

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting Minutes: 7-11 Committee on Surplus District Property

Date: March 22, 2017

Time: 5:30-7:30 p.m.

Meeting Location:
Board Conference Room
5115 Dudley Blvd. Bay A
McClellan, CA 95652

ITEM	AGENDA/ACTION
I.	Call to Order – 5:00 p.m.
II.	PLEDGE OF ALLEGIANCE
III.	<p>ROLL CALL AND ESTABLISHMENT OF QUORUM</p> <p>Mr. McGuire opened the 7-11 Committee meeting with introductions and an overview of the meeting. Jason Sample noted that a quorum had been met.</p> <p>Committee Members Present: Jason Sample (Chair), Sonja Cameron (Vice Chair), Sondra Betancourt, Peggy Curtis, Jacqueline DeWitt, Janet Edwards, Barbara Longo, and Michael Shepherd.</p> <p>Members Arriving After Roll Call and Approval of Minutes: Deacon Clark and Angelica Guzman</p> <p>Committee Members Absent: Neil Pople</p> <p>Staff Present: Bill McGuire, Sara Noguchi, Armando Orozco, Kim Barnett Consultants Present: Dominique Dutra and Leah Denman, DCG; Ron Bennett (facilitator), Brianna García (facilitator), Kelly Satterfield (staff), and Rebecca Arent (staff), School Services of California, Inc.</p>
IV.	<p>PUBLIC COMMENTS</p> <p>There were no public comments.</p>
V.	<p>APPROVAL OF MINUTES – MARCH 1, 2017</p> <p><i>Jason Sample asked for approval of minutes. Sonja Cameron moved to approve; Michael Shephard seconded; all ayes, motion passed 8-0 (three absent).</i></p>
VI.	<p>DISCUSSION OF OTHER PROPERTIES - PowerPoint of eight properties presented by Leah Denman (Dutra Cerro Graden)</p> <ol style="list-style-type: none"> 1. GRAND AVENUE OFFICE COMPLEX (DCG STRATEGIC ASSET REVIEW PG. 13) Occupied buildings-police department, education facilities, offices for Los Rios College, Highlands Community Charter School, and industrial/warehouses. Michael Shephard asked what the percentage of use and when the leases expire. Ms. Denman said that 31,000 square feet is leased for non-district purposes. Charter school lease through 2019; Los Rios is year-to-year, and the nonprofit is month-to-month. 2. RAFT BUILDING (PG. 19) Empty office/warehouse space. Former location of the Resource Area for Teaching (RAFT). It would cost the district more than \$300k to upgrade the space for District use. Barbara Longo asked a question based on the value of the properties and whether they work with that value to prioritize. Ms. Denham explained the Naylor Act. Ms. Longo asked a whether the District could break leases. The lease provisions would need to be reviewed to determine if the lease can be terminated prior to the

end of the lease term.

3. GMTI (PG. 23)

Grant McClellan Technical Institute. Vacant office space with basement level that has housed a number of uses. Many maintenance issues. Not ADA compliant—no wheelchair access and no outdoor space for children. Ron Bennett stated there is value as a building for office use or district office space. A committee member wanted to confirm that the property could be used for adult education or ROP.

4. TAFT SITE MAINTENANCE AND OPERATIONS YARD (PG. 44)

Northwood Elementary once occupied the site. Now vacant and best suited for industrial use. There is no impact to existing school site—only the area on the map below the dotted line is being considered for surplus. Site was previously a bus yard; zoned residential, but being used for industrial.

There was a question regarding underground pollution (not relevant to the TAFT site). For the properties that are part of McClellan, a covenant goes with the site. There is no District obligation for clean-up, just disclosure (similar to disclosure requirements one would have when selling a home). The Federal government has the obligation.

5. DEL PASO SHOP (PG. 50)

Zoned residential; vacant-administrative buildings. Close to Del Paso Elementary and across from a park. Question regarding future needs of Del Paso Elementary in case of increased enrollment. Mr. McGuire stated that the projections show no indication of increased enrollment that would necessitate expanding the school site. In addition, there is land adjacent to the school available if needed that would not require children to cross the street.

6. FRED K. ROBINSON CENTER (PG. 62)

Currently a vacant administrative building. Sondra Betancourt noted that it was the first school built in North Sacramento. Significant repairs are needed (e.g., water damage, broken windows, etc.). There are vandalism problems on the site. Mr. McGuire said an architectural company has been hired to estimate the cost to either renovate or demolish the site and will provide that information at the next meeting. A developer has offered the District \$350,000 for the site. Public Comment - Chris Stambaugh from Grace City discussed issues he has witnessed and requested when they might have the opportunity to bid on the property. Mr. McGuire said that after the 7-11 process is complete, entities will have an opportunity to bid on the site and that Mr. Stambaugh should contact Mr. McGuire. Ms. Denman stated that government agencies and nonprofit will be notified before the property goes on the open market. A member asked about the historical value. Ms. Denman stated that that information will be disclosed and reviewed prior to sale or lease. Mr. Bennett reminded members that their charge is to determine if the property has an educational use for Twin Rivers.

7. RIO LINDA ELEMENTARY SCHOOL (PG. 68)

Only two acres of the 8.55 acres are to be considered for surplus. Buildings are not in great shape. Library, preschool, and satellite portables on the rest of property. Ms. Longo asked the term of the lease for the library and was informed it is 30 years. Public Comment - Stacey Bastian stated that the grassy area is still a safe place for kids to go and play and used by the community. They have volunteers that are there in the evenings to watch over the kids. There was a reminder that the Committee is here to determine if the property is of educational value to Twin Rivers. The Committee's recommendation will then be taken to the Board who will make the final decision as to disposition of the property. Public Comment - General Manager of Rio Linda Water District, confirming which portion of the Rio Linda property is being considered for surplus.

	<p>8. AERO HAVEN ELEMENTARY SCHOOL (PG. 89) School closed in 2010. United Cerebral Palsy is occupying a building and their lease expires in summer 2017. There are two schools within a half a mile from the site (Madison and F.C. Joyce). There would be significant amount of deferred maintenance. A Committee member asked if there would be a need for a school in the area if the land were sold and residential developed. Mr. McGuire stated that the other two school have sufficient capacity to absorb any new development.</p>
VII.	<p>Additional Comments: Janet asked, for those properties where only portions are being considered for surplus, how the portions were determined. Mr. McGuire noted that buildings currently in use remain, while vacant buildings are being considered. Dominique stated that whether or not a lot line adjustment would be required depends on who is buying the property. There could be a lot line adjustment or a legal subdivision. This would happen first in order to transfer ownership. A request was made for a map showing the properties and the other schools around them.</p> <p>Peggy Curtis commented on the Rio Linda field—the District is maintaining it for public access. Mr. McGuire said that Twin Rivers is not using the portion of the property being considered for surplus. Keeping that portion would require a substantial investment. Public Comment - Stacy Bastian asked why not keep the property for educational use. Public Comment – Regarding Rio Linda and whether there was a long-term plan for the use of the grassy area. Noted that that portion is not up for consideration by the Committee, the Committee is considering the property below the dotted line on the map.</p> <p>DISCUSSION OF FUTURE MEETING TOPICS Next steps - go through each property and decide whether there is an educational need for Twin Rivers USD or to surplus the property. Mr. McGuire will provide maps, Grand Avenue complex square footage and lease information. Once the Committee has made its decision, the recommendations will be taken to the Board of Trustees at a future meeting. These recommendations are only suggestions for the Board. Ms. Garcia will give a quick recap of her presentation from 3/1/17 as it pertains to the Naylor Act. Ms. Edwards said that since Ms. Denman and Mr. Dutra will not be at future meetings that any questions for them should be emailed to Mr. McGuire. Ms. Edwards asked for a map of all Twin River USD schools. Ms. Curtis asked for the usage of the properties.</p>
VIII.	<p>COMMENTS FROM COMMITTEE MEMBERS There were no comments from Committee members.</p>
	<p>FUTURE MEETINGS AND ADJOURNMENT</p> <ul style="list-style-type: none"> • April 5, 2017, 5:30-7:30 p.m. - Fourth meeting • April 19, 2017, 5:30-7:30 p.m. - Final meeting <p>The meeting was adjourned at 6:46 p.m.</p>