



CLARKSVILLE CHARTER SCHOOL

**Special Board Meeting
Clarksville Charter School
July 14, 2020 – 1:00 pm
4818 Golden Foothill Parkway
El Dorado Hills, CA 95762**

**Through Teleconference
Join Zoom Meeting
<https://zoom.us/j/92584533962>**

Meeting ID: 925 8453 3962

**Dial by your location
+1 669 900 6833 US (San Jose)
Meeting ID: 925 8453 3962**

Find your local number: <https://zoom.us/j/92584533962>

AGENDA

1. Call to Order
2. Approval of the Agenda
3. Public Comments
4. Discussion and Potential Action on the Lease Termination of 4750 Grove Street, Rocklin, CA 95677
5. Discussion and Potential Action on the Adhoc Committee – Board Recruitment
6. Consideration of 2020-2021 Budget
7. Announcement of Next Regular Scheduled Board Meeting
8. Adjournment

Public comment rules: Members of the public may address the Board on agenda or non-agenda items through the teleconference platform, zoom. Zoom does not require the members of the public to have an account or login. Please either utilize the chat option to communicate with the administrative team your desire to address the board or simply communicate orally your desire to address the board when the board asks for public comments. Speakers may be called in the order that requests are received. We ask that comments are limited to 2 minutes each, with no more than 15 minutes per single topic so that as many people as possible may be heard. If a member of the public utilizes a translator to address the board, those individuals are allotted 4 minutes each. If the board utilizes simultaneous translation equipment in a manner that allows the board to hear the translated public testimony simultaneously, those individuals are allotted 2 minutes each. By law, the Board is allowed to take action only on items on the agenda. The Board may, at its discretion, refer a matter to school staff or calendar the issue for future discussion.



CLARKSVILLE CHARTER SCHOOL

CLARKSVILLE
CHARTER SCHOOL

Note: Clarksville Charter School Governing Board encourages those with disabilities to participate fully in the public meeting process. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the public meeting, please contact the Governing Board Office at 951-290-3013 at least 48 hours before the scheduled board meeting so that we may make every reasonable effort to accommodate you. (Government Code § 54954.2; Americans with Disabilities Act of 1990, § 202 (42 U.S.C. § 12132)).

Grove St. Expenses

PGE	Gas	1800
PGE	Electric	50
TPS	Internet	3200
Weber	HVAC Preventative Maintenance agreement	152
Sonitrol	security monitoring	90
All Care	Landscape	700
	Security Phone Line	42.71
	Fire Monitoring	64.71
	Sewer	120
	Property Tax	1821
	Insurance	243
Recology	Trash Bln	230
PCWA	Water	275
Frontier	Video monitoring	100
	Security (to be added)	1000
	Janitorial (to be added)	1500

Total:	11388.42
---------------	-----------------

Lease payment	11,000
---------------	--------

Total Monthly:	22388.42
-----------------------	-----------------

Cost Per Sq Ft (10,584 ft):	2.12
------------------------------------	-------------

Expenses for ANY building we occupy

	2000
	100
	1500

3600

Grove St	Prepaid	Base Rent 3% ann incr	Mon Expenses 2% ann incr	Base Annual	Exp Annual	Exp Maint.	Total Annual
-----------------	---------	--------------------------	-----------------------------	-------------	------------	------------	--------------

April 1 - March 31	20/21	10356.44		11388.42		136661.04	5000	153049.46
	21/22		10667.14	11616.19	128005.68	139394.26	5000	284016.13
	22/23		10987.45	11848.51	131849.40	142182.15	20000	305880.06
	23/24		11316.77	12085.48	135801.24	145025.79	5000	297912.51
	24/25		11656.27	12327.19	139875.24	147926.30	20000	320128.74
	25/26		12005.96	12573.74	144071.52	150884.83	5000	312530.09
	26/27		12366.14	12825.21	148393.68	153902.53		315121.42
	27/28		12737.12	13081.71	152845.44	156980.58		322907.73

Total investment:	\$2,311,546.13
-------------------	----------------

Most likely comp 1 4170 Douglas (10,250 ft)	Prepaid	Base Rent 3% ann incr	Mon Expenses 2% ann incr	Base Annual	Exp Annual	Exp Maint.	Total Annual
---	---------	--------------------------	-----------------------------	-------------	------------	------------	--------------

July 1 - June 31	20/21		20,500	3600	246000	43200	10000	302800
	21/22		21,115	3672.00	253380	44064.00		301116.00
	22/23		21,748	3745.44	260981.40	44945.28		309672.12
	23/24		22,401	3820.35	268810.84	45844.19		318475.38
	24/25		23,073	3896.76	276875.17	46761.07		327532.99
	25/26		23,765	3974.69	285181.42	47696.29		336852.40
	26/27		24,478	4054.18	293736.86	48650.22		346441.27
	27/28		25,212	4135.27	302548.97	49623.22		356307.46

Total investment:	\$2,599,197.62
-------------------	----------------

This option is VERY similar cost, difference is based primarily on prepaid at Grove St.

Most likely comp 2 1390 Leadhill (11,224 ft)	Prepaid	Base Rent 3% ann incr	Mon Expenses 2% ann incr	Base Annual	Exp Annual	Exp Maint.	Total Annual
--	---------	--------------------------	-----------------------------	-------------	------------	------------	--------------

July 1 - June 31	20/21	11,224	7000	134688	84000	10000	235688
	21/22	11,561	7140.00	138728.64	85680.00	1200	232748.64
	22/23	11,908	7282.80	142890.50	87393.60	1200	238766.90
	23/24	12,265	7428.46	147177.21	89141.47	1200	244947.14
	24/25	12,633	7577.03	151592.53	90924.30	1200	251293.86
	25/26	13,012	7728.57	156140.31	92742.79	1200	257811.66
	26/27	13,402	7883.14	160824.52	94597.64	1200	264505.30
	27/28	13,804	8040.80	165649.25	96489.60	1200	271379.65

Total investment:	\$1,997,141.14
-------------------	----------------

This option has lower expenses based on shared expenses and internet inclusion

If we move out and DO NOT reoccupy until Summer 2021	Mon Expenses	8 Mos Expenses	Projected maintenance
---	--------------	----------------	-----------------------

August - March	20/21	11388.42	91107.36	5000	96107.36
				55,000 +	