units</b>	<b>389</b>



### STUDENT GENERATION RATES

Student generation rates, otherwise known as “yield factors,” are the average number of students that are generated by each new housing unit. Student generation rates for new housing units were determined by SCI Consulting Group. The student generation rate analysis found that new single-family homes generate an average of 0.448 K-8 students while multi-family residential units generate an average 0.616 K-8 students.

**FIGURE 5 – STUDENT GENERATION RATES FOR NEW HOUSING**

<b>Housing Type</b>	<b>K-6</b>	<b>7 - 8</b>	<b>K - 8</b>
New Single Family Residential	0.343	0.105	<b>0.448</b>
New Multi-Family Residential	0.438	0.179	<b>0.616</b>

### ENROLLMENT FROM NEW HOUSING

The figure below lists the number of students projected by grade level from the forecasted new homes. If 375 new housing units are constructed as projected, and each new SFR and MFR is expected to yield 0.448 and 0.616 students respectively, then the District enrollments will increase by approximately 177 students.

**FIGURE 6 – ENROLLMENT GENERATED FROM NEW HOUSING**

<b>Period</b>	<b>Projected Homes</b>		<b>Students Generated</b>		
	<b>SFR</b>	<b>MFR</b>	<b>K-6</b>	<b>6-8</b>	<b>K-8</b>
5-Years	375	14	135	42	177

### UNHOUSED ENROLLMENT

As shown in Figure 1, no excess capacity exists at the elementary school level. Thus all elementary school students generated by new development are considered unhooused. However, existing capacity exceeds middle school enrollment by 279 students. The District will experience middle school enrollment growth beyond the five-year period of this Needs Analysis. Therefore, the excess middle school capacity will be needed to house students generated from residential units constructed over the next five (5) years and residential units constructed beyond the five-year period of this Needs Analysis. Therefore, the

excess middle school capacity shown in Figure 1 must be allocated between the projected residential development shown in Figure 4 and residential units to be constructed beyond the next five (5) years.

According to City’s 2030 General Plan and information obtained from the California Department of Finance, the District can expect an additional 5,928 single-family and 3,096 multi-family units at buildout of the General Plan. These figures include residential units for the next five (5) years and residential units to be constructed beyond the next five (5) years. Allocating the excess middle school capacity identified in Figure 1 between the residential units to be constructed over the next five (5) years and residential units to be constructed beyond the next five (5) years based on the number of students each group of residential units is expected to generate results in 10 middle school student capacity to be allocated over the next five (5) years. Therefore, only 32 middle school students of the 42 students generated by new development over the next five (5) years are considered unhoused.

**NEW RESIDENTIAL BUILDING AREA**

SCI Consulting Group conducted an analysis of building permit issued within the City of Galt over the past 5 years. This analysis indicates that single-family homes were developed at an average of 2,275 square feet and multifamily units at an average of 850 square feet. Using these findings, Figure 7 projects 865,025 square feet of new residential area will be developed over the next 5 years.

**FIGURE 7 – NEW RESIDENTIAL SQUARE FOOTAGE**

	SFR	MFR	TOTAL
Average Dwelling Size (Sq. Ft.)	2,275	850	<b>2,224</b>
Total Units (5 years)	375	14	<b>389</b>
Total Residential Square Footage	853,125	11,900	<b>865,025</b>

## LEVEL 2 FEE DETERMINATION

---

Education Code Section 17072.10 establishes allowable cost factors for school construction that are used to determine the appropriate Level 2 fee for new residential development. These cost factors were developed on a per-student basis and are based on approximately 50 percent of statewide school construction costs. It should be noted, however, that the actual cost of school construction may be significantly higher than the cost factors indicate. Any shortfall in funding from the State school construction bond program (funded by Proposition 47) and the Level 2 fee will need to be addressed by local school districts.

### ALLOWABLE COSTS

As of January 25, 2017, the allowable cost factors for new school construction for 2017 are \$12,219 per elementary student and \$13,105 per middle school student. These allowable cost factors include the base per-pupil grant pursuant to Education Code § 17072.10, the auto alarm/detection grant, the sprinkler grant required by Education Code § 17074.56(a)), labor compliance program grant pursuant Labor Code § 1771.7(e) and the general site development grant pursuant to SAB Regulation 1859.76 for each grade level. These allowable costs are summarized in the figure below.

**FIGURE 8 – ALLOWABLE COSTS FOR CONSTRUCTION AND GENERAL SITE DEVELOPMENT**

<b>Allowable Grants</b>	<b>K-6</b>	<b>7-8</b>
Per Pupil Base Grants <sup>1</sup>	\$11,104	\$11,744
Automatic Fire Detection/Alarm System Grants <sup>1</sup>	\$13	\$18
Automatic Sprinkler System Grants <sup>1</sup>	\$186	\$221
General Site Development Grant <sup>1</sup>	\$916	\$1,122
<b>Total Per Pupil Grants</b>	<b>\$12,219</b>	<b>\$13,105</b>

Source: State Allocation Board

Notes:

<sup>1</sup> Approved January 25, 2017 by the State Allocation Board to become effective January 1, 2017.

In addition, the District can include 50 percent of the cost of site acquisition, offsite improvements, and site development. Land acquisition costs within the District are assumed to be \$379,600 per acre. Arguments for higher or lower land costs can be made; however, the amount presented is appropriate and conservative for the purpose of this Needs Analysis. Land acquisition costs also included an additional 4 percent for appraisal, survey and escrow costs as allowed by SAB Regulation 1859.74(a)(2).

The District owns one school site, the “Jeffery T. Jennings” site, for a future elementary school. However, according to the District 2015 Facilities Master Plan, the next elementary school will likely be located within the Eastview Specific Plan. For purposes of this Needs Analysis, no land acquisition costs are assumed for the next elementary school since the surplus value of Jeffrey T. Jennings site would offset the land acquisition cost of the Eastview Specific Plan site.

Site development costs are based on the actual site development cost for new elementary schools built in nearby Elk Grove. Site development costs include service site development, off-site development, and utility costs.

As further detailed in Figure 9 on the following page, the site acquisition and development costs equate to \$1,890 per elementary student and \$7,541 per middle school student. This brings the bringing total SB50 new school construction costs per student to \$14,109 per elementary student and \$20,646 per middle school student.

#### **LEVEL 2 FEE DETERMINATION**

The determination of allowable costs and Level 2 fees is presented in Figure 9 on the following page. This table calculates a *composite* single family/multi-family fee based on aggregate SB50 new school facility construction costs. This fee is the amount that is justified and should be established for new residential construction. As shown, the District can justify a Level 2 single family/multi-family fee in the amount of \$3.00 per square foot of new residential area.

FIGURE 9 – LEVEL 2 FEE DETERMINATION

	Grade Level		Total
	K - 6	7 - 8	
Unhoused Enrollment From New Development	135	32	167
New School Size	650	900	
Schools Needed	0.21	0.04	
Allowable Site Acreage <sup>1</sup>	9.0	20.8	
Total Acreage Required	1.89	0.83	2.7
Land Acquisition Cost per Acre <sup>2</sup>	\$0	\$379,600	
Site Development Cost per Acre <sup>3</sup>	\$273,000	\$273,000	
Total Site Acquisition/Development Cost/Acre	\$273,000	\$652,600	
Allowable Site Acq./Devel. Costs/Acre <sup>4</sup>	\$136,500	\$326,300	
Allowable School Construction Cost per Student <sup>5</sup>	\$12,219	\$13,105	
Allowable Site Acq./Devel. Cost per Student <sup>6</sup>	\$1,890	\$7,541	
School Facilities Cost	\$1,649,565	\$419,360	\$2,068,925
Site Acquisition and Development Cost	\$257,985	\$271,482	\$529,467
Total Allowable SB50 Costs	\$1,907,550	\$690,842	\$2,598,392
Total New Residential Area (Sq. Ft.)			865,025
Alternative ("Level 2") Fee per Square Foot			<b>\$3.00</b>

## Notes:

<sup>1</sup> Based on the 1998 edition of "School Site Analysis and Development" published by the CDE pursuant to Govt. Code § 65995.5(h).

<sup>2</sup> There are no land acquisition costs for K-5 facilities because the District currently owns the site for its next school. Land costs include an additional 4% for appraisal, survey and escrow costs per SAB Regulation 1859.74(a)(2).

<sup>3</sup> Estimated cost per acre for site development, utilities and public infrastructure improvements is based on actual costs of new elementary schools built in nearby Elk Grove.

<sup>4</sup> Pursuant to SB50, 50% of total site acquisition and development costs are allowable in calculating Level 2 fees.

<sup>5</sup> The unhoused pupil grant is the sum of the base grant, the auto/detection grant, the fire sprinkler grant and the general site development grant as adjusted by the State Allocation Board on January 25, 2017.

<sup>6</sup> The allowable SB50 site acquisition and development costs calculated per student utilizing new school size and acreage required per campus.

## **SCHOOL SITES, FACILITIES, AND LOCAL FUNDING SURPLUSES**

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This section evaluates and considers surplus school sites, surplus facilities and other local funding for capital improvements that can be used to offset the cost of facilities needed for students from new residential development. More specifically, pursuant to Government Code Section 65995.6(b), the District must “identify and consider (a) any surplus property owned by the school district that can be used as a school site or that is available for sale to finance school facilities, (b) the extent to which projected enrollment growth can be accommodated at existing surplus school facilities, and (c) local sources of revenue that are available or dedicated to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollments attributable to new residential development.”

### **SURPLUS SCHOOL SITES**

The District owns one elementary school site, the “Jeffery T. Jennings” site, for a future elementary school. However, according to the District 2015 Facilities Master Plan, the next elementary school will likely be located within the Eastview Specific Plan and the Liberty Ranch Development. For purposes of this Needs Analysis, no land acquisition cost is assumed for the next elementary school since the surplus value of Jeffrey T. Jennings site would offset the land acquisition cost of the Eastview Specific Plan site.

The District owns no other school sites for future schools.

### **SURPLUS SCHOOL FACILITIES**

The District has no existing surplus school facilities to accommodate projected enrollment growth from new development.

### **SURPLUS LOCAL FUNDS**

The following is an evaluation of other local funding sources that might be available or could be dedicated to financing the construction or reconstruction of school facilities needed to accommodate enrollment growth attributable to new residential development.

#### MELLO-ROOS COMMUNITY FACILITIES DISTRICTS

The District, under the Galt Schools Joint Powers Authority, currently has Mello-Roos Community Facilities Districts (“CFDs”). Properties included in these CFDs are levied special taxes for new school construction. These special taxes must be used exclusively to provide additional school facilities for enrollments generated by homes in the CFD. Therefore, these revenues are not available to offset the cost of facilities required for students generated by development subject to the Level 2 fee.

#### GENERAL OBLIGATION BONDS

The District passed a \$19,700,000 General Obligation Bond on November 8, 2016 and issued a series in 2017 for \$9,300,000.

#### CERTIFICATES OF PARTICIPATION

Special Tax Certificates of Participation Bonds (“COPs”) were authorized and issued by the District under a Joint Powers Agreement in 1992 for Mello-Roos District CFD No. 1. The bond proceeds were used to construct school facilities required for enrollments generated by new development within CFD No. 1. Therefore, there are no COP proceeds available to offset the Level 2 fee.

#### **General Fund Revenue**

The District’s general funds are needed by the District to provide for the operation of its instructional program. There are no unencumbered funds at the District that could be used to construct new facilities or reconstruct existing facilities.

#### LOTTERY REVENUE

Government Code Section 8880.5(m) states that “all funds from the California State Lottery Education Fund shall be used exclusively for the education of pupils and students and no funds shall be spent for acquisition of real property, construction of facilities, financing research, or any other non-instructional purpose.”

#### COMMERCIAL / INDUSTRIAL STATUTORY FEES

Commercial and industrial statutory fees levied pursuant to Government Code Section 65995 continue to be justified for the District. As determined in Appendix A of this Needs Analysis, these fees offset only a portion of the cost of new school facilities and will continue to be needed to provide additional school facilities for enrollments generated by employees from new commercial and industrial businesses.

#### OTHER LOCAL FUNDING SOURCES

Any other local funding sources that may become available will be required to provide additional school capacity for current unhoused enrollments.



## LEVEL 2 & 3 FEE ELIGIBILITY

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### LEVEL 2 AND 3 FEES

This section frames the District's eligibility to continue to levy alternative school facility fees ("Level 2 fees"), in terms of the statutory requirements pursuant to Government Code Sections 65995.5(1) and 65995.5(3). In general, the District must make a "timely" application to the State Facilities Program and satisfy a certain number of statutory requirements in order to levy Level 2 fees. The specific requirements and findings for both fees are discussed below.

#### **THE SCHOOL DISTRICT MUST MAKE A TIMELY APPLICATION FOR STATE FUNDING FOR NEW CONSTRUCTION UNDER THE STATE FACILITIES PROGRAM.**

*This statutory requirement has been met for the District. The District is eligible to receive new construction funding under the School Facilities Program. On January 29, 1999, the District submitted eligibility documents to the State to participate in the State Facilities Program. SAB forms 50-01, 50-02 and 50-03 were approved by the State Allocation Board on April 28, 1999. As of March 4, 2014, the District is eligible for new construction funding for 1,356 students for grades K-6.*

#### **UNTIL JANUARY 1, 2000, SATISFY ONE OF THE FOLLOWING CONDITIONS AND, ON OR AFTER JANUARY 1, 2000, MEETING TWO OF THE FOLLOWING CONDITIONS:**

1. Attempt to pass a local bond at least once within the past four years and get the approval of 50 percent plus one of the voters.

*This statutory condition has been met by the District. The District's \$19.7 million general obligation bond measure (Measure K) was approved by the voters on November 8, 2017.*

2. Have at least 30 percent of K-6 enrollment on year-round multitrack education, or at least 40 percent of public school students in grades K-12 are on multi-track year-round education schedules within the high school attendance area for which the district is applying for funding.

*This statutory condition has not been met by the District. The District does not provide a multi-track year-round education at any school.*

3. Have issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the District's local bonding capacity (30 percent if post-November 1998 landowner-approved Mello-Roos special taxes are included).

*This statutory condition has been met by the District. The Galt Joint Powers Authority's current debt level for capital outlay is 68.70% of the District's bonding capacity and thus is greater than 15 percent required.*

4. At least 20 percent of the teaching stations in the District are relocatable classrooms.

*This statutory condition has been met for the District. The District's total classroom inventory is 49.6 percent relocatable classrooms.*

The District has made a timely application for state funding, has passed a local bond within the past four years, and has over 20 percent of teaching stations in relocatable classrooms, and has bond indebtedness greater than 15 percent of the District's total local bonding capacity. Therefore, the District meets 3 of the 4 statutory prerequisites for levying Level 2 fees.

**LEVEL 3 FEE DETERMINATION**

If State school construction funding becomes unavailable due to a lack of State school construction bonds, the District would be eligible to levy fees pursuant to Government Code Section 65995.7 at twice the currently justified amount for Level 2 fees. The amounts of these Level 3 fees for residential construction would be as shown below.

It should be noted that if the District levies a Level 3 fee and later receives any State funding, any amounts collected in excess of the Level 3 fee would have to be refunded to the property owners from whom it was collected. If such reimbursement were to occur, the District could deduct from the reimbursable amount its expenditures for interim housing for students from new residential development.

**FIGURE 10 – LEVEL 3 FEE DETERMINATION**

<b>Cost and Fee Categories</b>	<b>Amount</b>
Allowable Cost per Elementary Student	\$28,218
Allowable Cost per Middle School Student	\$41,292
Alternate Level 3 Fee per Square Foot	\$6.01

## NEXUS FINDINGS

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This section frames the results of the Needs Analysis in terms of the nexus requirements pursuant to AB 1600 which is codified in California Government Code § 66000<sup>1</sup>. In general, it must be demonstrated that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for additional school facilities as a result of new residential development. The specific nexus requirements and findings for the fee are discussed below.

### IDENTIFY THE PURPOSE OF FEE

The purpose of the fee is to provide funding for construction and reconstruction of school facilities for new students generated by residential development.

### IDENTIFY THE USE OF FEE

As outlined in the Needs Analysis, the general purpose of the fee is to fund the construction of additional school facilities as outlined in the Needs Analysis. The District may need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from fees collected for residential development may be used to pay for any of the following:

- Construction or reconstruction of school facilities;
- Acquisition or leasing of land for school facilities;
- Design of school facilities;
- Permit and plan checking fees;
- Testing and inspection of school sites and buildings;
- Furniture for use in new school facilities;
- Purchased or leased interim school facilities;
- Legal and administrative costs associated with providing school facilities to students generated by new development;
- Administration of the justification and collection of developer fees;
- Other miscellaneous costs resulting from student enrollment growth caused by new development.

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<sup>1</sup> Otherwise known as the Mitigation Fee Act.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT ON WHICH THE FEE IS IMPOSED

New residential development will cause families to move into the District and will, consequently, generate additional students in the District. As previously discussed, adequate school facilities do not exist for all these students. New residential development, therefore, creates a need for additional school facilities. The fee's use (acquiring new facilities) is therefore reasonably related to the type of project (new residential development) upon which it is imposed.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR PUBLIC FACILITIES AND THE TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED

As previously discussed in this Needs Analysis, the District has insufficient permanent capacity to house all additional students projected to enroll in the District. New residential development, therefore, will generate "unhoused students" and consequently, create a need for additional school facilities.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF FEE AND THE COST OF THE PUBLIC FACILITY ATTRIBUTABLE TO THE DEVELOPMENT ON WHICH THE FEE IS IMPOSED

The relationship between the amount of the Level 2 fee and the cost of the school facilities attributable to new residential development is detailed in Figure 9. As shown, the cost of school facilities attributable to each square foot of new residential housing units is \$3.00 per square foot.

## **APPENDICES**

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- Appendix A – Level 1 Fee Developer Fee Justification Report
- Appendix B – Requirements for Adoption of the Needs Analysis
- Appendix C – Existing School Building Capacity Determination
- Appendix D – Bonding Capacity Calculation

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## **APPENDIX A – LEVEL 1 FEES JUSTIFICATION REPORT**

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In order to establish or increase Level 1 developer fees, the District is required to develop a justification report that demonstrates the nexus between the imposed fee and the need for public facilities created by new development. If the cost of providing adequate school facilities for new housing units is greater than the amount collected by the maximum Statutory residential developer fee, then the District may levy the fees or a lower justified amount. The current maximum State authorized K-12 fees are \$3.48 per square foot of residential area and \$0.56 per square foot of commercial / industrial area. These statutory maximum amounts or “Level 1” fees were increased by the State Allocation Board in January 2016.

### **RESIDENTIAL DEVELOPER FEE JUSTIFICATION**

The estimated construction costs for adequate K-8 facilities are based on two times the new construction per pupil grant amount in the State School Facilities Program as of January 25, 2017, plus site acquisition and development costs. Although the per-pupil grant amounts are intended to reflect half the cost of school construction or reconstruction, this estimate should be viewed as a very conservative estimate because projects funded at 100 percent of the state allowance often experience shortfalls between state funding and the District’s actual facilities costs.

The Needs Analysis finds that the average cost of adequate school facilities per new housing unit is \$13,673 which is two times the Level 2 fee multiplied by the average square foot per new housing unit. Given the projected average square footage of new housing units 2,275 square feet, the District’s 60 percent share of the maximum developer fee of \$3.48 per square foot is \$4,750 which will mitigate only 34.7 percent of the impact of new residential development on school facilities. Therefore, the Level 1 residential developer fee is justified at the maximum rate for the District.

### **COMMERCIAL / INDUSTRIAL FEE JUSTIFICATION**

As commercial or industrial properties develop, new jobs are created. Many of the people hired into these new jobs move into the community, thereby increasing the need for additional school facilities to serve their children. Consequently, commercial or industrial development affects the District.



SCI Consulting Group gathered data from the State of California Employment Development Department, the California Department of Finance, U.S. Census Bureau, the Sacramento Area Council of Governments (“SACOG”), and the City of Galt. This data indicated that there was a total of 10,600 workers in the City of Galt’s 7,953 housing units<sup>2</sup>. This data provides a ratio of 1.33 workers per housing unit. Data from the U.S. Census found that approximately 19.8 percent of working-age residents work within the boundaries of the District.

Additionally, AB 530, adopted in 1990, allows for the use of employee generation figures from a report produced by the San Diego Association of Governments (“SANDAG”). The SANDAG study determined the average number of employees per square foot commercial and industrial business space. The employee generation factors are summarized in the following table. The SANDAG study shows that on the average there are 2.65 employees for each 1,000 square feet of commercial or industrial building area.

**EMPLOYEES PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL FLOOR AREA**

<b>Type of Business</b>	<b>Square Feet Per Employee</b>	<b>Employees per 1000 Square Feet</b>
Banks	354	2.83
Commercial Offices	226	4.43
Community Shopping Centers	652	1.53
Corporate Offices	372	2.68
Industrial Business Parks	284	3.52
Industrial Parks	668	1.50
Lodging	883	1.13
Medical Offices	217	4.61
Neighborhood Shopping Centers	360	2.78
Retail Self-Storage	15,541	0.06
Research & Development	329	3.04
<b>Overall Average</b>	<b>377</b>	<b>2.65</b>

<sup>2</sup> Current population and total housing stock figures are estimates as of January 1, 2017. The total employment figure, provided by the California Employment Development Department, is preliminary as of August 2017.

Using the SANDAG study average of 2.65 employees per 1,000 square feet of new commercial or industrial space, assuming that 19.8 percent of these employees reside in the City of Galt, and an average of 1.33 employees live in each home, then an average of 0.39 homes per 1,000 square feet of commercial / industrial space will be needed for each new employee. In other words, 2,538 square feet of new commercial/industrial space would, on average, create the need for one additional home in the City of Galt for new employees of that business.

Therefore, the total cost of K-8 school facilities needed per 2,275 square feet of commercial or industrial space is the same as the total school facilities cost per home of \$13,673. However, the District maximum residential fee provides an average of \$6,825 per new housing unit, ( $\$3.00 \times 2,275$  square feet), so the unfunded cost of school facilities is \$6,825 per housing unit. Therefore, the average unfunded impact of commercial and industrial development on school facilities is \$3.37 per square foot. In comparison, the District's 60 percent share of the maximum commercial / industrial fee of \$0.56 per square foot covers only 12.5 percent of this unfunded impact.

This analysis is provided in the figure on the following page for each type of land use. As shown, the commercial / industrial fee is justified at the maximum rate of \$0.56 per square foot in every case except for the "retail self-storage" category. Therefore, the maximum commercial/industrial fee of \$0.56 per square foot is justified for all new commercial / industrial construction except for new "retail self-storage" construction which is justified at the rate of \$0.06 per square foot.

In addition to the following justification, a percentage of employees for a new business will move into existing housing in the community. Given that employees typically have more children than the families or people they replace in existing housing, commercial/industrial development also creates enrollment growth in the existing housing stock. The commercial / industrial fee is also justified to offset this impact.

This commercial / industrial fee is shared with the Galt Joint Union High School District ("GJUHSD"). If the GJUHSD imposed the maximum K-12 fee of \$0.56 for commercial / industrial development, the District's share shall be 60 percent or \$0.336 per square foot. If the high school district imposes an amount lower than the maximum fee, the District may collect an amount equal to 60 percent of the maximum fee plus the difference between the GJUHSD fee and the amount of \$0.56 per square foot.

### IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

Type of Business	Employees per 1000 Square Feet <sup>1</sup>	Square Footage Creating Need for One New Home <sup>2</sup>	Unfunded Impact per Home <sup>3</sup>	Unfunded Impact per Square Feet <sup>4</sup>
Banks	2.83	2,376	\$6,839	\$2.88
Commercial Offices	4.43	1,518	\$6,839	\$4.51
Community Shopping Centers	1.53	4,395	\$6,839	\$1.56
Corporate Offices	2.68	2,509	\$6,839	\$2.73
Industrial Business Parks	3.52	1,910	\$6,839	\$3.58
Industrial Parks	1.50	4,483	\$6,839	\$1.53
Lodging	1.13	5,951	\$6,839	\$1.15
Medical Offices	4.61	1,459	\$6,839	\$4.69
Neighborhood Shopping Centers	2.78	2,419	\$6,839	\$2.83
Retail Self-Storage	0.06	104,509	\$6,839	\$0.07
Research & Development	3.04	2,212	\$6,839	\$3.09
<b>Overall Average</b>	<b>2.65</b>	<b>2,538</b>	<b>\$6,839</b>	<b>\$2.69</b>

Notes:

<sup>1</sup> Employee generation factors from SANDAG Study.

<sup>2</sup> This is the square feet of commercial or industrial building area that generates the need for one new home in the District. Calculated: 1,000 SF \* employees per home / (generation factor per 1,000 SF \* 0.198 employees to live in the District)

<sup>3</sup> Unfunded impact equals total impact per single-family home of \$13,673 less the District's average residential developer fee of \$2.69 per square foot \* average home size of 2,275 square feet.

<sup>4</sup> Unfunded impact per square foot equals unfunded impact per home divided by square feet of commercial/industrial building area which create the need for one new home in the District.

### NEXUS FINDINGS

This section frames the results of Level 1 Fees Justification Report in terms of the nexus requirements pursuant to AB 1600 which is codified in California Government Code § 66000.<sup>3</sup> In general, it must be demonstrated that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for additional school facilities as a result of new development. The specific nexus requirements and findings for the fees are discussed below and on the following page.

<sup>3</sup> Otherwise known as the Mitigation Fee Act.

**IDENTIFY THE PURPOSE OF FEES**

The purpose of the fees is to provide funding for construction and reconstruction of school facilities for new students generated by residential, commercial and industrial development.

**IDENTIFY THE USE OF FEES**

The general purpose of the fees is to fund the construction of additional school facilities as outlined in this Report. The District may need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from residential, commercial and industrial development fees may be used to pay for any of the following:

- Construction or reconstruction of school facilities;
- Acquisition or leasing of land for school facilities;
- Design of school facilities;
- Permit and plan checking fees;
- Testing and inspection of school sites and buildings;
- Furniture for use in new school facilities,
- Purchased or leased interim school facilities;
- Legal and administrative costs associated with providing school facilities to students generated by new development;
- Administration of the justification and collection of developer fees;
- Other miscellaneous costs resulting from student enrollment growth caused by new development.

**DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT ON WHICH THE FEES ARE IMPOSED**

New residential development will cause families to move into the District and will, consequently, generate additional students in the District. As previously discussed, adequate school facilities do not exist for all these students. New residential development, therefore, creates a need for additional school facilities. Therefore, the fee's use (acquiring new facilities) is reasonably related to the type of project (new residential development) upon which it is imposed.

Additionally, new commercial / industrial development will generate new workers to move into the District. Because some of these workers will have school-age children, commercial and industrial development will also generate new students

in the District. As previously mentioned, adequate school facilities do not exist for all of these students. New commercial / industrial development, therefore, creates a need for additional school facilities.

**DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR PUBLIC FACILITIES AND THE TYPE OF DEVELOPMENT ON WHICH THE FEES ARE IMPOSED**

As discussed in this Report, the District's school facilities are inadequate in that there is a need for additional school facilities. Both existing residents and residents from new development should share in these costs. Therefore, the need for adequate school facilities is reasonably related to the new residential, commercial and industrial development projects upon which it is imposed.

The District has insufficient permanent capacity to house all additional students projected to enroll in the District. New commercial and industrial development will generate new workers to move into the District. Because some of these workers will have school-age children, commercial and industrial development will also generate new students in the District. Since adequate school facilities do not exist for all of these students, new commercial / industrial development, therefore, creates a need for additional school facilities.

**DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF FEE AND THE COST OF THE PUBLIC FACILITY ATTRIBUTABLE TO THE DEVELOPMENT ON WHICH THE FEE IS IMPOSED**

As outlined in this Report, the cost of school facilities attributable to each new residential housing unit is \$13,673. The District's 60 percent share of the new statutory residential developer fee of \$3.48 per square foot only provides \$4,750 for each new residential unit, mitigating only a small percentage of the impact from new residential construction. Therefore, the residential Level 1 fee is justified at the maximum rate.

The Report also demonstrated that the school facilities costs attributable to commercial and industrial development are \$2.69 per square foot. The new statutory commercial/industrial developer fee of \$0.56 per square foot of new commercial space only mitigates a small percentage of the impact from new commercial and industrial development. Therefore, the Level 1 commercial / industrial fee is justified at the maximum rate except for new "retail self-storage" construction which is justified at the rate of \$0.06 per square foot.

## **APPENDIX B – REQUIREMENTS FOR ADOPTION OF THE NEEDS ANALYSIS**

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To levy Alternate (“Level 2”) fees, a school district must perform the following tasks:

1. Prepare a Needs Analysis as described by Government Code Section 65995.5.
2. The final Needs Analysis must be made available for public review for a period of at least 30 days.
3. Publish notice of hearing for the Needs Analysis and fee increase in a newspaper of general circulation at least 30 days prior to the hearing.
4. Mail a copy of the Needs Analysis 30 days prior to hearing to any party that has submitted a written request for such copies at least 45 days prior to the hearing.
5. Notify and provide a copy of the Needs Analysis to the local planning and land use agencies at least 45 days prior to the hearing as required by Government Code Section 65232.2.
6. The Governing Board must respond to any written comments received on the Needs Analysis.
7. Conduct a public hearing after the 30-day review period.
8. Pass a resolution adopting the Needs Analysis and Level 2 or Level 3 fee, as applicable.
9. The fees take effect immediately upon adoption and are effective for a period of one year. Level 1 fees take effect 60 days after adoption by the Board.
10. Annually prepare a new Needs Analysis that updates the required elements for the Needs Analysis, including new yield factors from new homes, school costs, capacities and other factors, and repeat the adoption process.

## APPENDIX C – EXISTING SCHOOL BUILDING CAPACITY DETERMINATION

### EXISTING SCHOOL BUILDING CAPACITY

	Grade Levels	Permanent Classrooms	Total Portable T. Stations	Maximum 25% Port. T. Stations <sup>1</sup>	Total Teaching Stations	Total Capacity <sup>2</sup>
Fairsite	PreK - K	11	14	3	14	350
Greer Elementary	K-6	8	27	2	10	250
Lake Canyon	K-6	27	0	0	27	675
Marengo Ranch	K-6	12	26	3	15	375
River Oaks	TK-6	12	21	3	15	375
Valley Oaks	K-6	17	19	4	21	525
<b>Elementary School Total</b>		<b>87</b>	<b>107</b>	<b>15</b>	<b>102</b>	<b>2,550</b>
Robert L. McCaffrey	7-8	34	12	9	43	1,161
<b>Middle School Total</b>		<b>34</b>	<b>12</b>	<b>9</b>	<b>43</b>	<b>1,161</b>
<b>Classroom Capacity</b>		<b>121</b>	<b>119</b>	<b>24</b>	<b>145</b>	<b>3,711</b>
<b>SER Adjustment - Elementary School</b>						<b>74</b>
<b>SER Adjustment - Middle School</b>						<b>15</b>
<b>Existing School Building Capacity</b>						<b>3,800</b>

Notes:

<sup>1</sup> Pursuant to SB50, portable classrooms are included in school capacity calculations for SB50 fees at a rate of 25% times the number of permanent classrooms at the school site.

<sup>2</sup> Capacity is equal to the counted number of total teaching stations times 25 students per station for grades K-6 and 27 students per station for grades 7-12.

## APPENDIX D – BONDING CAPACITY CALCULATION

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### Galt JUESD Bonded Indebtness Calculation

#### Assessed Value Calculation

District Assessed Value (July 2017)	\$2,571,227,970
Maximum Bonding Percentage	1.25%
District Maximum Bonding Capacity	\$32,140,350

#### Outstanding Debt Obligation <sup>1</sup>

ESD, 2016 G.O. Bond, Series 2017	\$9,600,000
Other Outstanding G.O. Bonds	\$7,842,098
Jt. Powers Bond 2008 (60%)	\$4,638,493
Total Debt Obligation	\$22,080,591
Percentage of Bonding Capacity	68.70%

Notes:

<sup>1</sup> Remaining principal amount only.

<sup>2</sup> A CFD Special Tax was approved by the landowners in 1990 with the District receiving a 60% share of the Special Tax



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## Galt Joint Union Elementary School District

1018 C Street, Suite 210, Galt, CA 95632  
 209-744 4545 \* 209-744-4553 fax

### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item: 171.838</b> Board Consideration of Resolution #7 Approving An Alternative Level 2 Fee on New Residential Construction for the Galt Joint Union Elementary School District
<b>Presenter:</b> Tom Barentson	<b>Action Item:</b> XX <b>Information Item:</b> <b>Public Hearing:</b>

Pursuant to Government Code § 65995.5, the District may levy an alternative fee (“Level 2 fee) to the District’s Level 1 fee if certain requirements are met. The School Facility Needs Analysis (“Needs Analysis”), prepared by SCI Consulting Group, is required annually to establish the need for and level of the Level 2 Fee. The District has been made eligible for new construction funding under the School Facility Program and satisfies the 3 of the 4 statutory requirements necessary to levy Level 2. Furthermore, the Needs Analysis has determined that District is justified in imposing a district-wide Level 2 fee at the K-8 rate of \$3.00 per square foot for new residential development.

In order to adopt the School Facility Needs Analysis and impose the Level 2 fees justified in the Needs Analysis, the District must conduct a public hearing and adopt Resolution #7 adopting the Needs Analysis and the Level 2 fee.

The Level 2 fee takes effect immediately upon adoption and is effective for a period of one year.

Staff recommends approval

**GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT**

Resolution No. #7

Resolution of the Board of Trustees  
Approving the Galt Joint Elementary School District's  
School Facilities Needs Analysis, Adopting Residential School Facilities Fees in  
Compliance with Government Code Sections 65995.5 and 65995.6,  
and Making Related Findings and Determinations

**RESOLVED** by the Board of Trustees (the "Board") of the Galt Joint Union Elementary School District (the "District"), County of Sacramento, State of California, that:

**WHEREAS**, this Board has had a School Facility Needs Analysis ("Needs Analysis") prepared as outlined in Section 65995 of the California Government Code; and

**WHEREAS**, said Need Analysis outlines the shortfall in revenues without levying fees as authorized in Sections 65995.5 and 65995.6 of the Government Code.

**WHEREAS**, the purpose of this Resolution is to approve and adopt fees pursuant to Government Code Section 65995.5 and 65995.6 on residential development projects in the amount of \$3.00 per square foot.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** as follows:

1. The Board hereby receives and approves the School Facility Needs Analysis, October 2017 as prepared by SCI Consulting Group.
2. Based upon said Needs Analysis, the Board makes the following findings.
  - a.) The purpose of the fees is to provide adequate school facilities for the students of the District who will be generated by residential development in the District.
  - b.) The fees are to be used to finance the construction and reconstruction of school facilities for new students generated by residential development.
  - c.) There is a reasonable relationship between the need for the fees, the use of the fees, and the development projects on which the fees are imposed.
  - d.) There is a reasonable relationship between the amount of the fees and the cost of the facilities attributable to the development projects on which the fees are imposed.
3. The Board hereby finds and determines the necessity to levy the fees authorized in Sections 65995.5 and 65995.6 of the Government Code in the amount of \$3.00 per square foot of new residential development.
4. The imposition of the fees shall take effect immediately.

5. The Superintendent or designee shall notify the City of Galt and the County of Sacramento having jurisdiction over territory within the District and request that no building permits be issued on or after this date without certification from the District that the fees specified herein have been paid.
6. The Board hereby finds that prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled October 25, 2017 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, was published in a newspaper in accordance with Sections 65995.5 and 65995.6 of the California Government Code and at least 30 days prior to the meeting. A copy of said Needs Analysis was mailed to any interested party who had filed a written request with the District for mailed notice of the meeting on new fees within the period specified by law. Additionally, at least 30 days prior to the meeting the District made available to the public the final Needs Analysis for review.
7. If any portion of this Resolution is found by a Court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this resolution.

APPROVED, PASSED AND ADOPTED this 25th day of October 2017 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

President, Board of Trustees  
Galt Joint Union Elementary School District

ATTEST:

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Secretary, Board of Trustees  
Galt Joint Union Elementary School District



## Galt Joint Union Elementary School District

1018 C Street, Suite 210, Galt, CA 95632  
 209-744 4545 \* 209-744-4553 fax

### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item: 171.839</b> Board Consideration of Resolution #8; Implementation of Internal Revenue Code (IRC) Section 125 Flexible Fringe Benefits Plan
<b>Presenter:</b> Tom Barentson	<b>Action Item:</b> XX <b>Information Item:</b>

The Galt Joint Union Elementary School District, Health Benefits Committee, is made up of representatives from GEFA, CSEA, Unrepresented, and District Management. Their task throughout the year is to review the District's various fringe benefit programs, including evaluating annual renewals of group insurance programs, new programs, and working with our Health Benefit Consultants. This year due to some Health Benefit Rate Renewal Premium Increases, the committee had to make some recommendations to our Bargaining units regarding the various options that would best serve our District.

In addition to some Insurance changes, the Committee recommended that the GJUESD make a change of Administrators for our IRC Section 125 plan that allows our district employees to pretax certain fringe benefit payments. This includes out of pocket insurance health benefit premiums, as well as certain uncovered medical expenses (deductibles, etc.), dependent care charges, etc.

Our Health Benefits Committee members along with our Health Benefits Consultant, Keenan & Associates, made the recommendation of changing the Plan Administrator for our IRC Section 125 plan to American Fidelity Assurance Company (AFA). AFA is an insurance company and plan administrator that specializes in providing Section 125 Plan Administration as well as other voluntary insurance benefits.

Resolution No. 8 is before the Board for consideration of adoption and implementation of an Internal Revenue Code Section 125 Flexible Fringe Benefits Plan, administered by American Fidelity Assurance Company.

Staff recommends approval.

Fiscal Impact: None

See Attachment/ Resolution No. 8

Galt Joint Union School District

Resolution No. #8

Consider Adoption of the Resolution to Implement an  
Internal Revenue Code (IRC) Section 125 Flexible Fringe Benefits Plan

WHEREAS, an Internal Revenue Code (IRC) Section 125 Flexible Fringe Benefits Plan allows employees to direct a part of their pay, on a pre-tax basis, into special accounts that can be used throughout the year for reimbursement of certain out-of-pocket medical, dental, and/or dependent day care expenses; and

WHEREAS, the District has negotiated for the implementation of an IRC Section 125 Flexible Fringe Benefits Plan. The effective implementation date is January 1, 2018; and

WHEREAS, the District Fiscal Services Division employed a major health care consulting firm to survey the market for a qualified IRC Section 125 Flexible Fringe Benefits Plan Administrator; and

NOW, THEREFORE, BE IT RESOLVED that the Plan will provide the opportunity for District employees to maximize their health care benefits with tax-sheltered funds or to select other insurance products, which would be beneficial according to the needs of a particular family.

BE IT FURTHER RESOLVED that the District implements an IRC Section 125 Flexible Fringe Benefits Plan.

PASSED AND ADOPTED by the following vote of the members of the Board of Education, of the Galt Joint Union School District, of Sacramento County, State of California, this 25th day of October, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

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Karen Schauer, Superintendent/Secretary, Board  
of Education, Galt Joint Union School District of  
Sacramento County, State of California



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### Board Meeting Agenda Item Information

<b>Meeting Date:</b> 10/25/17	<b>Agenda Item: 171.840</b> Board Consideration of Approval of Memorandum Of Understanding Between GJUESD and Galt Elementary Faculty Association (GEFA) Regarding Modification of Article XIII, A 4 for the 2017-18 School Year
<b>Presenter:</b> Tom Barentson	<b>Action Item:</b> XX <b>Information Item:</b>

GEFA ratified a one year agreement to modify contract language for class size compensation for exceeding contractual TK-8 class size limits for ten or more instructional days per month.

Compensation identified in the attached contract language (A 4.) is limited to the option of \$150 per month and does not include substitute coverage options. Given educator training needs and other substitute coverage areas, the substitute option is not feasible.

Memorandum of Understanding

Between

Galt Joint Union Elementary School District and the Galt Elementary Faculty Association

Whereas the district has determined there is an unusually large number of classes exceeding the class size limit, and a potential substitute shortage.

The District and GEFA agree to the following modification of Article XIII, A 4 for the 2017-18 School year:

Effective November 1, 2017, class size compensation for exceeding the TK-8 class size limits for ten (10) or more instructional days per month.

The affected teacher/s will receive compensation of one-hundred fifty dollars (\$150) per month.

Karen Schwan 10/10/17  
(District) (date)

Kathy Jurech 10/10/17  
(GEFA) (date)



ARTICLE XIII

CLASS SIZE

A. Class sizes are limited to the following:

1. Elementary:

-TK-3- not to exceed 21 per classroom.

-4-6 - 30 per class

-P.E. classes in grades first through third may have 40 students per class if accompanied by an aide.

2. Middle School

- an average of 32 students over five (5) periods no class shall exceed 34 students

- an average of 45 students per P.E. class

- an average of 35 for band and choir class

3. Special Education

Special-Day caseload is not to exceed twenty (20) students. If this class size is exceeded, the teacher will choose from the compensation options listed below.

All Special-Day Classes will be staffed with no less than one 1) Special Education Instructional Assistant. (SPED IA)

Moderate/Severe:

TK-8: will maintain a 1:7 adult: student ratio

Mild/Moderate:

Elementary: will maintain a 1:8 adult: student ratio

Middle School: will maintain a 1:9 adult: student ratio

Specially-assigned SPED IAs and the students they assist shall not count in the adult: student ratios.

Resource Specialist Program (RSP) caseloads will be limited to twenty-eight (28) students per Federal Regulations.

4. Compensation

In grades TK-8 if class size limits are exceeded for ten (10) or more instructional days per month, in grades TK-8, the affected teacher/s will choose ONE of the following options:

- a. compensation of one-hundred fifty dollars (\$150) per month
- b. one (1) full sub day per month for planning and preparation
- c. another mutually agreed upon solution between the administrator and teacher/s

B. Mainstream

1. The principal, teachers, and special education teachers shall meet to determine student mainstreaming needs prior to regular education class sizes or class lists being finalized.
2. Elementary students who are mainstreamed for fifty (50%) or more of the school day, without the support of an IA, shall normally be considered in the regular-education class size, but be included on the special-education caseload.
3. Elementary and Middle School SDC students, who are accompanied in the classroom by an instructional assistant or teacher and for whom the special-education teacher is responsible for assessment and/or PLP/report card, shall not be included in the regular education class size.
4. Attempts will be made by the principal and affected teachers at each site to work out problems that may occur.
5. If the above is not successful, GEFA/District representatives shall assist the principal and affected teachers in developing solutions.