

## SCHOOL BOARD PROCEEDINGS

The Avoyelles Parish School Board met in special session Monday, March 18, 2019, at 4:00 p.m. at the School Board Office with the following members present:

Lynn Deloach, President; Robin Moreau, Vice-President; Latisha Small, Chris LaCour, Stanley Celestine, Jr., Chris Robinson, Rickey Adams, Van Kojis and Aimee Dupuy.

Absent: None.

An Invocation was offered by Mr. Dexter Compton, Supervisor of Secondary Education.

The meeting opened with the Pledge of Allegiance to the flag of the United States of America led by Board Member Stanley Celestine, Jr.

1. On motion by Robin Moreau, seconded by Aimee Dupuy, the Board adopted the minutes of the regular Board meeting held Tuesday, March 12, 2019, as printed and mailed to Board members and being published in The Weekly News, official journal of the Board. MOTION CARRIED UNANIMOUSLY.

2. President Lynn Deloach acknowledged receipt of a formal request for a lease agreement from Mr. Brad Augustine, Board Chair of the Red River Charter Academy, Incorporated (RRCA). Mr. Deloach stated that the Board of Directors of Red River Charter Academy, Incorporated, is formally requesting a lease/purchase agreement with the Avoyelles Parish School Board. He said that this proposal is approved by the Board of Red River Charter Academy, and any modifications and/or final lease agreements will require additional approval.

The proposal is as follows:

- (1) Location: Mansura Middle School site, to include all buildings and adjacent property formerly used as the football field.
- (2) Term: Forty-five (45) years with an option to purchase after year 1, beginning June 1, 2019.
- (3) Rent: Three thousand dollars (\$3,000.00) per month.
- (4) Maintenance and Repairs: Red River Charter Academy accepts Mansura facility "as-is" and will assume the actual expense of utilities, insurance, maintenance, repairs, and improvements.
- (5) Improvements and Termination: See enclosed schedules for improvements to be funded and performed by Red River Charter Academy, to be reported annually to the Avoyelles Parish School Board. Should Red River Charter Academy terminate the lease, all improvements may remain with no reimbursement due by the Avoyelles Parish School Board.

Alternatively, improvements will be reimbursed by the Avoyelles Parish School Board if lease is terminated for any reason or in the event the Avoyelles Parish School Board refuses sale of facility to Red River Charter Academy.

Monthly rent and lease term is based upon the last appraisal amount of \$595,000 in consideration of USDA financing for long-term improvements and/or purchase.

A motion was made by Robin Moreau, seconded by Aimee Dupuy, that the Board accept the proposal as presented by President Deloach.

District Attorney Charles Riddle III, the Board's attorney, recommended that some of the terms of the proposed lease agreement be negotiated and clarified before the Board makes a decision.

Board Member Robin Moreau withdrew his motion.

Discussion ensued regarding Item Number 3 and Item Number 5 of the proposal. A lease appraisal has been done, but is not fully complete at this time. Mr. Riddle recommended that the amount of monthly rent (Item Number 3) be contingent upon the outcome of the lease appraisal. He also recommended that reimbursement of improvements (Item Number 5) be based on depreciation value.

A motion was made by Robin Moreau, seconded by Aimee Dupuy, that the Board accept the lease proposal presented by Red River Charter Academy, Incorporated, under the terms presented, but with the following modifications: 1) That the monthly rent in Item Number 3 be determined by the minimum value of the lease appraisal; and 2) that improvements made by Red River Charter Academy, Incorporated, in Item Number 5 be reimbursed based upon the depreciated value of capital improvements if the lease is terminated by the Avoyelles Parish School Board; and that this proposal be contingent upon both parties signing the final agreement.

Further discussion followed as to the wording of the motion and further clarification.

Board Member Robin Moreau withdrew his motion.

A motion was made by Robin Moreau, seconded by Aimee Dupuy, that the Avoyelles Parish School Board lease the Mansura Middle School site to Red River Charter Academy, Incorporated, under the terms presented in the lease proposal with the following modifications: 1) That the monthly rent amount in Item Number 3 be the greater of \$3,000 per month or the minimum value determined by the lease appraisal; and 2) that Red River Charter Academy, Incorporated, be reimbursed the depreciated value of any capital improvements made (Item Number 5) if the lease is terminated by the Avoyelles Parish School Board.

The motion failed (5-4) by the following vote:

Ayes: Robin Moreau, Aimee Dupuy, Stanley Celestine, Jr., and Lynn Deloach.

Nays: Latisha Small, Chris LaCour, Chris Robinson, Rickey Adams, and Van Kojis.

3. Superintendent Blaine Dauzat addressed the Board regarding a cost analysis of the Avoyelles Parish Alternative Education Program, 2019-2020. Several options were presented based on a five-day school week and a four-day school week, with and without elementary classes.

A motion was made by Van Kojis, seconded by Stanley Celestine, Jr., that the Board accept Option 5 with Ombudsman (four-day school week, full day, 55 slots for high school students and 10 slots for elementary students) for a one-year term in the amount of \$519,500.

The motion was approved (6-3) by the following vote:

Ayes: Van Kojis, Stanley Celestine, Jr., Latisha Small, Chris LaCour, Chris Robinson, and Rickey Adams.

Nays: Lynn Deloach, Robin Moreau, and Aimee Dupuy.

There being no further business, on motion by Van Kojis, seconded by Robin Moreau, the meeting was adjourned.

**AVOYELLES PARISH SCHOOL BOARD**

Lynn Deloach, President

Blaine Dauzat, Secretary-Treasurer