

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting Minutes: 7-11 Committee on Surplus District Property

Date: April 5, 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 – 5:32 p.m.
II.	PLEDGE OF ALLEGIANCE
III.	<p>ROLL CALL AND ESTABLISHMENT OF QUORUM</p> <p>Jason Sample opened the 7-11 Committee Meeting with introductions and an overview of the meeting. After roll call, Mr. Sample noted that a quorum had been met.</p> <p>Committee Members Present: Jason Sample (Chair), Sonja Cameron (Vice Chair), Sondra Betancourt, Donald Clark, Peggy Curtis, Jacqueline DeWitt, Barbara Longo, Neil Pople, and Michael Shepherd.</p> <p>Committee Members Absent: Janet Edwards</p> <p>Members Arriving After Roll Call and Approval of Minutes: Angelica Guzman</p> <p>Staff Present: Bill McGuire, Armando Orozco, Kim Barnett</p> <p>Consultants Present: Ron Bennett (facilitator), Brianna García (facilitator), Kelly Satterfield (staff), School Services of California, Inc.</p> <p>Michael Shepherd stated for the record that he has a possible conflict of interest regarding the Rio Linda Elementary property due to his membership in a masonic lodge that previously expressed interest in purchasing the property. Mr. Shepherd is no longer on the board of the lodge. Ron Bennett explained that he would simply need to recuse himself from discussion and voting on that particular property.</p>
IV.	<p>PUBLIC COMMENTS</p> <p>Mr. Sample asked for public comment and noted that speakers would be limited to three minutes. He further informed the public that this would be their one opportunity to speak as discussion regarding individual properties would be limited to committee members.</p> <p>Billie Booth, Dixieanne Association, commented that there is so much history with the Dixieanne property and she hopes that this property will be removed from the list.</p> <p>Jody Sizer, President of Hagginwood Community Association, hopes that the Committee reconsiders selling and even possibly rehabilitating the Dixieanne property to use for office space. She commented on the architecture. She noted that Aero Haven Elementary School is an awesome place with family ties and that there are a lot of kids in the program; please consider enhancing.</p>

	<p>Ron Anderson commented that he finds it refreshing that the community is coming together through this Committee in the best interest of the community.</p> <p>Mr. Sample asked for further comments; there were none. He reminded everyone that there will be no further public comments.</p>
V.	<p>APPROVAL OF MINUTES – MARCH 22, 2017</p> <p>There is an edit on page 1 of the minutes—change Deacon Clark to Donald Clark.</p> <p><i>Mr. Sample asked for approval of the minutes. Sondra Cameron moved to approve the minutes as revised; Michael Shepherd seconded; all ayes, motion passed.</i></p>
VI.	<p>FOLLOW-UP ITEMS FROM PRIOR MEETING</p> <p>A. PRIOR CORRESPONDENCE</p> <p>Mr. McGuire advised the Committee that additional information had been provided in their packets, which became available since the last meeting. Mr. Sample asked for questions; there were none.</p> <p>B. PROCESS REVIEW AND RECOMMENDATION FOR SURPLUS PROPERTY (PRESENTATION)</p> <p>Brianna García reviewed the surplus property process, including the Naylor Act, and noted that the handouts provided in their packets include the Education Code Sections for reference.</p> <p>Donald Clark asked about various state and public agencies’ ability to acquire the properties. Ms. García noted that those entities would be notified as part of the surplus property process, if the Board of Trustees adopts a declaration of intent to sell or lease. Jacqueline DeWitt asked how the agencies are to be notified. Mr. Sample advised the Committee that nothing will happen until the Committee does its part. Mr. McGuire informed the Committee that every governmental agency has to follow this process—it’s not just for school agencies. Barbara Longo asked about the public having a voice in the process. Mr. McGuire answered yes—everything is open to the public. There were no further questions.</p> <p>C. REVIEW AND ADDITIONAL INFORMATION ON PROPERTIES UNDER REVIEW (PRESENTATION)</p> <p>Mr. McGuire went over the map of the properties and provided a quick summary of each property.</p> <p>ASCOTT—There were no questions.</p> <p>BELL AVENUE—There were no questions.</p> <p>FORMER HARMON JOHNSON ELEMENTARY SCHOOL SITE—Ms. Betancourt stated that Harmon Johnson was donated, but was unclear whether the lease includes any reversionary clauses. Ms. Longo asked if the lease amount was a one-time payment or only for a specific period of time. Mr. McGuire noted that it was a set amount for a fixed period of time and that they were also required to install a permanent fence.</p>

WEST 4TH AND Q ST—Bob Bastian stated that the site was named Selma Clark. There were no questions.

WEST 4TH & E STREET—Mr. Bastian stated that the official name is Dorkus Ryan. There were no questions.

CHUCKWAGON PARK—The property line runs through the middle of a park. The Naylor Act would come into play. Unsure if the property was donated or purchased and the year of acquisition. Ron Bennett said to expect the city to state, ‘that’s our park,’ and possibly claim adverse possession.

GREG THATCH CIRCLE/TERRACE PARK. Majority of children going to Natomas USD. The site is vacant and there is no lease information. It is unclear whether the property was gifted by a developer as part of the neighboring development or acquired. Ms. García noted that research will be conducted prior to disposition if the Board declares its intent to sell or lease.

RAFT BUILDING – There were no questions.

GMTI (Grant McClellan Technical Institute)—There were no questions.

TAFT—There were no questions.

DEL PASO SHOP—There were no questions.

AERO HAVEN— Ms. Longo wanted to confirm that the portion of the property being considered was the area in red and that it was indeed vacant.

GRAND AVE.—Ms. Cameron wanted to confirm the facilities costs being charged to the charter school. It was explained that their use of the site was not under Proposition 39 and the 3% being charged was separate and apart from their oversight fee.

FRED ROBINSON (AKA DIXIEANN)—There were no questions.

RIO LINDA ELEM. SCHOOL— There were no questions.

Mr. Shepherd asked about the square footage of the RAFT building and was informed that information was included in the materials previously provided and located in the binder.

VII. ADDITIONAL INFORMATION

A. COST ANALYSIS OF FRED ROBINSON CENTER (DIXIEANNE FACILITIES ASSESSMENT REPORT)
 Mr. McGuire stated that the building appeared as it did when it was vacated in 2008, as if everyone had simply walked out. There was significant asbestos, which had to be cleaned up. Armando Orozco and his crew completed some work and hired a company for the asbestos removal. It still looks horrible, but is much better than it was. With the rains, more ceiling tiles have fallen. The estimates to rehabilitate the buildings range from \$15 to \$24 million.

Mr. Bennett stated that if the District chose to restore it, they would have to meet current standards according to the Field Act—structural, fire/life safety, ADA compliance—which is a

much higher bar to cross and costs more than if another entity were to acquire and rehabilitate it for non-school use.

B. COST ANALYSIS OF RIO LINDA ELEMENTARY (TRUSD FACILITIES MASTER PLAN)

It would cost approximately \$11.9 million to renovate and bring up to standards of comparable school.

VIII.

Twin Rivers 7-11 Committee Surplus Property

	Ascot Site	Bell Ave	Former Harmon Johnson ES	West 4th & Q Street	West 4th & E Street	Chuckwagon Park	Greg Thatch Circle/Terrace Park	RAFT Building	GMTI	Taft Site	Del Paso Shop	Aero Haven ES	Grand Ave Office Complex	Fred K Robinson Center	Rio Linda ES
1. Do you understand the property's existing use?															
2. Do you have sufficient information to make a recommendation on this property? If not, what additional information do you need?															
3. Was the panel discussion sufficient to help you form an opinion about this property?															
4. Is the property needed for any educational purpose by Twin Rivers Unified?															
5. Would you recommend the property be deemed surplus due to lack of an educational purpose for Twin Rivers Unified?															
6. Is there a priority list of uses for the property that will be acceptable to the community?															

Mr. Sample reminded committee members that they are determining if the property has educational value for Twin Rivers. He asked the six questions noted in the matrix above for each property, and the following votes and recommendations were recorded:

ASCOT—*Sonja Cameron motioned that the property be deemed surplus; Neil Pople seconded; all ayes, motion passed 10-0.*

Recommendations—There were none.

BELL AVENUE—*Peggy Curtis motioned that the property be deemed surplus; Jason Sample seconded; all ayes, motion passed 10-0.*

Recommendations—Barbara Longo requested consideration for a neighborhood ballpark or sports complex as the community could benefit from that type of improvement.

FORMER HARMON JOHNSON ELEMENTARY—Sondra Betancourt asked about any reversionary clauses in the deed. Ms. García stated that this will be researched if the Board declares its intent to sell or lease the property.

Neil Pople motioned that the property be deemed surplus; Michael Shepherd seconded; all ayes, motion passed 10-0.

Recommendations—There were none.

WEST 4TH AND Q ST—*Peggy Curtis motioned that the property be deemed surplus; Sonja Cameron seconded; all ayes, motion passed 10-0.*

Recommendations—Barbara Longo would like priority given to the community for a farm-to-fork and/or agricultural educational institute. Sondra Betancourt would like adjacent property owners to be given the opportunity to acquire the property to expand their agricultural interests.

WEST 4TH & E STREET—*Sondra Betancourt motioned that the property be deemed surplus; Neil Pople seconded; all ayes, motion passed 10-0.*

Recommendations—Peggy Curtis requested that the same recommendations for the West 4th and Q Street property also apply here: 1) priority given to the community for a farm-to-fork and/or agricultural education institute; and 2) that adjacent property owners be given the opportunity to acquire the property to expand their agricultural interests.

CHUCKWAGON PARK—Sonja Cameron thinks this property is a little murky—how much of the park belongs to the school district versus the city? Mr. McGuire stated the red line shown is the property line. Jacqueline DeWitt asked how many acres would remain for the park. Mr. McGuire informed her that that is unknown at this time. Peggy Curtis asked if anyone has talked to the city or park district about ownership or their interest in this property if the District were to declare its intent to sell. Mr. McGuire stated that those discussions will come later if a determination is made to surplus the property. If that is decided, then the first option, under the Naylor Act, will go to the city.

Sonja Cameron motioned that the property be deemed surplus; Peggy Curtis seconded; motion passed with nine ayes and one abstention.

Recommendations—Jacqueline DeWitt said priority should go to the city for a baseball complex/park.

GREG THATCH CIRCLE/TERRACE PARK—Barbara Longo asked for clarification regarding the school boundaries and why the students in that area are not attending Twin Rivers USD. Mr. McGuire turned to the provided map to illustrate that one side of the street is in Twin Rivers USD and the other is in Natomas USD. Children find it easier and perceive it better to go to Natomas USD. Sonja Cameron commented that perhaps those students would stay within Twin Rivers USD if the school that was promised for this site was built. Neil Pople said he is concerned about the potential future need for the site even if there is no educational use today. Ms. García reminded the committee about the capacity study previously shared by District staff that showed there is sufficient and even excess capacity for many years to come. The construction of an additional school would simply increase existing capacity. Mr. McGuire also noted that if there is growth, it would be to the north of Elkhorn and that is where the students would attend. He noted that growth in Natomas is slow. Sonja Cameron said that eventually, Natomas will be impacted and this property may be needed.

Barbara Longo motioned to not deem this a surplus property; Neil Pople seconded; Motion passed with seven ayes, two nos, and one abstention.

Sondra Betancourt said that this was a vote of protection for the District. This property should be held for this cycle of the surplus property process, so that the District does not find itself needing to acquire property at a higher price in the future.

Note: Sonja Cameron left the meeting and did not vote on the remaining properties

RAFT—*Jacqueline DeWitt motioned that the property be deemed surplus; Michael Shepherd seconded; all ayes, motion passed 9-0.*

Recommendations—There were none.

GMTI—Sondra Betancourt asked if the property could be used for administrative purposes and if it is deemed surplus, where would that leave the District? Mr. McGuire advised that declaring the property as surplus gives the option to sell or lease. Ms. García stated that the Committee is providing the Board with options. If the Board votes to surplus the property it could still be used for administration, if that is the Board's determination. A vote not to surplus leaves the property as is. Jacqueline DeWitt asked if it is an adult school. It is vacant now.

Jason Sample motioned that the property be deemed surplus; Peggy Curtis seconded; all ayes, motion passed 9-0.

Recommendations—There were none.

TAFT—*Angelica Guzman motioned that the property be deemed surplus; Michael Shepherd seconded; all ayes, motion passed 9-0.*

Recommendations—There were none.

DEL PASO SHOP—*Neil Pople motioned that the property be deemed surplus; Angelica Guzman seconded; all ayes, motion passed 9-0.*

	Recommendations—There were none.			
VIII.	ACTION ITEM: RECOMMENDATION OF SURPLUS PROPERTIES FOR TWIN RIVER’S EDUCATIONAL PURPOSE		YES TO SURPLUS	NOT TO SURPLUS
	1. FORMER HARMON JOHNSON ELEMENTARY SCHOOL SITE (PG. 28)		X	
	2. WEST 4TH & Q STREET (PG. 34)		X	
	3. WEST 4TH AND E STREET (PG. 39)		X	
	4. ASCOT (PG. 56)		X	
	5. CHUCKWAGON PARK (PG. 74)		X	
	6. BELL AVENUE (PG. 81)		X	
	7. GREG THATCH CIRCLE/TERRACE PARK (PG. 96)			X
	8. GRAND AVENUE OFFICE COMPLEX (PG. 13)		NOT COVERED	
	9. RAFT BUILDING (PG. 19)		X	
	10. GMTI (PG. 23)		X	
	11. TAFT SITE MAINTENANCE AND OPERATIONS YARD (PG. 44)		X	
	12. DEL PASO SHOP (PG. 50)		X	
	13. FRED K. ROBINSON CENTER (PG. 62)		NOT COVERED	
	14. RIO LINDA ELEMENTARY SCHOOL (PG. 68)		NOT COVERED	
15. AERO HAVEN ELEMENTARY SCHOOL (PG. 89)		NOT COVERED		
IX.	DISCUSSION OF NEXT MEETING TOPICS Remaining properties not covered at tonight’s meeting:			
<ul style="list-style-type: none"> • GRAND AVENUE OFFICE COMPLEX • FRED K. ROBINSON CENTER (DIXIEANNE SITE) • RIO LINDA ELEMENTARY • AERO HAVEN ELEMENTARY 				
X.	COMMENTS FROM COMMITTEE MEMBERS There were no additional comments from Committee members or staff. Mr. McGuire stated that the Committee will need to come up with recommendations for the Board at the next meeting and that a consensus will need to be reached on the recommendations.			
XI.	FUTURE MEETINGS AND ADJOURNMENT The meeting was adjourned at 7:24 p.m.			
<ul style="list-style-type: none"> • April 19, 2017, 5:30-7:30 p.m.—Final meeting • May 2, 2017*, 7 p.m.—7-11 Committee’s Recommendation to the Board of Trustees • May 16, 2017*, 7 p.m.—Board of Trustees to Take Action on Recommendation by 7-11 Committee 				

	<p>*Note that the agenda listed incorrect dates.</p>
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