



# Hillsboro School District 1J

July 15, 2020  
Board Meeting

## Board of Directors

Lisa Allen • Martin Granum • See Eun Kim • Erika Lopez • Yadira Martinez • Jaci Spross • Mark Watson

## Student Representatives to the Board of Directors

Danny Adzima • Maria Isabel Aguilar Alvarado • Andrew Goodwin

**HILLSBORO SCHOOL DISTRICT 1J BOARD OF DIRECTORS**  
Virtual Meeting

**Board Meeting Agenda**  
**July 15, 2020**  
**5:15 PM**

Please note that in light of current public health concerns related to COVID-19, this meeting will be a virtual meeting. Additional information regarding meeting access is available on [www.hsd.k12.or.us](http://www.hsd.k12.or.us). The estimated times listed below for specific agenda items are subject to change.

**1. 5:15 PM - Work Session**

- A. Call to Order  
Presenter: Erika Lopez  
Time: 5:15 PM
  
- B. Lot Consolidations at Eastwood Elementary and Mooberry Elementary School 4  
School Sites  
**SAMPLE MOTION:** *I move that the Board of Directors approve the Resolution for Mooberry Elementary Consolidation, Bargain and Sale Deed for Lot Consolidation for Mooberry Elementary, and the Wishart and Eastwood Bargain and Sale Deed.*  
Presenter: Adam Stewart  
Time: 5:15 PM, 10 minutes
  
- C. Notice of Intent to Purchase 12  
**SAMPLE MOTION:** *I move that the Board of Directors acknowledge the Notice of Intent to Purchase by use of a cooperative purchasing agreement, under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).*  
Presenter: Jordan Beveridge  
Time: 5:25 PM, 5 minutes
  
- D. Notice of Intent to Purchase 13  
**SAMPLE MOTION:** *I move that the Board of Directors acknowledge the Notice of Intent to Purchase by use of a cooperative purchasing agreement, under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).*  
Presenter: Jordan Beveridge  
Time: 5:30 PM, 5 minutes
  
- E. Diversity, Equity and Inclusion Work: Core Beliefs and Values Around Law 14  
Enforcement Partnerships  
Presenter: Mike Scott / Erika Lopez  
Time: 5:35 PM, 75 minutes
  
- F. Fall 2020 Update 15  
Presenter: Mike Scott / Travis Reiman  
Time: 6:50 PM, 25 minutes
  
- G. Discussion Time  
-OSBA Summer Conference Update  
-Student Reps  
-Superintendent  
-Board Members

Time: 15 minutes

H. Adjourn Work Session

Time: 7:30 PM

I. Next Meetings of the Board of Directors

- August 5, 2020 Board Retreat

The complete Board meeting packet may be downloaded from the District website at: <https://www.hsd.k12.or.us/board>.

**HILLSBORO SCHOOL DISTRICT 1J  
JULY 15, 2020  
LOT CONSOLIDATIONS AT EASTWOOD ELEMENTARY AND MOOBERRY  
ELEMENTARY SCHOOL SITES**

**SITUATION**

As part of the land use approval process for Mooberry Elementary and Eastwood Elementary school improvements, the School District is required to go through a lot consolidation process. This process will allow each of these school sites to be listed as a single lot. A portion of these two school sites are currently still showing as being owned by Washington County School District No. 7, the old Hillsboro Elementary School District. In order to resolve this issue, the Board of Directors will need to adopt a resolution that attests that the Hillsboro School District 1J (our current school District name) is the “successor-in-interest” to the old School District No. 7.

The Board of Directors will also approve the Bargain and Sale Deed for Lot Consolidation for Mooberry Elementary School. This is the legal instrument that transfers ownership of the old Hillsboro School District 7 property to Hillsboro School District 1J.

At Eastwood we will also need a Bargain and Sale Deed approved by the Board. This agreement is the between Hillsboro School District 1J and Norman and James Wishart. The Wishart’s parents Paul and Margaret sold a portion of the Eastwood property to School District 7 in the mid-1970’s but never conveyed title to the school district. Once we finish the conveyance with the Wishart’s, we can move forward with the “successor-in-interest” resolution for this property. That resolution will come to the Board in August.

**RECOMMENDATION**

The Superintendent recommends that the Board of Directors approve following:

Resolution for Mooberry Elementary Consolidation  
Bargain and Sale Deed for Lot Consolidation for Mooberry Elementary  
Wishart and Eastwood Bargain and Sale Deed

*I move that the Board of Directors approve the Resolution for Mooberry Elementary Consolidation, Bargain and Sale Deed for Lot Consolidation for Mooberry Elementary, and the Wishart and Eastwood Bargain and Sale Deed.*

**Hillsboro School District 1J**  
**Resolution of the Board**  
**Resolution No. xx**

A resolution of Hillsboro School District 1J, Washington County, Oregon, attesting to the District’s ownership of certain tracks of land and authorizing the unification of title in the tracts of land.

The Board of Directors of Hillsboro School District No. 1J, Washington County, Oregon hereby resolves:

**Section 1. Findings**

The Board of Directors (the “Board”) of the Hillsboro School District No. 1J, Washington County, Oregon, a common school district in the State of Oregon (the “District”) finds:

- 1) The District is undertaking to consolidate the lots that constitute certain school properties; and
- 2) The real property on which the Mooberry Elementary School and grounds is located is divided into three Parcels with a prior school district entity listed on the titles of each of the various Parcels; and
- 3) The City of Hillsboro has required that the Parcels be combined into common ownership so that the same can be replatted as a single tax lot; and
- 4) The District is the successor-in-interest to the named entity on titles to the Parcels; and
- 5) The District adopts this resolution to authorize the deeding of each of the Parcels into the name of the District to facilitate the request of the City of Hillsboro.

**Section 2. Parcels and Ownership Entities Identified**

The Parcels and the current ownership entity of each are identified as:

Parcel 1, 2, and 3 are owned by School District No. 7, Washington County, Oregon.

A legal description of each Parcel and a map showing the location of each Parcel is available in that certain WFG National Title Insurance Company Property Information Report Order No. 19-324407 dated July 26, 2019.

**Section 3. Authorization of Deeds and Signing parties**

The District hereby attests that it is the successor-in-interest to the ownership entity of Parcels 1-3 noted in Section 2 herein. The District authorizes the preparation of a deed conveying title in each of Parcels 1-3 from the entity noted in Section 2 to “Hillsboro School District 1J.” The District authorizes Erika Lopez, as chair of the Board of Directors and

Michael Scott, as Superintendent of the District to sign the deed on behalf of the District. The District further authorizes the recordation of the signed and notarized deed or deeds in the real property records of Washington County, Oregon.

**ADOPTED** by the Board of Directors of the Hillsboro School District 1J, Washington County, Oregon on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

HILLSBORO SCHOOL DISTRICT 1J, a political subdivision of the State of Oregon

By: \_\_\_\_\_  
Erika Lopez  
Its: Chair of the Board of Directors

After Recording Return To:

Hillsboro School District  
4901 SE Witch Hazel Road  
Hillsboro, Oregon 97123

Tax Statements To:

No Change

### **BARGAIN AND SALE DEED FOR LOT CONSOLIDATION**

Hillsboro School District 1J, which took title as School District No. 7, Washington County, Oregon, grantor conveys to Hillsboro School District 1J, Grantee, the following described real property in the City of Hillsboro, County of Washington, State of Oregon:

#### **Legal Description:**

See Exhibit "A" for an adjusted legal description for Book 455, page 346 (tax lot 102 1N231AA), Book 455, page 165 (tax lot 191 1N231AA) and document number 79-014703.

THIS DEED IS BEING RECORDED TO COMPLETE A LOT CONSOLIDATION IN City of Hillsboro case file # PLA-014-19.

Subject to all encumbrances of record.

The true consideration for this conveyance is \$ 0. However, the actual consideration consists of other value or property given which is the whole consideration.

The information required by ORS 92.190(4) is as follows:

1. The names of the parties to this deed are as set forth above.
2. The deed where Grantor acquired title to the property was recorded as Book 455, page 346, dated January 3, 1962 of the Washington County Deed records.
3. The deed where Grantor acquired title to the property was recorded as Book 455, Page 165, dated December 26, 1961 of the Washington County Deed records.
4. The deed where Grantor acquired title to the property was recorded as document No. 79-014703 of Washington County Deed records.
5. This deed is given to effectuate a lot line adjustment as approved by the City of Hillsboro under case file No. PLA-014-19.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any under ORS 195.301 and 195.336 and sections 5 to 11, Chapter 424, Oregon laws 2007, Section 2 to 9 and 17, Chapter 855, Oregon Laws 2009

and Sections 2 to 7, chapter 8, Oregon laws 2010. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon laws 2007, sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009 and sections 2 to 7, Chapter 8, Oregon laws 2010.

Dated this \_\_\_\_ day of May, 2020

Dated this \_\_\_\_\_ day of May, 2020

HILLSBORO SCHOOL DISTRICT 1J, a  
political subdivision of the State of Oregon

HILLSBORO SCHOOL DISTRICT 1J, a  
political subdivision of the State of Oregon

By: \_\_\_\_\_  
Erika Lopez  
Its: Chair of the Board of Directors

By: \_\_\_\_\_  
Michael Scott  
Its: Superintendent of the Hillsboro District

State of Oregon )  
 ) ss:  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2020 by Erika Lopez.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires:

State of Oregon )  
 ) ss:  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2020 by Michael Scott.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires:



**After Recording Return To:**

Hillsboro School District  
4901 SE Witch Hazel Road  
Hillsboro, Oregon 97123

**Tax Statements To:**

No Change

**BARGAIN AND SALE DEED**

(ORS 93.860)

Norman Wishart and James Wishart, as successors in interest to the estates of Paul and Margaret Wishart, Grantors, conveys to Hillsboro School District 1J, the successor in interest to School District No. 7, Washington County, Oregon, Grantee, the following real property situated in the City of Hillsboro, Washington County, State of Oregon:

**Legal Description:** Attached hereto as “**Exhibit A**”

This Deed is being recorded to complete a series of conveyances described in Book 1051, pages 805-812; Book 1054, pages 314-316; and Book 1145, pages 526 to 527.

Subject to all encumbrances of record.

The true consideration for this conveyance is \$0. However, the actual consideration consists of other value or property given which is the whole consideration.

[Alternative: The true consideration for this conveyance is \$80,180.00 paid by School District No. 7, Washington County, Oregon to A.V. Ottemoller and \$60,000.00 of that amount paid by A.V. Ottemoller to Paul and Margaret Wishart in consideration for the property described in Exhibit A and the property described in Book 1114 pages 226-227.]

Before signing or accepting this instrument, the person transferring fee title should inquire about the person’s rights, if any under ORS 195.301 and 195.336 and sections 5 to 11, Chapter 424, Oregon laws 2007, Section 2 to 9 and 17, Chapter 855, Oregon Laws 2009 and Sections 2 to 7, chapter 8, Oregon laws 2010. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS

30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon laws 2007, sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009 and sections 2 to 7, Chapter 8, Oregon laws 2010.

Dated this \_\_\_\_ day of May, 2020

Dated this \_\_\_\_ day of May, 2020

Norman Wishart, as Successor in Interest to the Estate of Paul and Margaret Wishart, Grantors

James Wishart, as Successor in Interest to the Estate of Paul and Margaret Wishart, Grantors

By: \_\_\_\_\_  
Norman Wishart, Successor

By: \_\_\_\_\_  
James Wishart, Successor

State of Oregon )  
 ) ss:  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020 by **Norman Wishart.**

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

State of Oregon )  
 ) ss:  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020 by **James Wishart.**

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

Dated this \_\_\_\_ day of May, 2020

HILLSBORO SCHOOL DISTRICT 1J, a  
political subdivision of the State of Oregon

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Oregon                    )  
  ) ss:  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020  
by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

**HILLSBORO SCHOOL DISTRICT 1J**  
**July 14, 2020**  
**NOTICE OF INTENT TO PURCHASE**

**SITUATION**

In accordance with the plan to deploy student devices 1:1 at the secondary level the District has chosen to purchase Lenovo chromebooks, services and warranty repair through CDWG. The total cost is \$3,417,862.50. Funding for this is provided by the 2017 District Bond.

Devices and Services to be purchased are:

Lenovo 500e Chromebook (9645)  
Lenovo Extended 3yr Warranty (9645)  
3yr Pickup and Repair Service (9645)  
Chromebook White Glove Enrollment and Setup (9645)  
Lenovo Stylus (1000)

The District is purchasing these devices using the Intermountain ESD contract through CDWG. The District has the benefit of participating in a cooperative purchasing agreement, an exception to the public procurement requirements for conducting a request for proposal on purchases over \$150,000. Hillsboro School District 1 J is permitted to join cooperative purchasing agreements under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).

**RECOMMENDATION**

The Superintendent recommends the Board of Directors acknowledge the Notice of Intent to Purchase by use of a cooperative purchasing agreement, under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).

*I move that the Board of Directors acknowledge the Notice of Intent to Purchase by use of a cooperative purchasing agreement, under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).*

**HILLSBORO SCHOOL DISTRICT 1J**  
**July 15, 2020**  
**NOTICE OF INTENT TO PURCHASE**

**SITUATION**

In accordance with the plan to deploy student devices 1:1 at the secondary level the District has chosen to purchase Relay from Lightspeed Systems to provide classroom teaching tools, monitoring, filtering and analytics for these devices. The total cost is \$401,000.00. Funding for this is provided by the 2017 District Bond.

Software licenses are to be purchased for:

Lightspeed Relay for All Operating Systems 5 years (20,000)

Lightspeed Analytics Powered by Relay 5 years (20,000)

Lightspeed Systems Classroom 5 years (20,000)

As a member of the [Organization for Educational Technology and Curriculum \(OETC\)](#), the District has the benefit of participating in a cooperative purchasing agreement, an exception to the public procurement requirements for conducting a request for proposal on purchases over \$150,000. Hillsboro School District 1 J is permitted to join cooperative purchasing agreements under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).

**RECOMMENDATION**

The Superintendent recommends the Board of Directors acknowledge the Notice of Intent to Purchase by use of a cooperative purchasing agreement, under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).

*I move that the Board of Directors acknowledge the Notice of Intent to Purchase by use of a cooperative purchasing agreement, under the authority of the State of Oregon (ORS 279A.215 Permissive Cooperative Procurements).*

**HILLSBORO SCHOOL DISTRICT 1J**  
**July 15, 2020**  
**DIVERSITY, EQUITY and INCLUSION WORK: CORE BELIEFS and VALUES**  
**AROUND LAW ENFORCEMENT PARTNERSHIPS**

**SITUATION**

The Board has been engaged in diversity, equity, and inclusion work for the past several years. The Board will continue this work through a discussion regarding current state and national events and the Hillsboro School District's core beliefs and values around our partnership with law enforcement.

**RECOMMENDATION**

The Superintendent recommends that the Board of Directors discuss this topic and ask any questions they have.

**HILLSBORO SCHOOL DISTRICT 1J**  
**July 15, 2020**  
**FALL 2020 UPDATE**

**SITUATION**

The Board of Directors will receive an update on the District's Fall 2020 scenarios.

**RECOMMENDATION**

The Superintendent recommends that the Board of Directors listen to the information and ask any questions they may have.