

**MINUTES**  
**of the meeting of the**  
**BOARD OF DIRECTORS of SOMERSET ACADEMY OF LAS VEGAS**  
**June 14, 2019**

The Board of Directors of Somerset Academy of Nevada held a public meeting on June 14, 2019, at 12:00 p.m. at 4491 N. Rainbow Blvd., Las Vegas NV 89108

**1. Call to order and Roll Call**

Board Chair John Bentham called the meeting to order at 12:05 p.m. with a quorum present. In attendance were Board members Sarah McClellan, John Bentham, Gary McClain, Cody Noble, and Will Harty (via telephone)

Also present were Principal Lee Esplin, Principal Kate Lackey, Principal Cesar Tui, Principal Christina Threeton, Principal Lackey (via telephone), and Interim Principal Michele Lorig. Academica representatives Ryan Reeves, Michael Muehle, Butch Tomasetti, and Arthur Ziev were also in attendance.

**2. Public Comment and Discussion**

Principal Christina Threeton spoke to the challenges of the North Las Vegas facility and stated that, with the lease contract for half of the building ending in two years, the Board could begin contemplating the future of the location.

**3. Discussion and Possible Action to Approve Improvements at Sky Pointe Campus**

Principal Lee Esplin addressed the Board and reviewed the bids received for improvements at the Sky Pointe campus; adding that Denali Builders had provided the most complete bid. He further stated that they would also like to install a bleacher system at the end of the field; adding that the improvements would be done utilizing the bond funds. Discussion ensued regarding the cost of the improvements, the amount of bond funds available, and the process of using bond funds. Member Bentham stated that he would like to approve an amount not to exceed a set limit which would allow improvements at the Sky Pointe campus without needing to set additional meetings, which would help complete the projects in a timely manner. Member Noble stated that he would like to ensure that all of the needs were met with the amount approved and that, if the needs exceeded the amount, that they would come back for the needed funds rather than not make the improvements.

Member McClain asked for clarification on the rubric for the difference in bids. Principal Esplin explained that some items had been included on the higher bid that were not included on the lower two bids; adding that, if the lower bidders were to include the extra items, their bids would be more in line with the Denali Builders bid. Mr. Butch Tomasetti addressed the Board and stated that Denali Builders would be better equipped to manage all of the needed projects in a timely manner.

Member Harty asked if using the bond funds would affect Somerset's cash on hand. Mr. Ryan Reeves addressed the Board and stated that bond funds were separate from the operating budget; adding that the bond funds would need to be used by next summer or the funds would be returned and deducted from the total repayment amount. Member Bentham asked if the funds were limited to use on the Sky Pointe campus. Mr. Reeves replied that the bond was for multiple campuses and that, legally the funds could be used for any campus included in the bond.

**Member McClain moved to approve up to \$120,000 for capital improvements including the projects listed and the projects described for Sky Pointe. Member McClellan seconded the motion, and the Board voted unanimously to approve.**

#### **4. Review and Approval of the First Lease Amendment for the Aliante Campus**

Mr. Arthur Ziev addressed the Board and stated that the original lease had been based on the estimated budgeted cost plus a contingency. The lease amendment would establish the actual final cost and then adjust the rent and purchase price accordingly. The Aliante project original budgeted cost was just under \$15.3 million; the actual cost, which included a two classroom addition, was under \$15.2, resulting in a difference \$115,000. The lower project cost resulted in a smaller lease payment in years five and six, as well as lowering the appraised value and purchase price \$17,000. Member Noble clarified that the lease payments for the first three years would not be affected by the lease amendment.

Member Harty asked when Somerset would be able to purchase the campus. Mr. Ziev stated that the first option date for purchase on the Aliante and Skye Canyon campuses was in September of 2021. Member Harty asked Mr. Reeves to investigate the best method for Somerset to take advantage of the current low interest rates. Discussion ensued regarding the bond process.

**Member Noble moved to approve the first lease amendment for the Aliante campus. Member McClain seconded the motion, and the Board voted unanimously to approve.**

#### **5. Review and Approval of the First Lease Amendment for the Skye Canyon Campus.**

Mr. Ziev stated that the original project cost for Skye Canyon was just under \$12 million and the actual cost was under \$11,350,000, resulting in a \$655,000 difference. The lease payments would be \$59,115 lower in year five and \$77,893 lower in year six. The purchase price would be \$1.3 million lower than the original project cost. Member Bentham stated that the Skye Canyon campus had experienced issues with the faucets and air conditioning units from the beginning and were unable to find a resolution. Principal Lackey addressed the Board and reviewed some of the issues with the faucets and the failure of the contractor to provide an acceptable resolution. Mr. Ziev stated that he would work with Principal Lackey, the architects, and the contractor to find a resolution.

**Member McClellan moved to approve the first lease amendment for the Skye Canyon campus, as presented. Member McClain seconded the motion, and the Board voted unanimously to approve.**

## **6. Discussion and Possible Action Regarding a New Board Member Search**

Member Bentham stated that, with the resignation of Carrie Boehlecke, the Board had an open seat which needed to be filled with an active or retired teacher licensed by the State of Nevada, or an active or retired school administrator licensed by any state. Member Bentham asked Academica to conduct a search for a new member and would prefer that the candidate be an administrator. Discussion ensued regarding the possibility of finding an administrator from another charter school system.

Mr. Reeves asked for direction on the membership of the search committee and the number of candidates to bring to the Board for interviews and selection. Following discussion, it was determined that the search committee would consist of two current sitting administrators, a minimum of two former Board members, and one Academica representative; and that the committee would bring three candidates to the Board for selection.

**Member Noble moved to approve the formation of the search committee as discussed. Member McClain seconded the motion, and the Board voted unanimously to approve.**

## **7. Update on Somerset's Big Give**

Member Bentham gave an update on the inaugural Somerset's Big Give which was held in May. They had 100% Board participation, as well as donations from students, families, teachers and friends with the average individual gift being \$40.93. The total amount raised was \$10,350. The following campuses received an additional \$500 for each notable achievement:

- Stephanie had the first donation at the start of the campaign
- Lone Mountain was the campus with the most individual donations
- Aliante campus had the most student and family donations
- Skye Canyon had the most teacher donations
- Aliante had the highest percentage of giving to enrollment
- Lone Mountain had the most donations during Power Hour

Member Bentham stated that Somerset's Big Give would take place in February next year. Member Bentham thanked Academica for being a presenting partner, Ivory Star Productions for their corporate support, and the Lone Mountain administration and students for helping with the kettle corn promotion.

## **8. Public Comment and Discussion**

Member McClain stated that, in reference to Principal Threeton's campus concerns, the Board needed to look to the future needs of all of the campuses. He reiterated the request for Academica to provide clarification on the bond funds available and which campuses were eligible to use the funds. Mr. Reeves stated that he had received clarification regarding the available bond funds. With the exception of the funds from the Sky Pointe/North Las Vegas bond, all bond funds had already been used. The bond funds that had been available had been from the contingency built into the bonds. Member Bentham stated that ongoing maintenance was something the Board needed to be thinking about in the budgeting.

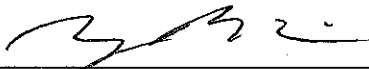
Member McClellan stated that the Board should look at exploring what, if any, options were available for the North Las Vegas campus. She also stated that, following the last Board meeting, she had been contacted by two people who expressed safety concerns and had asked about the possibility of hiring security for the Board meetings that might be emotionally charged.

Member Bentham stated that the Board should be holding a meeting soon to address the administrative structure.

**9. Adjournment**

**The meeting was adjourned at 1:08 p.m.**

Approved on: 8-8-2019



**Secretary of the Board of Directors  
Somerset Academy of Las Vegas**