



**7-11 COMMITTEE ON
SURPLUS DISTRICT
PROPERTY**

Recommendations and Priorities for Uses of District Sites

STAFF REPORT TO BOARD OF
TRUSTEES

March 23, 2021

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Armando Orozco, Director, Maintenance & Operations, Twin Rivers USD

CONSULTANTS

Brianna García, Vice President, School Services of California Inc. (SSC)

Joanna Dzuik, External Relations and Operations Specialist, SSC

Cynthia Smith, Fagen Friedman & Fulfrost LLP

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Executive Summary

Before a school district can sell or lease real property, the Education Code requires that a specific process be followed. The first step requires that the governing board of the school district, prior to the sale, lease, or rental exceeding 30 days, appoint a district advisory committee (commonly known, and referred to from this point forward, as the 7–11 Committee) to advise the governing board regarding the surplus of space and/or real property. The responsibilities of the 7–11 Committee are also specified within the Education Code and, at the conclusion of its work, the Committee is required to provide the district governing board a report recommending uses of surplus space and real property. The governing board, taking into consideration the 7–11 Committee’s recommendations, which are advisory and nonbinding, determines whether it will declare some or all of the properties surplus and announce its intent to sell or lease the properties in question.

On September 22, 2020, the Twin Rivers Unified School District’s (Twin Rivers USD) Board of Trustees (Board) appointed 11 members to its 7–11 Committee and tasked it with the review of eight vacant or underutilized properties. (Note that a member resigned from the committee after Board approval resulting in only 10 members at the completion of the process.) The 7–11 Committee held six public meetings to gather information on the properties and other relevant district data (e.g., facilities capacity, demographic information, etc.). All meetings were held virtually, open to the public, noticed at least 72 hours in advance, and held in accordance with the Brown Act.

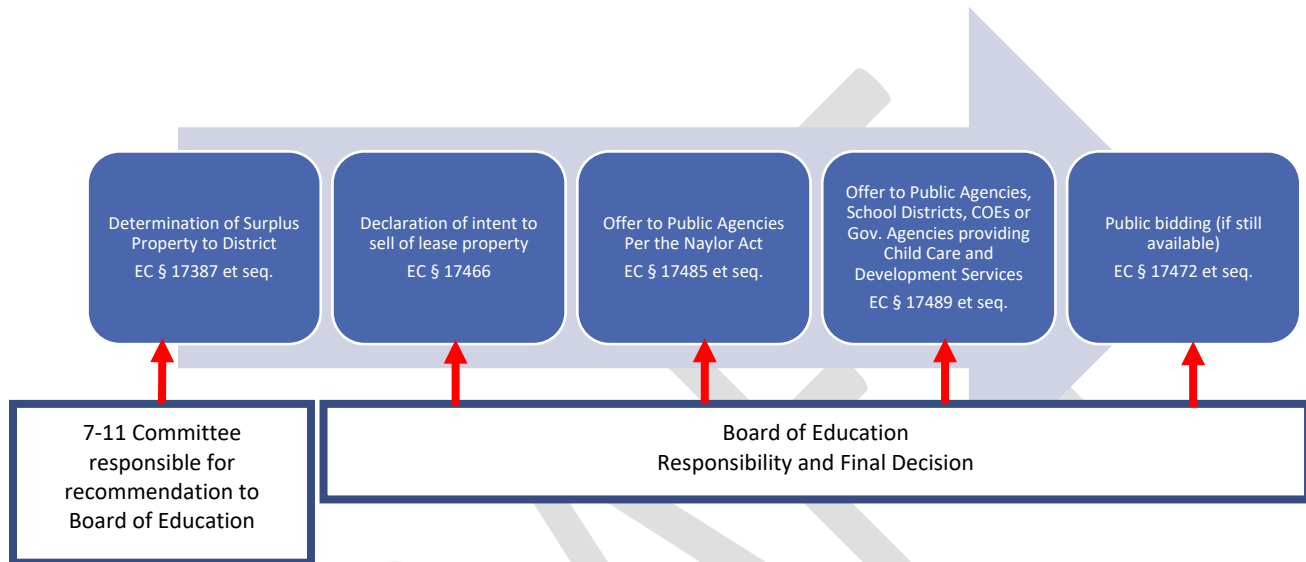
The 7–11 Committee is now recommending to the Twin Rivers USD Board that seven of the eight properties be deemed surplus to the educational needs of the District and that the District not surplus one property as follows:

RECOMMENDATION OF SURPLUS PROPERTIES	YES TO SURPLUS	NO TO SURPLUS
1. AERO HAVEN	X	
2. FUTURES HIGH SCHOOL/COA	X	
3. GREG THATCH CIRCLE/TERRACE PARK	X	
4. PANHANDLE—VILLAGE 13	X	
5. PLOVER SCHOOL	X	
6. RIO LINDA TRANSPORTATION YARD	X	
7. SMYTHE ACADEMY OF ARTS & SCIENCE (7–8)		X
8. VINELAND CAMPUS	X	

Overview of the Surplus Property Process

Before a school district can sell or lease real property, Education Code Sections (EC §) 17388–17389 require that a specific process be followed (see figure 1 below for an overview of the process).

Figure 1: Overview of 7–11 Property Process



The first step requires that the governing board of the school district, prior to the sale, lease, or rental exceeding 30 days, appoint a 7–11 Committee to advise the governing board regarding the surplus of space and/or real property. EC § 17389 states that the advisory committee must consist of at least 7, but not more than 11 members. The 7–11 Committee must be representative of each of the following:

- a. The ethnic, age group, and socioeconomic composition of the district
- b. The business community, such as store owners, managers, or supervisors
- c. Landowners or renters, with preference to be given to representatives of neighborhood associations
- d. Teachers
- e. Administrators
- f. Parents of students
- g. Persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located

EC § 17390 then provides the responsibilities of the 7–11 Committee:

- a. Review the projected school enrollment and other data as provided by the district to determine the amount of surplus space and real property
- b. Establish a priority list of use of surplus space and real property that will be acceptable to the community
- c. Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to EC § 17458
- d. Make a final determination of limits of tolerance of use of space and real property
- e. Forward to the district governing board a report recommending uses of surplus space and real property

At the completion of its work, the 7–11 Committee presents the governing board with a report including its recommendation as to the surplus of property and a list of priorities, if any, for the use of the surplus space or real property. The governing board, taking into consideration the 7–11 Committee’s recommendations, which are advisory and nonbinding, determines whether it will declare some or all of the properties surplus and announce its intent to sell or lease the properties in question.

Per EC § 17485 and 17489, the school district must notify various public and governmental entities (e.g., other school districts, parks and recreation departments, cities, etc.) of the opportunity to bid on the properties. If none of the notified entities respond to the notification, the school district may then sell or lease the properties to the general public. The use of revenues generated by the sale or lease of surplus property is specified by the Education Code.

Summary of 7–11 Committee Meetings

Twin Rivers USD appointed 11 members to its 7–11 Committee and tasked it with the review of eight vacant or underutilized properties. (Note that a member resigned from the committee after Board approval resulting in only 10 members at the completion of the process.) The 7–11 Committee held six public meetings to gather information on the properties and other relevant data (e.g., facilities capacity, demographic information, etc.). All 7–11 Committee meetings were open to the public, noticed at least 72 hours in advance, and held in accordance with the Brown Act. All meetings were held virtually via Zoom.

Meeting agendas and minutes are included in Appendix A and, along with the presentations, are available on the Twin Rivers USD website at:

<https://www.twinriversusd.org/Operations/Administrative-Services/7-11-Committee/index.html>

Meeting 1: October 14, 2020

This meeting was organizational and introductory in nature. The 7–11 Committee members were introduced and provided with an overview of the surplus property process, the composition of the 7–11 Committee and its charge, and the importance of attending meetings and the attendance requirements by Brianna García of SSC. The District’s attorney, Cynthia Smith of Fagen Friedman & Fulfroost LLP, provided an overview of the Brown Act, conflict of interest laws, and Robert’s Rules of Order.

The Chair, Michelle Rivas, was named per the Board’s direction and the Vice Chair, Jason Sample, was elected. Chief Business Officer, Kristen Coates, EdD, presented an overview of the properties to be considered by the 7–11 Committee.

Meeting 2: October 28, 2020

Executive Director, Fiscal Services, Kate Ingersoll spoke to current and historical enrollment trends including the districts projections and actual enrollment for the current year. She provided information on class sizes and potential reduction of staff due to the 2020–21 and 2021–22 declines in enrollment. Dr. Coates then shared information on enrollment projections that aid the district in making staff and facilities decisions. She summarized the data regarding enrollment projections, housing developments that impact enrollment, percent changes in enrollment from year to year, and cohort transition trends. Furthermore, Dr. Coates provided the school capacity study that study helps district staff understand the use of existing facilities. She summarized the district’s standards regarding classroom capacity, utilization rates, the number of permanent versus portable classrooms, and the total capacity—district-wide and by school site. Lastly, Dr. Coates provided fiscal considerations which included the current operational costs for each site under consideration.

Both district staff and consultants were available to address questions from Committee members.

Meeting 3: November 18, 2020

Dr. Coates provided more in depth data regarding the sites under consideration, including the current uses of this sites, surrounding properties, and appraised values. The presentation also incorporated answers to questions asked by the 7–11 Committee members at the last meeting. Both district staff and consultants were available to address questions from Committee members.

Dr. Coates noted that there were additional sites that were going to be added to the 7–11 Committee’s charge. In consideration of those additional sites, the December meeting was to be cancelled and two additional meetings were to be added in February. The new sites would be introduced at the meeting on January 20, 2021.

Meeting 4: January 20, 2021

Dr. Coates once again provided an overview of the surplus property process and reiterated that the Committee is making recommendations to the Board. She also reiterated the responsibilities of the 7–11 Committee and then provided an overview of the properties that had been reviewed with the

Committee to date. Dr. Coates then introduced the two new sites under consideration by the Committee and provided details on the sites' location, current uses, size, etc.

Dr. Coates provided additional information requested by the 7–11 Committee with regards to the Vineland and Smythe (7–8) properties (e.g., potential sites for relocation of the programs, results of parent survey conducted by staff information on prior ownership of the properties, the tenants and lease expiration dates for occupied properties, cost analyses, etc.). The 7–11 Committee was also asked for direction as to whether the entire Vineland site should be deemed surplus or only the vacant portion without the preschool. Committee members had additional questions; therefore, staff will present both options for the Committee's consideration at the next meeting.

Meeting 5: February 3, 2021

Dr. Coates provided an overview of the eight properties under consideration by the 7–11 Committee as a refresher before they began deliberations on the properties. She also addressed questions asked by the committee members at the January 20 meeting. The 7-11 Committee then reviewed each property with the assistance of a matrix, which is included Appendix B, to determine whether the properties are surplus to the educational needs of Twin Rivers USD. The 7-11 Committee voted to surplus seven of the eight properties. It should be noted that Chair Rivas and Mr. Baker did not vote on whether to surplus the properties as they are current members of the Twin Rivers USD Board and will have the opportunity to vote on whether to surplus the properties when staff presents the item to the Board for consideration. Both Chair Rivas and Mr. Baker, however, did provide input during the discussions held by the committee on the various properties.

Ms. García then shared the draft report with the committee and asked if there were any edits or comments. She informed the committee that the report would be updated to reflect the evening's events and votes and that a revised draft would be presented to the committee at the February 17 meeting.

Meeting 6: February 17, 2021

The 7-11 Committee reviewed and provided edits and comments to District and consulting staff on final report to be presented to the Board at a future meeting. The 7-11 Committee then approved and provided delegated authority to staff to make final edits per the discussion at the meeting.

Property Descriptions

The following provides an overview of each of the eight properties considered by the 7-11 Committee. Each description provides:

1. Location—provides the property's address
2. Assessor Parcel Number (APN)—provides the number assigned to the parcel by the county assessor
3. Current use—current use of the site
4. Size—provides the site acreage and, for those properties where only a portion of the site is under consideration, provides the acreage for both the portion under consideration and the total property
5. Zoning—specifies how and for what purpose each parcel of land may be used
6. Property Description—provides a brief description of the property
7. Committee Recommendation—the 7-11 Committee's recommendation
8. Priority Uses—established by the 7-11 Committee, if applicable

Aero Haven

Location: 5450 Georgia Dr.,
North Highlands, CA 95660

APN: 218-0261-001

Current Use: School

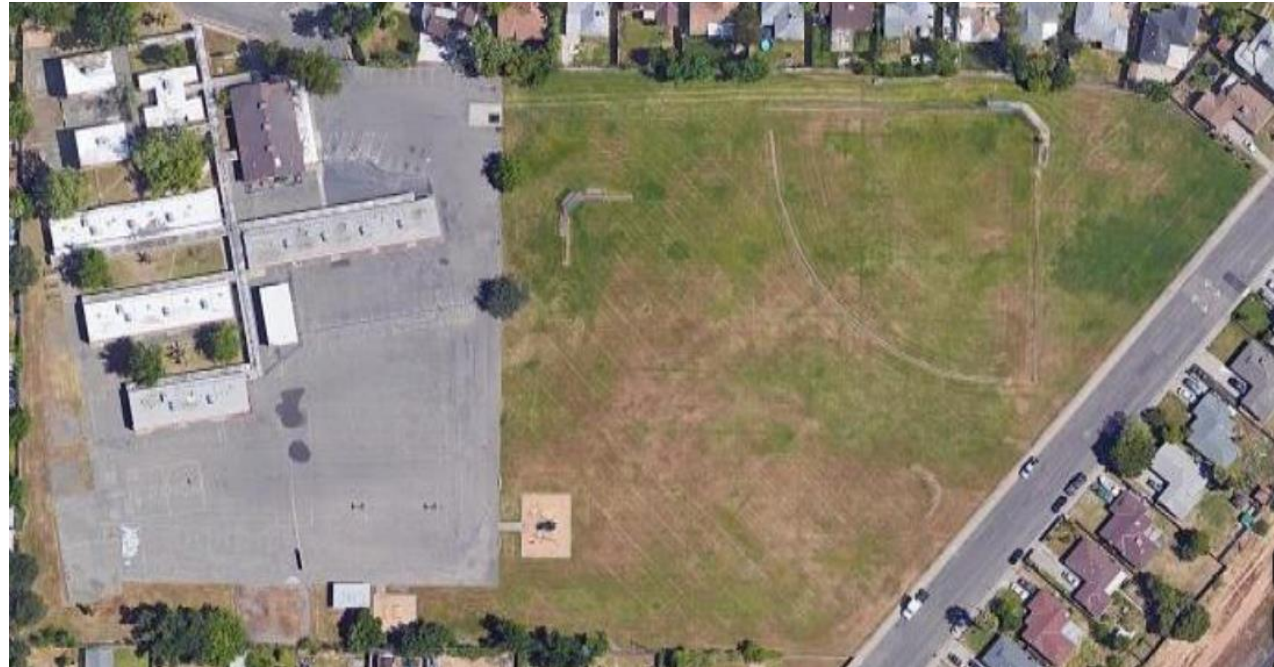
Size: 10.48 Acres

Zoning: RD-5 (Residential)

Property Description: School site surrounded by residential development on three sides and Poplar Blvd. on the east side.

Committee Recommendation:
The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: No priority uses were recommended by the 7-11 Committee.



Futures High School/COA

Location: 3800 Bolivar Dr.
North Highlands, CA 95660

APN: 217-0110-006-0000

Current Use: School

Size: 16.61 Acres

Zoning: SPA—Special Planning
Area

Property Description: School
site, surrounded by commercial
and residential.



Committee Recommendation:

The 7–11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: 7–11 Committee recommends that the charter school currently occupying the property be given first right of refusal.

Greg Thatch Circle/Terrace Park

Location: 891 Greg Thatch Circle, Sacramento, CA 95835

APN: 201-1070-076-0000

Current Use: Vacant land

Size: 8.2 Acres

Zoning: R-1 Single-Unit Dwelling

Property Description: Vacant land surrounded by residential development on three sides with Magnolia Park bordering the North.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: No priority uses were recommended by the 7-11 Committee.



Panhandle—Village 13

Location: E Levee Road, Sacramento

APN: 201-0320-018 and 201-0320-019

Current Use: Vacant land

Size: 12.2 acres

Zoning: AG-80—Undefined

Property Description: Vacant

Committee Recommendation: The 7–11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: No priority uses were recommended by the 7–11 Committee.



Plover School

Location: 2625 Plover St. (1731 Frienza Ave. & 1741 Frienza Ave.), Sacramento, CA 95815

APN: 266-0321-004-0000 and 266-0312-006-0000

Current Use: School

Size: 2.57 + 1.550 = 4.12 acres

Zoning: R-2A—Multi-Family Residential 17 Units/Acre

Property Description: Located at northwest corner of Plover St. and Frienza Ave. Surrounded by commercial and residential.

Committee Recommendation: The 7–11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: No priority uses were recommended by the 7–11 Committee.



Rio Linda Transportation Yard

Location: 6619 and 6633 6th Avenue, Rio Linda, CA

APN: 206-0251-040

Current Use: Vacant land

Size: 1.45 acres

Zoning: RD-5—Residential

Property Description: Vacant

Committee Recommendation: The 7–11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: No priority uses were recommended by the 7–11 Committee. However, the committee did request that the community surrounding the site be contacted to solicit their priority uses.



Smythe Academy of Arts & Science (7-8)

Location: 700 Dos Rios St.,
Sacramento, CA 95811

APN: 001-0082-001-0000

Current Use: Charter school

Size: 9.0 acres

Zoning: RMX-SPD (Residential
Mixed Use/Special Planning
District)

Property Description: School
site, located at the northeast
corner of Richards Blvd. and Dos
Rios St. Surrounded by industrial
and commercial uses.

Committee Recommendation:
The 7-11 Committee
recommends that the property not
be deemed surplus and be held by
Twin Rivers USD for continued
use by the existing program.

Priority Uses: No priority uses
were recommended by the 7-11
Committee.



Vineland Campus

Location: 6450 20th St., Rio Linda, CA 95673

APN: 207-0221-016-0000

Current Use: School

Size: 9.05 Acres

Zoning: AR-2 (Agricultural-Residential – 2 Acres)

Property Description: School site, located at the northwest corner of 20th St. and I St. surrounded by rural, residential.

Committee Recommendation: The 7–11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Note that the 7–11 Committee did consider whether to surplus the entire site and voted not to do so.

Priority Uses: No priority uses were recommended by the 7–11 Committee. However, the Committee did request that: 1) the Board seek uses compatible with the preschool should it proceed with the sale or lease of the portion of the property recommended for surplus; and 2) the community surrounding the site and the staff of the preschool be contacted to solicit their priority uses.



Summary of Recommendations

The 7–11 Committee unanimously recommends that the Twin Rivers USD Board:

1. Deem the Aero Haven property, located at 5450 Georgia Dr. in North Highlands, surplus to the educational needs of Twin Rivers USD
2. Deem the Futures High School/COA property, located at 3800 Bolivar Dr. in North Highlands, surplus to the educational needs of Twin Rivers USD and provide the charter school currently occupying the property first right of refusal.
3. Deem the Greg Thatch Circle/Terrace Park property, located at 891 Greg Thatch Circle in Sacramento, surplus to the educational needs of Twin Rivers USD.
4. Deem the Panhandle—Village 13 property, located at E Levee Road in Sacramento, surplus to the educational needs of Twin Rivers USD.
5. Deem the Plover School property, located at 2625 Plover St. (1731 Fianza Ave. & 1741 Fianza Ave.) in Sacramento, surplus to the educational needs of Twin Rivers USD.
6. Deem the Rio Linda Transportation Yard property, located at 6619 and 6633 6th Avenue in Rio Linda, surplus to the educational needs of Twin Rivers USD.
7. Retain the Smythe Academy of Arts and Science (7–8) property, located at 700 Dos Rios St. in Sacramento, for continued use by the existing program.
8. Deem the portion of Vineland Campus property, located at 6450 20th St. in Rio Linda, not occupied by the preschool program surplus to the educational needs of Twin Rivers USD. In addition, the 7–11 Committee recommends that the Board seek uses compatible with the preschool should it proceed with the sale or lease of the portion of the property recommended as surplus.

Appendix A – Meeting Agendas and Minutes

DRAFT

Meeting 1: October 14, 2020

[Agenda—October 14, 2020](#)

[Organizational Presentation](#)

[Brown Act](#)

[Meeting Minutes—October 14, 2020](#)

DRAFT



Facilities Advisory 7-11 COMMITTEE

October 14, 2020
6:00 PM

To Join Zoom Meeting
<https://twinriversusd-org.zoom.us/j/99033800843>

Or iPhone one-tap :US: +16699009128,,99033800843#
Or Telephone: Dial(for higher quality, dial a number based on your current location):
US: +1 669 900 9128
Meeting ID: 990 3380 0843

AGENDA

A. Call to Order

B. Roll Call

1. Introductions
2. Establishment of Quorum

C. Visitor/Public Comments

We Value your comments and have created several options

We value your comments and have created several options to ensure your voice is heard.

1. General Public comments, or notifications on specific agenda items, may be emailed to 7-11PublicComments@twinriversusd.org by 5:30 p.m. on the day of the Committee meeting. Your comments will be considered at the appropriate time on the agenda.
2. If you are an individual with a disability who needs special accommodations to participate, please contact yasmina.flores@twinriversusd.org by 2:00 p.m. the day of the Committee meeting.

Translation Services:

Spanish

Dial-in Info: (916) 566-1799

Meeting Code: 600-642-81

Hmong

Dial-in Info: (916) 566-1799

Meeting Code: 733-188-28

- D. Introduction and Role of School Services of California Inc.** (5 minutes)
- E. Overview of Surplus Property Process** (15 minutes)
- F. Overview of Committee Responsibilities** (5 minutes)
- G. Brown Act and Conflict of Interest Presentation** (30 minutes)
- H. Appointment of Chairperson and selection of Vice Chairperson of Committee** (15 minutes/Action Item)
- I. Overview of School Sites Under Consideration** (15 minutes)
- J. Next Steps**
 - 1. Schedule and Topics of Next Meetings (5 minutes/Action Item)
- K. Adjournment**

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: Facilities Advisory 7-11 Committee

Date: October 14, 2020

Time: 6:00 p.m.–8:00 p.m.

Meeting Location:
 Virtual Online Meeting Via Zoom

ITEM	AGENDA/ACTION
A.	The 7-11 Committee meeting was convened and called to order by Chair Michelle Rivas at 6:00 p.m. She introduced both interpreters.
B.	<p>ROLL CALL</p> <p>I. Introductions</p> <p>Kristen Coates, EdD, Chief Business Officer, and Steve Martinez, EdD, Superintendent, provided opening remarks and thanked the committee members for their participation. Dr. Coates called roll and introduced district staff present.</p> <p>Committee Members Present: Michael Baker, Stacey Bastian, Mervin Brookins, Valerie Chavez, Jackie DeWitt, Joseph Geer, Kenneth Kinsey, Michael Lowman, Michelle Rivas (Chair), Jason Sample (Vice Chair), and Susan Uhl</p> <p>Staff Present: Connor Allison, Dr. Kristen Coates, Yasmina Flores, Mark Giugni, Perry Herrera (joined at 6:20 p.m.), Dr. Steve Martinez, and Armando Orozco</p> <p>Consultants/Others Present: Joanna Dziuk (staff, School Services of California Inc. [SSC]), Brianna García (facilitator, SSC), Paul Barajas (Spanish Interpreter), Oliver Thor (Hmong Interpreter), and Cynthia Smith (Fagen Friedman & Fulfrost [District Legal Counsel])</p> <p>II. Establishment of a Quorum</p> <p>Dr. Coates noted that a quorum had been met.</p>
C.	<p>PUBLIC COMMENTS</p> <p>Due to the virtual environment, the committee accepted public comments via email until 5:30 p.m. to be read aloud. There was one public comment that Yasmina Flores read. The second public comment was received after the 5:30 p.m. deadline and was not read aloud. Both public comments are included at the end of these minutes.</p>
D.	<p>INTRODUCTION AND ROLE OF SCHOOL SERVICES OF CALIFORNIA INC.</p> <p>Ms. García introduced herself and explained her role in the process.</p>
E.	<p>OVERVIEW OF SURPLUS PROPERTY PROCESS</p> <p>Ms. García explained the larger surplus property process so the committee and the use of the proceeds from the sale of surplus property. Michael Baker asked about the use of proceeds if they lease the property. Ms. García stated that if it's a regular lease, they can deposit the money into the General Fund. She also noted that there is an exception in this year's Enacted State Budget that provides some flexibility to use the proceeds from a sale for a one-time General Fund expenditure, but there are requirements.</p> <p>Ms. García asked if there were any questions. Mr. Baker asked if the District would have to go through a real estate broker. Ms. García said that the District is not required to use a broker, but they can. No other questions.</p>
F.	OVERVIEW OF COMMITTEE RESPONSIBILITIES

	<p>Ms. García provided an overview of the composition of the 7-11 Committee and its charge per the Education Code. She noted that per the Board’s direction, Michelle Rivas will be the Chair of the committee and that nominations would be held later in the meeting for appointment of a Vice Chair. She also discussed the importance of attending meetings and the attendance requirements.</p>
<p>G.</p>	<p>BROWN ACT AND CONFLICT OF INTEREST PRESENTATION</p> <p>Dr. Coates introduced Cynthia Smith as the District’s legal counsel who provided background about herself. She then went on to provide an overview of the 7-11 Committee process and an outline of the Brown Act, which is the government code provision that applies to meetings for public agencies. Ms. García asked the committee to email Ms. Flores if they have any questions and staff would provide the information to all members to ensure compliance with the Brown Act.</p> <p>Dr. Coates read a question from committee member Valerie Chavez that she wrote in the chat—can she share information from the 7-11 Committee meetings with her neighborhood association? Ms. Smith replied, yes. These are public meetings and anyone can attend and hear the discussion. Also, a summary and meeting minutes will be prepared and available to the public. If a closed session was held, those conversations could not be shared. Another requirement is if documents are available to the committee, they must be made public as well. If a committee member shares a document, that document will become a public record. Ms. Smith asked if there were any questions about the Brown Act; there were no questions.</p> <p>Ms. Smith moved on to Robert’s Rules of Order, which provides a detailed guide on how to conduct public business, to take votes, and rights of committee members to make motions. It also addresses a quorum: a sufficient number of members have to be present to move the business forward. In this case, at least six members. Ms. Smith asked if there were any questions; there were no questions.</p> <p>Ms. Smith then explained that the committee member’s actions have to be free of conflict of interest: this could concern a committee member’s private life, employment, property, or involvement with other agencies and organizations. Public decisions need to be free from other influences. She also noted that public officials cannot hold two public offices at the same time and cannot have involvement with two public entities with similar interests. Ms. Smith asked if there were any questions. Mr. Baker asked: There is a member on the committee who is on the Parks and Recreation Board and also a person who operates charter schools. If we vote to sell anything, can the Parks and Recreations bid on it? What are those rules? Ms. Smith responded that this body is only advisory, but it could be an issue in the future if that member went to bid on the property, as that could raise some questions. For charter schools, there could be an issue if that charter school wanted to purchase the property. Again, since that member was on the advisory committee, it could somehow taint that decision. Legally, it’s probably not prohibited, but it paints a picture of impropriety. It could be okay if that member recuses themselves from that activity. No further questions.</p> <p>Ms. Smith outlined the last area: Political Reform Act—Economic Conflicts of Interest. This is where a public official has a conflict of interest beyond employment or contract. A form will need to be filled out, the Form 700. Ms. Flores will provide the form and it will need to be completed before the next meeting on October 28, 2020. Any committee members needing assistance with the Form 700 should contact Ms. Flores. Ms. Smith asked if there are any questions; there were no questions.</p> <p>Ms. Smith explained that if there is a conflict of interest, the committee member needs to disclose that information; and they would be required to not participate in any discussions or decisions for that particular parcel. No further questions.</p>
<p>H.</p>	<p>APPOINTMENT OF CHAIRPERSON AND SELECTION OF VICE CHAIRPERSON OF COMMITTEE</p> <p>Chair Rivas explained that the committee needs to elect a Vice Chair. Mr. Baker moved to nominate Jason Sample as the Vice Chair. There were no other nominations. Joseph Geer seconded the motion. Dr. Coates completed a roll call vote; unanimous vote, all in favor.</p>
<p>I.</p>	<p>OVERVIEW OF SCHOOL SITES UNDER CONSIDERATION</p>

	<p>Dr. Coates provided a presentation and overview of the following properties under consideration:</p> <ol style="list-style-type: none"> 1. Futures High School—3800 Bolivar Dr. North Highlands, CA 95660: School site surrounded by commercial and residential. 2. Plover School—2625 Plover St./1731 & 1741 Fianza Ave. Sacramento, CA 95815: School site located at northwest corner of Plover St. and Fianza Ave. Surrounded by commercial and residential. 3. Smythe Academy of Arts & Science (7–8)—700 Dos Rios St. Sacramento, CA 95811: School site located at the northeast corner of Richards Blvd. and Dos Rios St. Surrounded by industrial and commercial uses. 4. Greg Thatch Circle/Terrace Park—891 Greg Thatch Cr. Sacramento, CA 95835: Vacant land surrounded by residential development on three sides with Magnolia Park bordering the north. 5. Vineland Campus—6450 20th St. Rio Linda, CA 95673: School site located at the northwest corner of 20th St. and I St. surrounded by rural and residential. 6. Aero Haven—5450 Georgia Dr. North Highlands, CA 95660: School site surrounded by residential development on three sides and Poplar Blvd. on the east side. <p>Dr. Coates stated that the district held a prior 7-11 Committee in 2017. She listed the properties, outlined their current status, and described that the process takes time.</p>
J.	<p>NEXT STEPS</p> <p>Dr. Coates displayed a meeting overview and noted that at the November and December meetings, the committee will take a deep dive into enrollment, site capacity, etc. for each site. Dr. Coates asked if there were any questions; there were no questions.</p>
K.	<p>ADJOURNMENT</p> <p>The meeting was adjourned by Chair Rivas at 7:24 p.m.</p> <p>Future meetings:</p> <ul style="list-style-type: none"> • October 28, 2020, 6:00-8:00 p.m.—Second Meeting (Demographic Analysis, Facility Capacity, and Fiscal Implications) • November 18, 2020, 6:00-8:00 p.m.—Third Meeting (Presentation of Sites) • December 16, 2020, 6:00-8:00 p.m.—Fourth Meeting (Site Analysis) • January 20, 2020, 6:00-8:00 p.m.—Fifth Meeting (Draft Report Review)
<p>PUBLIC COMMENTS</p>	
	<p><i>If Smythe Academy Middle School is considered to be surplus property, what will be the future of the 475 kids who currently attend the school and hope to return to campus when safe? Before making the decision to sell property will a decision be made as to where the students and teachers that call Smythe home go? Will Smythe cease to exist?</i></p> <p><i>Brandy Harris-Hodnett</i></p>
	<p><i>Good evening, I teach 7th grade English Language Arts at Smythe 7-8. This committee is looking at selling properties in Twin Rivers. On the chopping block is my school. Although I am sure selling some property could generate money, please choose wisely. I am sure our school site is valuable with the construction projects in that area. I am sure more cash would help the District, but I ask you to not sell our school for several reasons: 1. where would you put our 475 students and staff? 2. The parents, community, and teachers spoke up last year with the housing committee. Our board voted not to reconfigure the middle school and not to close. Why are you looking again to close us? 3. Having spent many years at another junior high that serves</i></p>

the Del Paso area students, trust me when I say closing Smythe would be a bad idea. Our school does so many things right with proactive policies and opportunities for field trips and classes not offered elsewhere. Do not sell our property. And if you must, have a plan that is transparent to relocate us without impacting another site. Thank you for your time.

Lorie Turner

Meeting 2: October 28, 2020

[Agenda—October 28, 2020](#)

[Enrollment Update](#)

[Enrollment Projections Report](#)

[Fiscal Considerations](#)

[School Capacity Study 2019–2020](#)

[Meeting Minutes—October 28, 2020](#)



Facilities Advisory 7–11 COMMITTEE

October 28, 2020
6:00 PM

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US: +1 669 900 9128
Meeting ID: 924 7882 0479

AGENDA

A. Call to Order

B. Roll Call

1. Establishment of Quorum

C. Visitor/Public Comments

We value your comments and have created several options to ensure your voice is heard.

1. General Public comments, or notifications on specific agenda items, may be emailed to 7-11PublicComments@twinriversusd.org by 5:30 p.m. on the day of the Committee meeting. Your comments will be considered at the appropriate time on the agenda.

During the meeting, comments will be read aloud by Yasmína Flores, Executive Assistant II and will be added to the meeting minutes. All comments will be limited and timed to a maximum of two (2) minutes per comment. Public comments will be read, in the order received, for a maximum of thirty (30) minutes of public comments as designated on this agenda. Any comments not read aloud during this initial thirty (30) minute period will be added to the meeting minutes.

2. If you are an individual with a disability who needs special accommodations to participate, please contact yasmína.flores@twinriversusd.org by 2:00 p.m. the day of the Committee meeting.

Translation Services:

Spanish

Dial-in Info: (916) 566-1799

Meeting Code: 600-642-81
Hmong
Dial-in Info: (916) 566-1799
Meeting Code: 733-188-28

- D. Approval of Minutes – October 14, 2020**
- E. Submittal of Conflict of Interest Statements**
- F. Discussion of Enrollment Analysis**
- G. Facility Capacity Study**
- H. Fiscal Considerations**
- I. Comments from Committee Members**
- J. Next Steps**
 - 1. Schedule and Topics of Next Meeting—November 18, 2020
- K. Adjournment**

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: Facilities Advisory 7-11 Committee

Date: October 28, 2020

Time: 6:00 p.m.–8:00 p.m.

Meeting Location:
 Virtual Online Meeting Via Zoom

ITEM	AGENDA/ACTION
A.	The 7-11 Committee meeting was convened and called to order by Chair Michelle Rivas at 6:00 p.m.
B.	<p>ROLL CALL</p> <p>Chair Rivas called roll.</p> <p>Committee Members Present: Michael Baker, Stacey Bastian, Valerie Chavez (joined a few minutes late), Jackie DeWitt, Joseph Geer, Kenneth Kinsey (joined at 6:20 p.m.), Michael Lowman, Michelle Rivas (Chair), Jason Sample (Vice Chair) (joined at 6:08 p.m.), and Susan Uhl</p> <p>Committee Members Absent: Mervin Brookins</p> <p>Staff Present: Connor Allison, Dr. Kristen Coates, Yasmina Flores, Perry Herrera, and Kate Ingersoll</p> <p>Consultants/Others Present: Joanna Dziuk (staff, School Services of California Inc. [SSC]), Brianna García (facilitator, SSC), Paul Barajas (Spanish Interpreter), and Oliver Thor (Hmong Interpreter)</p> <p>I. Establishment of a Quorum</p> <p>Chair Rivas noted that a quorum had been met.</p>
C.	<p>PUBLIC COMMENTS</p> <p>Due to the virtual environment, the committee accepted public comments via email until 5:30 p.m. to be read aloud. Yasmina Flores noted that there were no public comments.</p> <p>The interpreters were introduced.</p>
D.	<p>APPROVAL OF MINUTES—OCTOBER 14, 2020</p> <p>Motion to approve October 14, 2020, meeting minutes</p> <p>Motion: Mr. Baker</p> <p>Second: Ms. Bastian</p> <p>Yes: Baker, Bastian, DeWitt, Geer, Lowman, Rivas, and Uhl</p> <p>No: 0</p> <p>Abstain: 0</p> <p>Absent: Brookins, Chavez, Kinsey, and Sample</p> <p>Motion passed</p>
E.	<p>SUBMITTAL OF CONFLICT OF INTEREST STATEMENTS</p> <p>Chair Rivas asked Dr. Coates if all the conflict of interest forms were received. Dr. Coates replied that all but two have been received and staff will follow up with those individuals.</p>
F.	<p>DISCUSSION OF ENROLLMENT ANALYSIS</p> <p>Dr. Coates introduced Executive Director, Fiscal Services Kate Ingersoll to speak to current and historical</p>

	<p>enrollment trends, including the district’s projections and actual enrollment for the current year. The information provided also included class sizes and the potential reduction of staff due to the 2020–21 and 2021–22 declines in enrollment. Ms. García read a question from the chat box: Would the loss be approximately 20 teachers? Ms. Ingersoll said that she didn’t see it being any more than 20, and she thought it would be less; it depends on the projection of students and classroom allocations but shouldn’t be more than 20. Chair Rivas asked if there were any other questions. No further questions.</p> <p>Dr. Coates shared the DecisionInsite projection report, which provides enrollment projections that aid the district in making staffing and facilities decisions. She summarized the data contained within the report including not only the enrollment projections but also proposed housing developments that impact enrollment, percent changes in enrollment from year to year, and cohort transition trends.</p> <p>Dr. Coates asked if there were any questions. Ms. García read a question from the chat box: The declining enrollment is in the aggregate. Is there a break down by geographic location? Dr. Coates said that staff did not have that information at the meeting but could bring it to another meeting. Chair Rivas asked if there were any other questions. Ms. García added that the enrollment data that was just presented should aid the committee in determining if the properties are surplus, so they should keep those numbers in mind in regard to the facilities and the district’s ability to house the students now and into the future. No further questions.</p>
G.	<p>FACILITY CAPACITY STUDY</p> <p>Dr. Coates displayed the School Capacity Study which is usually updated annually, but not this year due to remote learning. The study helps district staff better understand the use of the existing facilities. She summarized the district standards with regards to classroom capacity, utilization rates, the number of permanent versus portable classrooms, the total capacity—district-wide and by school site, etc. Dr. Coates utilized Smythe 7–8 as an example as this is one of the sites the committee is considering for surplus. Dr. Coates asked if there were any questions. Ms. García added that Dr. Coates focused on Smythe 7–8 because it’s actually being used as a school site, while some of the other sites would not fit into the capacity study as they are not being used. She asked the committee to keep this information in mind when considering the properties as surplus to the district’s needs as there is a lot more available capacity than projected students.</p> <p>Mr. Baker asked if Smythe 7–8 was at capacity. Ms. García said that the unitization rate was at about 60%, which is pretty low—it should be at about 80% to 90% to be efficient. Mr. Baker then asked why Smythe 7–8 was selected for potential surplus. Dr. Coates noted that Smythe 7–8 is right on the border and does not generate any students from the area. The students are being bused in from Martin Luther King (MLK) and Rio Tierra boundaries. She noted that staff would go into more detail at the next meeting. Chair Rivas mentioned that Smythe 7–8 is not a neighborhood school; it is in the middle of an industrial area and there is no housing near the site since the housing projects were demolished. Mr. Baker asked if the school’s population from when the neighborhood was there, before it was torn down, is available. Dr. Coates said staff did not have that information at the meeting but could provide that data. Mr. Baker said that within the past year, the Board of Trustees (Board) voted 6-1 to not close the school, so maybe the committee is wasting its time with this site. Ms. García asked if the Board voted to keep the site or just the program, as the program could be relocated. Ms. García said that should be kept in mind—that the students could be moved closer to their homes and the program wouldn’t go away just because the facilities might go away. Mr. Baker said that was the answer he was looking for and it was a good point. He asked if the Board would first need to approve moving the program or would the committee bundle moving the program and surplus of the property in its recommendation? Ms. García said that would be her recommendation—that the committee recommend the surplus of the property and that the program be kept intact but moved to another location. Ms. García read a question from the chat box: Does Smythe 7–8 have any students that live in Dos Rios? Committee member DeWitt elaborated on her question—she knew that students from the housing projects went to Woodlake but didn’t know they went to Smythe. Dr. Coates said that information could be provided during the deep dive on the sites. Chair Rivas asked if there were any other questions. There were no further questions.</p>
H.	<p>FISCAL CONSIDERATIONS</p>

	<p>Dr. Coates shared a presentation with details about each site (address, year built, etc.). Mr. Baker asked if the committee could get data on the students attending Smythe 7-8 and from where they are being bused. Are more being bused from MLK or Rio Tierra neighborhoods? Dr. Coates said that information can be presented at the next meeting. Dr. Coates shared the operational (mostly utility) costs for the sites and noted that they are higher for operating sites. Dr. Coates asked if there were any questions. Ms. Chavez said that on Google, Futures High School comes up on Grace Ave, which is correct? Dr. Coates said staff got the address from the assessor's information but would confirm the correct address. No further questions.</p>
<p>I.</p>	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Chair Rivas asked if there were any comments. Ms. Chavez said she noticed that there wasn't capacity or enrollment information noted for the Plover school, is that site being used? Dr. Coates replied that it was not being used. Mr. Baker said that Plover was used by a charter school and asked when it vacated? Mr. Sample said that the property was vacated three years ago when both Futures and Higher Learning Academy occupied a new build facility on Grace Avenue. Mr. Baker said that the district never really occupied that building after North Sacramento merged and Mr. Sample and Chair Rivas agreed. Mr. Baker noted it was just a temporary school while North Sacramento completed its renovations. Mr. Baker noted, and Mr. Sample concurred, that the facility is predominantly portable buildings. Ms. Chavez said that since Futures moved, is there a middle school there as well? Mr. Sample said there is a 6-8 on the new site, which is the Community Outreach Academy that has always been collocated with Futures. Ms. Chavez said that we should consider those students also. Ms. García clarified: Students have been moved from Plover, which means Plover is empty, correct? Dr. Coates confirmed Plover is empty. Chair Rivas asked Dr. Coates to confirm that Smythe 7-8 is the only property that is being considered that has students? Dr. Coates replied that Smythe 7-8, Vineland, and maybe Bolivar—an independent charter located on 3800 Bolivar that would need to be moved if the committee recommends surplus of the property (The only two district sites that are being considered for surplus are Smythe 7-8 and Vineland). Ms. García noted that the students at Vineland are not on the portion of the property that is proposed for surplus and Dr. Coates confirmed. Ms. García further noted that Smythe 7-8 is the only property with students in which a program would need to be relocated. Dr. Baker asked if the committee could get data on the costs for vandalism and how many police service calls occur for Smythe 7-8 since it is not in a populated neighborhood.</p> <p>Mr. Sample noted that he was on the previous 7-11 Committee and noticed that two sites (Greg Thatch and Aero Haven) were considered at that time and are now being considered again. What has changed from then to now? The last committee voted to keep the sites. Dr. Coates took note of this.</p> <p>Mr. Baker asked if the committee could look at the preschool on Vineland and whether there is another location to which it can be moved. Ms. García reminded the committee that when the district looks to sell or lease a property, they have various options. The Board has the option to put parameters in place under a Request for Proposal to determine the types of uses that could purchase or lease the property if the preschool were to remain on site, and that a recommendation in that vein could be made by the committee. Mr. Baker suggested that moving the preschool would allow the district to command a higher price for the site. Ms. García sought clarification as to whether Mr. Baker was suggesting the entire site be considered surplus or simply alternatives for moving the preschool. Mr. Baker suggested surplus of the entire site. Chair Rivas said that the district would have to move the preschool somewhere still in the community so that it could continue to serve the existing Rio Linda families. Dr. Coates said that the preschool is a special education preschool, so it has a special population, and that information regarding potential relocation of the preschool can be incorporated into the information for upcoming meetings. Mr. Baker noted he is only one committee member and researching this option is not necessary if others do not agree. Ms. Chavez noted that Joyce is a school that is nearby and could accommodate the preschool. Chair Rivas said that it serves a different community from Rio Linda, but it's a good question and parameters can be added as to who acquires the property. However, if it is recommended that the preschool be moved, it should be a location within Rio Linda. Mr. Baker explained that the Board recently voted to move the 7-8 out of Orchard, so that is a possibility. He does not want to dismiss moving the preschool and surplus of the entire property. Mr. Geer asked if Orchard was a special needs school and could the preschool be transferred there easily? Dr. Coates said that Orchard already</p>

	<p>has a preschool, but staff can explore the options for surplus of the entire property. She noted that the Vineland appraisal that will be presented will provide an estimate of the value. She also understands that any options to relocate the preschool need to be mindful of the community. Ms. García added that the committee can recommend surplus of the entire property, and that the Board direct staff to find alternative facilities for the preschool, which will allow staff to conduct the additional investigations that would be necessary at the Board’s direction. This would allow for the recommendation to surplus that property as part of this committee and not require the site be brought to another 7–11 committee in the future after the investigations are completed. Chair Rivas asked if there were any other comments from committee members. There were no other comments.</p>
<p>J.</p>	<p>NEXT STEPS</p> <p>I. Schedule and Topics of Next Meeting—November 18, 2020</p> <p>Chair Rivas stated the date of the next meeting. Dr. Coates noted that the staff will provide a deep dive regarding all the sites. Ms. García explained that staff will also share and review the data that has been requested.</p> <p>Requested data:</p> <ol style="list-style-type: none"> 1. Declining enrollment by geographic location 2. Population of Smythe 7–8 prior to demolition of surrounding residential neighborhood 3. Whether students from Dos Rios attended Smythe 7–8 4. Neighborhoods from which Smythe 7–8 students are being bused, including percentage/number of students by neighborhood 5. Vandalism costs and calls for service for Smythe 7–8 6. The reason Aero Haven and Greg Thatch are being considered again for surplus 7. Options for relocation of the Vineland preschool, so that the entire property can be deemed surplus
<p>K.</p>	<p>ADJOURNMENT</p> <p>With no further questions, the meeting was adjourned by Chair Rivas at 6:56 p.m.</p> <p>Future meetings:</p> <ul style="list-style-type: none"> • November 18, 2020, 6:00-8:00 p.m.—Third Meeting (Presentation of Sites) • December 16, 2020, 6:00-8:00 p.m.—Fourth Meeting (Site Analysis) • January 20, 2020, 6:00-8:00 p.m.—Fifth Meeting (Draft Report Review)

Meeting 3: November 18, 2020

[Agenda—November 18, 2020](#)

[Site Details Presentation](#)

[Appraisal Report](#)

[Meeting Minutes—November 18, 2020](#)



Facilities Advisory 7–11 COMMITTEE

November 18, 2020
6:00 PM

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Or Telephone: Dial(for higher quality, dial a number based on your current location):
US: +1 669 900 9128
Meeting ID: 953 5531 7057

AGENDA

A. Call to Order

B. Roll Call

1. Establishment of Quorum

C. Visitor/Public Comments

We value your comments and have created several options to ensure your voice is heard.

1. General Public comments, or notifications on specific agenda items, may be emailed to 7-11PublicComments@twinriversusd.org by 5:30 p.m. on the day of the Committee meeting. Your comments will be considered at the appropriate time on the agenda.

During the meeting, comments will be read aloud by Yasmina Flores, Executive Assistant II, and will be added to the meeting minutes. All comments will be limited and timed to a maximum of two (2) minutes per comment. Public comments will be read, in the order received, for a maximum of thirty (30) minutes of public comments as designated on this agenda. Any comments not read aloud during this initial thirty (30) minute period will be added to the meeting minutes.

2. If you are an individual with a disability who needs special accommodations to participate, please contact yasmina.flores@twinriversusd.org by 2:00 p.m. on the day of the Committee meeting.

Translation Services:

Spanish

Dial-in Info: (916) 566-1799

Meeting Code: 600-642-81

Hmong

Dial-in Info: (916) 566-1799

Meeting Code: 733-188-28

- D. Approval of Minutes – October 28, 2020**
- E. Presentation of Sites**
- F. Amendment to the Schedule of Regular Meetings**
- G. Comments from Committee Members**
- H. Next Steps**
 - 1. Consideration of Additional Sites
- I. Adjournment**

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: Facilities Advisory 7-11 Committee

Date: November 18, 2020

Time: 6:00 p.m.–8:00 p.m.

Meeting Location:
Virtual Online Meeting Via Zoom

ITEM	AGENDA/ACTION
A.	The 7-11 Committee meeting was convened and called to order by Chair Michelle Rivas at 6:00 p.m.
B.	<p>ROLL CALL</p> <p>Chair Rivas called roll.</p> <p>Committee Members Present: Michael Baker, Stacey Bastian , Valerie Chavez, Jackie DeWitt, Joseph Geer, Kenneth Kinsey, Michael Lowman, Michelle Rivas (Chair), Jason Sample (Vice Chair), and Susan Uhl</p> <p>Committee Members Absent: Mervin Brookins</p> <p>Staff Present: Connor Allison, Dr. Kristen Coates, Yasmina Flores, Perry Herrera (joined at 6:14 p.m.), Armando Orozco, and Tim Shannon</p> <p>Consultants/Others Present: Joanna Dziuk (staff, School Services of California Inc. [SSC]), Brianna García (facilitator, SSC), Paul Barajas (Spanish Interpreter) (joined at 6:23 p.m.), and Oliver Thor (Hmong Interpreter)</p> <p>I. Establishment of a Quorum</p> <p>Chair Rivas noted that a quorum had been met.</p>
C.	<p>PUBLIC COMMENTS</p> <p>Due to the virtual environment, the committee accepted public comments via email until 5:30 p.m. to be read aloud. Dr. Coates noted that there were no public comments.</p> <p>One interpreter was introduced, Oliver Thor (Hmong Interpreter), the other joined later at 6:23 p.m.</p>
D.	<p>APPROVAL OF MINUTES—OCTOBER 28, 2020</p> <p>Motion to approve October 28, 2020, meeting minutes</p> <p>Motion: Mr. Baker</p> <p>Second: Mr. Sample</p> <p>Yes: Baker, Bastian, Chavez, DeWitt, Geer, Kinsey, Lowman, Rivas, Sample, and Uhl</p> <p>No: 0</p> <p>Abstain: 0</p> <p>Absent: Brookins</p> <p>Motion passed</p>
E.	<p>PRESENTATION OF SITES</p> <p>Dr. Coates provided more in-depth data regarding the sites under consideration. The presentation incorporated answers to the questions asked by committee members at the last meeting.</p> <p><u>Futures High School/Community Outreach Academy</u></p> <p>Dr. Coates stated that, for address clarification, this site was being referred to as “Futures,” but the Futures program has since moved. Currently, there is Community Outreach Academy on this site. The property is zoned for residential use and is land locked and unable to be redeveloped. Dr. Coates described the</p>

surrounding properties and noted that the best use of this site would be to continue to use it as a school site. Based on the appraisal, the market value is estimated at \$6.9 million.

Vineland

Dr. Coates noted that the entire site is part of the appraisal, which includes a building that is a special needs preschool. However, this building is not part of the committee's charge for surplus consideration. She described the surrounding properties and noted that the entire site (including the preschool) is estimated at \$1.5 million. Dr. Coates displayed a map to show the vicinity of other schools in the area, as well as a map of the areas where the preschool students reside. She then spoke to the cost of transportation for the preschool students (35 total students); the last two years' average costs (\$40,000 and \$44,000, respectively); and the routes (four) the district is running to transport the students. Due to COVID-19, the costs this past year may have been higher. She noted that the student and transportation information has been included in case the committee decides to recommend the entire site (including the preschool) as surplus.

Smythe Academy

Dr. Coates stated that Smythe's current use is a school, it is surrounded by industrial properties, to the south there is affordable housing that is under construction; and the market values is estimated at \$5.5 million. Dr. Coates outlined the program: Smythe is a dependent charter school; it is on the southern border of the district next to Sacramento City Unified School District (USD); and it has 470 students (enrollment has historically stayed consistent due to the charter school's cap). Mr. Baker asked about the charter school's capacity and Dr. Coates said she would look into it as she didn't have the answer on hand. She then showed the home schools for the Smythe students (most are within the District, but some are from other districts, and the majority are coming from Rio Tierra Jr High School [HS] and Martin Luther King [MLK]). Because the majority of students are coming from other schools, the district is transporting all of them to Smythe. Brianna Garcia clarified with Mr. Baker that he was asking about the charter school's capacity not the facility's capacity. Chair Rivas noted that Rio Tierra Jr HS and MLK are in the same neighborhood (approximately 3.4 miles apart). Ms. Chavez noted that there are many obstacles between the two areas. Dr. Coates showed a map pointing out the three schools (Smythe, Rio Tierra Jr HS, and MLK) to get a sense of the distance between them. Mr. Baker asked if the district is covering the transportation costs for Smythe students. Dr. Coates said yes. Dr. Coates showed a map of Rio Tierra Jr HS and MLK with their boundaries and stated that the majority of Smythe students are coming from that area. She then displayed the capacity for Rio Tierra JR HS and MLK, which showed that there is enough capacity to move the Smythe students to these facilities. The District is not proposing closing the Smythe program as it is an attractive program. Mr. Baker pointed out that if they moved Smythe to MLK, there would still be plenty of capacity at MLK. To address prior committee questions, Dr. Coates outlined the history of the vandalism and police department calls for Smythe—there were no property loss reports since 2017, some calls are citizen initiated, and others have increased over the last few years.

Plover School

Dr. Coates noted that the site's current use is a vacant school. It is surrounded by residential, a storage property, and a small industrial property. The District has a joint use park agreement with the City of Sacramento. The value is estimated at \$660,000.

Greg Thatch/Terrace Park

Dr. Coates stated that the site is currently vacant. It is zoned for residential use, is a subdivision in Natomas surrounded by housing, and the best use is for residential development. The value is estimated at \$3,040,000. This site was before the 2017 7-11 committee, and the committee decided not to recommend it as surplus as it could be used as a school. Dr. Coates noted that there's new development and the District is set to open a new school close to this vacant site. Because of this new school, the surplus status regarding this vacant site has changed since 2017.

Aero Haven

Dr. Coates explained that in 2017, the District recommended the field as surplus, but not the school portion. Staff is now looking to surplus the school portion. Currently there is no school use; there is a private association renting it. It is zoned for residential use, is surrounded by residential properties, and its best use would be for more residential development. Its value is estimated at \$2,060,000.

Dr. Coates noted that the committee previously asked about growth over time. She displayed a chart showing the District's enrollment by zip code for the past four years showing a decline across all zip codes but one, Regency Park. Ms. Chavez stated that she feels that Twin Rivers isn't represented enough in that area and that it is losing students to Natomas. Mr. Baker said there will be a new school coming in that area. Dr. Coates displayed a map of where all the zip codes are located and stated again that we are losing enrollment in all areas but the Regency Park area.

Dr. Coates asked if there are any questions about the sites. Mr. Baker asked how much would be saved in transportation costs if Vineland were moved. Mr. Shannon replied that it would save approximately half the costs and that the District could use existing routes.

Mr. Baker asked what the transportation savings would be if Smythe were moved to MLK. Mr. Shannon said it would reduce it from ten buses a day to five buses a day (or even more), this is a huge reduction.

Mr. Baker asked if there would be more housing built in the Smythe area. Dr. Coates said she believed they are working on it and that students in that development are going to Sacramento City USD.

Chair Rivas stated that regarding moving Vineland, there are a lot of things to take into consideration when moving the special education students. However, if the District were to move them, to what other schools could they be moved? Dr. Coates answered that it would be something for the Board to consider by looking at the site capacity study, and that most likely there is room at other schools. Chair Rivas noted again that she is not suggesting the move, but if that is what happens, there's a lot to take into consideration; the area surrounding Vineland is very serene and peaceful and it probably helps the students. Dr. Coates said that capacity information could be provided to address this.

Mr. Baker asked if the District has sold the field at Aero Haven. Dr. Coates said yes. Mr. Baker asked who bought it. Dr. Coates said she does not have that information. Mr. Orozco noted that, in fact, the District has not yet sold the field.

Ms. DeWitt asked if the district has factored in the revenue it would lose from students not wanting to move to MLK. Dr. Coates replied that they have not looked into that. Chair Rivas suggested that the District could survey the parents of the students to see if they would transfer to MLK. Ms. DeWitt stated that in her experience, many parents did not want their children to attend MLK and that they would choose Rio Tierra Jr HS. Or if they had to choose between the two, they would choose Dos Rios. Mr. Baker stated that it would be the program that would move. Ms. DeWitt noted that it's probably about safety concerns as to why they don't want their kids attending MLK.

Mr. Baker asked if there would be separate administrators at the same site or two different school locations? Dr. Coates said that it would be two separate schools with their own administrations co-located on one site. Chair Rivas said that the district does this with other charter schools.

Chair Rivas asked, due to the safety concerns at MLK, if there would be capacity at Rio Tierra Jr HS for the Smythe students. Dr. Coates replied that there would be enough capacity (it would then be at full capacity). Chair Rivas stated that the District could ask the parents of the Smythe students about the two options.

Mr. Baker asked what the capacity is at Smythe K-6 and if that was an option. Dr. Coates said that information could be provided at a future meeting. Mr. Baker asked what would have to be done to make it a K-8 campus. Mr. Orozco stated that due to the current size, there is not much room to expand; more portables would have to be added which could be detrimental. Mr. Baker noted that if the District merged the two programs into a K-8, that would save costs on administrators.

Dr. Coates asked if there were any more questions. There were no further questions.

F.	<p>AMENDMENT TO THE SCHEDULE OF REGULAR MEETINGS</p> <p>Chair Rivas displayed the proposed changes to future meetings. Dr. Coates stated staff was proposing cancelling the December meeting. Also, that there are a few additional sites staff would like the committee to consider. The new schedule would delay the review of the draft report to the end of February.</p>
G.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Chair Rivas asked if there were any additional comments. There were no additional comments.</p>
H.	<p>NEXT STEPS</p> <p>I. Consideration of Additional Sites</p>
I.	<p>ADJOURNMENT</p> <p>With no further questions, the meeting was adjourned by Chair Rivas at 6:42 p.m.</p> <p>Future meetings:</p> <ul style="list-style-type: none">• January 20, 2020, 6:00–8:00 p.m.—Fourth Meeting (Presentation of Additional Sites)• February 3, 2021, 6:00–8:00 p.m.—Fifth Meeting (Site Analysis, Process and Recommendation)• February 17, 2021, 6:00–8:00 p.m.—Sixth Meeting (Draft Report Review)

Meeting 4: January 20, 2021

[Agenda—January 20, 2021](#)

[Overview of Current Sites and Additional Sites Presentation](#)

[Meeting Minutes—January 20, 2021](#)



Facilities Advisory 7–11 COMMITTEE

January 20, 2021
6:00 PM

To Join Zoom Meeting
Please click the link below to join the webinar:
<https://twinriversusd-org.zoom.us/j/96912785995>

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AGENDA

A. Call to Order

B. Roll Call

1. Establishment of Quorum

C. Visitor/Public Comments

We value your comments and have created several options to ensure your voice is heard.

1. General Public comments, or notifications on specific agenda items, may be emailed to 7-11PublicComments@twinriversusd.org by 5:30 p.m. on the day of the Committee meeting. Your comments will be considered at the appropriate time on the agenda.

During the meeting, comments will be read aloud by Yasmina Flores, Executive Assistant II, and will be added to the meeting minutes. All comments will be limited and timed to a maximum of two (2) minutes per comment. Public comments will be read, in the order received, for a maximum of thirty (30) minutes of public comments as designated on this agenda. Any comments not read aloud during this initial thirty (30) minute period will be added to the meeting minutes.

2. If you are an individual with a disability who needs special accommodations to participate, please contact yasmina.flores@twinriversusd.org by 2:00 p.m. on the day of the Committee meeting.

Translation Services:

Spanish

Dial-in Info: (916) 566-1799

Meeting Code: 600-642-81

Hmong

Dial-in Info: (916) 566-1799

Meeting Code: 733-188-28

- D. Approval of Minutes – November 18, 2020**
- E. Presentation, Review of Existing Sites and Additional Sites**
- F. Comments from Committee Members**
- G. Next Steps**
- H. Adjournment**

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: Facilities Advisory 7-11 Committee

Date: January 20, 2021

Time: 6:00 p.m.–8:00 p.m.

Meeting Location:
Virtual Online Meeting Via Zoom

ITEM	AGENDA/ACTION
A.	The 7-11 Committee meeting was convened and called to order by Chair Michelle Rivas at 6:00 p.m.
B.	<p>ROLL CALL</p> <p>Chair Rivas called roll.</p> <p>Committee Members Present: Michael Baker, Stacey Bastian , Valerie Chavez (arrived at 6:02 p.m.), Jackie DeWitt, Joseph Geer, Kenneth Kinsey (arrived at 6:03 p.m.), Michael Lowman, Michelle Rivas (Chair), Jason Sample (Vice Chair), and Susan Uhl</p> <p>Committee Members Absent: Mervin Brookins</p> <p>Staff Present: Connor Allison, Dr. Kristen Coates, Yasmina Flores, Perry Herrera, and Armando Orozco</p> <p>Consultants/Others Present: Joanna Dziuk (staff, School Services of California Inc. [SSC]), Brianna García (facilitator, SSC), Paul Barajas (Spanish Interpreter), and Oliver Thor (Hmong Interpreter)</p> <p>I. Establishment of a Quorum</p> <p>Chair Rivas noted that a quorum had been met.</p>
C.	<p>PUBLIC COMMENTS</p> <p>Due to the virtual environment, the committee accepted public comments via email until 5:30 p.m. to be read aloud. Dr. Coates noted that there were no public comments.</p> <p>The interpreters were introduced.</p>
D.	<p>APPROVAL OF MINUTES—NOVEMBER 18, 2020</p> <p>Motion to approve November 18, 2020, meeting minutes</p> <p>Motion: Mr. Baker</p> <p>Second: Mr. Sample</p> <p>Yes: Baker, Bastian, Chavez, DeWitt, Geer, Kinsey, Lowman, Rivas, Sample, and Uhl</p> <p>No: 0</p> <p>Abstain: 0</p> <p>Absent: Brookins</p> <p>Motion passed</p>
E.	<p>PRESENTATION, REVIEW OF EXISTING SITES AND ADDITIONAL SITES</p> <p>Dr. Coates explained the overview of the surplus property process, reiterating that the committee will make recommendations regarding the properties and in the end, it is up to the Board of Trustees to make the final decisions. She also reiterated the responsibilities of the committee (e.g., looking at the enrollment and capacity data, reviewing the details of the properties, looking at potential use of the properties, etc.). The recommendation will be taken to the Board in March. Dr. Coates displayed the six sites that have been reviewed by the committee; showed a map that outlined the locations of the sites; and provided an overview</p>

of two new sites for the committee's consideration.

Rio Linda Transportation Yard

Dr. Coates provided site details (e.g., location, size, use, etc.) and an aerial photo. She noted that the site has been cleared and is now an open area with no current use. Mr. Herrera noted that the project to demolish the structures and cleanup of the site was successful, the price came in much lower than expected, and the site is now clean and safe.

Panhandle—Village 13

Dr. Coates provided the site details (e.g., location, size, use, etc.) and an aerial photo. She noted that the site is currently a vacant parcel and that the Panhandle is a development project with access to the site from Del Paso Road only. Mr. Baker asked where the site is relative to the East Natomas Educational Center (ENEC). Dr. Coates displayed another aerial photo which showed that Village 13 is next to the ENEC, not part of it, and that staff is proposing to only surplus Village 13. There are five parcels that the District owns, but it is only looking to surplus Village 13 as there were no plans to put schools at that location. Mr. Baker asked if there were structures on Village 13. Mr. Orozco said that there's a mock building and three portables in non-usable condition. Dr. Coates said that the District recently provided an easement to SMUD. She noted that the Sacramento Area Flood Control District and Levee Group will also need to complete improvements and therefore, the District will need to surplus the property before selling a portion to them. Dr. Coates detailed the potential revenue stream for Village 13. It has not been appraised yet as there is no existing development, however, staff approximates a value of \$20,000 to \$30,000 per lot (approximately 51 lots) for a total approximate value of \$1,020,000 to \$1,530,000. This will not impact the ENEC. Dr. Coates asked if there were any questions. Mr. Baker asked if the District will have to disclose to the seller that part of the property will be taken by the Sacramento Area Flood Control District and Levee Group. Dr. Coates said yes and the District will negotiate the purchase price with the Sacramento Area Flood Control District though they are acquiring under the threat of eminent domain.

Ms. Bastian asked how much the demolition cost at the Transportation Yard. Mr. Herrera said that it was approximately \$70,000, and he will provide the exact amount to the committee.

Dr. Coates continued on to follow-up questions regarding the initial sites.

Vineland

Dr. Coates reiterated that the committee will need to decide whether to surplus the entire site or just part of the site. The program that is there now has approximately 50 students in special education who are transported to the site from throughout the District. She displayed two aerial photos of the site and noted the capacity of other schools in the area from which most of the students are coming. Four out of five schools have some capacity to house a preschool option if the entire Vineland site were to be recommended as surplus. The Allison site will be at 99% capacity in 2024. Hillsdale will be at 58% capacity in 2024, however, they have five special education classes already. The Joyce site will be at 68% capacity in 2024. Kohler will be at 71% in 2024. Madison will be at 114% in 2024. Dr. Coates asked if there were any questions. Ms. DeWitt asked how many classrooms are currently at Vineland. Dr. Coates said she didn't have that exact information, but it's probably more than two classes given loading ratios and the total number of enrolled students. Chair Rivas asked if the District could have some control of the types of businesses that would be constructed if the preschool were maintained. Dr. Coates said yes. Ms. García stated that the District could sell the property through a request for proposal process which would allow the District to select a specific type of development. Mr. Geer asked, if the District were to surplus the whole property, could it lease back the property so that the District could continue to use the property. Ms. García said that is an option, but it might limit the offers. Chair Rivas asked if there were any further questions. There were no questions.

Chair Rivas confirmed her understanding that staff was looking for direction from the committee as to whether it wants to surplus the entire property or surplus only part in order to keep the preschool at its current location. Dr. Coates confirmed and noted that during the next meeting the committee will look at each site and weigh in and at that time, staff can provide two different scenarios for Vineland in order to

	<p>provide the committee members with additional time to review information previously provided. Mr. Baker asked how much could be saved in transportation costs if the preschool is moved? Dr. Coates said she will bring that amount to the next meeting. No other comments or questions. Chair Rivas noted that she would like input from the staff at the preschool. She explained that any kind of disruption to the students is a concern and is the overriding issue in making a decision for her. The financial aspect is important, but not as important as the students’ best interest. Ms. Bastian said that she agrees with Chair Rivas. And Mr. Baker said it was a good point.</p> <p><u>Smythe (7–8)</u></p> <p>Dr. Coates reiterated that there was discussion to see if it was possible to bring Smythe (K–6) and Smythe (7–8) together or move Smythe (7–8) to Martin Luther King Jr. Technology Academy (MLK) or Rio Tierra Junior High School (Rio Tierra). In addition, staff completed a parent survey. Dr. Coates displayed the capacity for Smythe (K–6); they are using about 74% of the site. If Smythe (7–8) were added, it would exceed the capacity, so the K–6 site is not a viable option. She then displayed the capacity for MLK and Rio Tierra, and they are both viable options. If Smythe (7–8) did move, the program would not go away. Dr. Coates stated that parents were surveyed. There were 26 responses, and 100% agreed that it wasn’t about the location but about keeping the program. Chair Rivas noted that the surroundings of Smythe (7–8) are industrial, and that the students are mainly coming from the MLK and Rio Tierra areas. She asked if Rio Tierra was across the street from Smythe (K–6). Dr. Coates said no, and Mr. Baker said that Smythe (K-6) is just up the street within a mile.</p> <p>Dr. Coates displayed the meeting overview with the remaining 7-11 Committee and Board meeting dates. During the next 7-11 Committee meeting, the committee will look at each site and have each committee member weigh in on whether to surplus each respective site. With that information, a draft report will be prepared for the committee to review, and then it will later be presented to the Board. Dr. Coates asked if there were any questions. No further questions.</p>
<p>F.</p>	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Chair Rivas asked if there were any additional comments. There were no additional comments.</p>
<p>G.</p>	<p>NEXT STEPS</p> <p>Ms. García noted that during the next meeting staff will provide answers to the questions raised by the committee. In addition, the committee will go through each site and ask questions/discuss concerns. Then it will vote on each site to determine whether it is to be deemed surplus. She also stated that she is preparing a draft of the report that she will share at the next meeting, and the final report will be shared at the following meeting. Ms. García asked the committee members to keep in mind that one of the roles of the committee is to also recommend use for the sites.</p> <p>Ms. Garcia asked if there were any questions. Ms. Chavez asked how much the District receives from the lease at Futures High School. Dr. Coates said she will provide that information at the next meeting. Mr. Baker asked if staff could also provide the annual cost for owning that property to compare it against the revenues. Chair Rivas asked if there were further questions. There were no more questions.</p>
<p>I.</p>	<p>ADJOURNMENT</p> <p>With no further questions, the meeting was adjourned by Chair Rivas at 6:37 p.m.</p> <p>Future meetings:</p> <ul style="list-style-type: none"> • February 3, 2021, 6:00–8:00 p.m.—Fifth Meeting (Site Analysis, Process and Recommendation) • February 17, 2021, 6:00–8:00 p.m.—Sixth Meeting (Draft Report Review)

Meeting 5: February 3, 2021

[Agenda—February 3, 2021](#)

[Review of Properties](#)

[DRAFT Staff Report to the Board of Trustees](#)

[Meeting Minutes—February 3, 2021](#)



Facilities Advisory 7–11 COMMITTEE

February 3, 2021
6:00 PM

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Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128

Webinar ID: 997 2149 9218

AGENDA

- **Call to Order**
- **Roll Call**
 1. Establishment of Quorum
- **Visitor/Public Comments**

We value your comments and have created several options to ensure your voice is heard.

- General Public comments, or notifications on specific agenda items, may be emailed to 7-11PublicComments@twinriversusd.org by 5:30 p.m. on the day of the Committee meeting. Your comments will be considered at the appropriate time on the agenda.

During the meeting, comments will be read aloud by Yasmina Flores, Executive Assistant II, and will be added to the meeting minutes. All comments will be limited and timed to a maximum of two (2) minutes per comment. Public comments will be read, in the order received, for a maximum of thirty (30) minutes of public comments as designated on this agenda. Any comments not read aloud during this initial thirty (30) minute period will be added to the meeting minutes.

2. If you are an individual with a disability who needs special accommodations to participate, please contact yasmina.flores@twinriversusd.org by 2:00 p.m. on the day of the Committee meeting.

Translation Services:Spanish

Dial-in Info: (916) 566-1799

Meeting Code: 600-642-81

Hmong

Dial-in Info: (916) 566-1799

Meeting Code: 733-188-28

- **Approval of Minutes – January 20, 2020**
- **Review of Properties**
- **Recommendation for Surplus Properties**
- **Draft Staff Report to the Board of Trustees**
- **Comments from Committee Members**
- **Next Steps**
- **Adjournment**

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: Facilities Advisory 7-11 Committee

Date: February 3, 2021

Time: 6:00 p.m.–8:00 p.m.

Meeting Location:
 Virtual Online Meeting Via Zoom

ITEM	AGENDA/ACTION
A.	The 7-11 Committee meeting was convened and called to order by Chair Michelle Rivas at 6:00 p.m.
B.	<p>ROLL CALL</p> <p>Chair Rivas called roll.</p> <p>Committee Members Present: Michael Baker, Stacey Bastian (joined at 6:07 p.m.), Jackie DeWitt, Joseph Geer, Kenneth Kinsey (joined at 6:02 p.m.), Michael Lowman, Michelle Rivas (Chair), Jason Sample (Vice Chair), and Susan Uhl</p> <p>Committee Members Absent: Valerie Chavez</p> <p>Staff Present: Connor Allison, Dr. Kristen Coates, Yasmina Flores, Perry Herrera, and Armando Orozco (joined at 6:04 p.m.), and Tim Shannon</p> <p>Consultants/Others Present: Joanna Dziuk (staff, School Services of California Inc. [SSC]), Brianna García (facilitator, SSC), Paul Barajas (Spanish Interpreter), and Nhiabee Lor (Hmong Interpreter)</p> <p>I. Establishment of a Quorum</p> <p>Chair Rivas noted that a quorum had been met.</p>
C.	<p>PUBLIC COMMENTS</p> <p>Due to the virtual environment, the committee accepted public comments via email until 5:30 p.m. to be read aloud. Ms. Flores read nine comments into the record and they have been included at the end of these minutes.</p>
D.	<p>APPROVAL OF MINUTES—January 20, 2021</p> <p>Motion to approve January 20, 2021, meeting minutes</p> <p>Motion: Mr. Sample</p> <p>Second: Ms. Bastian</p> <p>Yes: Baker, Bastian, DeWitt, Geer, Kinsey, Lowman, Rivas, Sample, and Uhl</p> <p>No: 0</p> <p>Abstain: 0</p> <p>Absent: Chavez</p> <p>Motion passed</p>
E.	<p>REVIEW OF PROPERTIES</p> <p>Dr. Coates provided a review of the surplus property process, 7-11 Committee responsibilities, and the sites under consideration, including location, use, market value, an aerial photo or site map, etc. She also provided the following additional information:</p> <p>For the Futures High School/COA site, there were previous questions regarding the operational costs, so</p>

Dr. Coates displayed the current operational costs for the site.

For Plover School, she displayed the operational costs.

For Smythe (7–8), she again outlined the capacity for Martin Luther King Jr. Technical Academy (MLK) and Rio Tierra Jr. High School (Rio Tierra)—in case it is recommended that the Smythe (7–8) program be relocated; and she displayed the current operational cost of Smythe (7–8).

For Vineland, she displayed program considerations regarding special classroom setups as well as transportation considerations like reduced costs (estimated at 20%) and reduced ride time for students. She also provided the current operational costs for Vineland and outlined the capacity for the nearby schools to which the Vineland program could potentially be relocated. Chair Rivas clarified that there are special classroom setups (i.e., classroom bathrooms, sinks, etc.) currently at Vineland, and relocation of the program would require money be invested in facilities at the proposed new site. Dr. Coates concurred. Mr. Baker said that he would like to see a plan in place before he could recommend surplus of the full site. Chair Rivas reminded the committee that the preschool was not initially proposed by district staff for surplus. The consideration was in response to a question from a committee member, and that is why there is no plan. Ms. García noted that if the full site is deemed surplus by the Board, then the Board would direct staff to develop a plan. It is not the 7-11 Committee’s responsibility to develop the plan. This committee could recommend the entire site with a caveat that the Board develop a plan for the relocation. This is the same for the other properties in regard to caveats and recommendations.

Dr. Coates asked if there were any questions. Mr. Baker asked if the current operator of the Futures site could be given the opportunity to buy the site first. Although they are not Twin Rivers Unified School District (USD) students; they are still kids that attend that school. Ms. García explained that the committee could recommend to the Board that the charter be given the right of first refusal or other options. Ultimately, it would be the Board’s decision on how to proceed. Mr. Baker asked, if Smythe (7–8) were to move, is MLK ready for students to move in or would the committee be tasked with providing a timeline with caveats to the Board? Mr. Orozco noted that MLK classrooms are in good condition. Chair Rivas asked if that was the case for Rio Tierra as well, and Mr. Orozco replied yes. Both campuses are very sound campuses. No further questions.

RECOMMENDATION FOR SURPLUS PROPERTIES

Ms. García displayed the following “Questions before the Committee” and provided some context for the questions and the task the committee would be undertaking. She explained that the committee would go through each site and answer these questions to determine if the committee recommends the surplus of the site. The questions are designed to make sure committee members have a full understanding of the sites.

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?

Aero Haven

Question #1: No comments

Question #2: No comments

Question #3: No comments

Question #4: No comments

Question #5: Mr. Baker asked if the current Board members (himself and Chair Rivas) should be voting. Chair Rivas stated that for consistency, she is fine with the Board members not voting. Motion to vote if site should be recommended as surplus.

Motion: Mr. Sample made a motion that the property be recommended as surplus.

Second: Mr. Kinsey

No to surplus: Bastian

Yes to surplus: DeWitt, Geer, Kinsey, Lowman, Sample, Uhl

Abstain: Baker, Rivas

Motion passed 6-1

Futures High School/Community Outreach Academy

Question #1: No comments

Question #2: No comments

Question #3: No comments

Question #4: No comments

Question #5: Chair Rivas noted that there are students at this site attending an independent charter. Recommendation: the charter be given the first right of refusal. Chair Rivas asked the committee if anyone objected to this, no one objected. Motion to vote if site should be recommended as surplus.

Motion: Mr. Geer made a motion that the property be recommended as surplus, with the caveat that Futures Charter be given the first right of refusal

Second: Ms. Bastian

No to surplus: 0

Yes to surplus: Bastian, DeWitt, Geer, Kinsey, Lowman, Uhl

Abstain: Baker, Rivas, Sample (as an employee of the independent charter)

Motion passed 6-0

Greg Thatch/Terrace Park

Question #1: No comments

Question #2: Ms. DeWitt asked if the district might ever need a school at this location in the future. Dr. Coates replied that the district will have another school in that area, therefore the Greg Thatch/Terrace Park site is not needed. Also, Greg Thatch/Terrace Park is half the size of the other school that the district will be constructing.

Question #3: No comments

Question #4: No comments

Question #5: Motion to vote if site should be recommended as surplus.

Motion: Mr. Sample made a motion that the property be recommended as surplus.

Second: Mr. Geer

No to surplus: 0

Yes to surplus: Bastian, DeWitt, Geer, Kinsey, Lowman, Sample, Uhl
Abstain: Baker, Rivas

Motion passed 7-0

Panhandle—Village 13

Question #1: No comments

Question #2: No comments

Question #3: Ms. DeWitt asked about access to the site and confirmed that the site was not needed for ingress or egress. Dr. Coates said that there is currently only one point of access and that regardless of the decision to surplus, additional access will need to be constructed.

Question #4: No comments

Question #5: Motion to vote if site should be recommended as surplus.

Motion: Mr. Sample made a motion that the property be recommended as surplus.

Second: Mr. Kinsey

No to surplus: 0

Yes to surplus: Bastian, DeWitt, Geer, Kinsey, Lowman, Sample, Uhl

Abstain: Baker, Rivas

Motion passed 7-0

Plover School

Question #1: No comments

Question #2: Ms. DeWitt asked for verification that there were no students on the site currently. Dr. Coates replied that is correct.

Question #3: No comments

Question #4: No comments

Question #5: Motion to vote if site should be recommended as surplus.

Motion: Mr. Kinsey made a motion that the property be recommended as surplus.

Second: Mr. Geer

No to surplus: 0

Yes to surplus: Bastian, DeWitt, Geer, Kinsey, Lowman, Sample, Uhl

Abstain: Baker, Rivas

Motion passed 7-0

Rio Linda Transportation Yard

Question #1: No comments

Question #2: Ms. Bastian asked the market value of the property. Dr. Coates replied that the district had not yet appraised the property.

Question #3: No comments

Question #4: No comments

Question #5: Motion to vote if site should be recommended as surplus. Ms. Bastian asked if question #6 had been addressed and Ms. García noted that question #6 would be addressed later. Mr. Baker asked if the motion should include the priority uses. Ms. García recommended the committee keep the priority uses

separate from the recommendation to surplus to provide the Board flexibility.

Motion: Mr. Geer made a motion that the property be recommended as surplus.

Second: Mr. Sample

No to surplus: Bastian

Yes to surplus: DeWitt, Geer, Kinsey, Lowman, Sample, Uhl

Abstain: Baker, Rivas

Motion passed 6-1

Ms. Bastian asked if the neighbors of this property and the larger Rio Linda community had been contacted to discuss the future uses of the site. Dr. Coates said they had not. Staff is waiting for recommendations from the committee and the Board first. Ms. Bastian wanted clarification that the district would in fact contact the Rio Linda community regarding the uses. Dr. Coates said they would do that at the direction of the Board.

Ms. García further noted that the committee could include that recommendation as part of the priority uses.

Smythe Academy (7-8)

Question #1: No comments

Question #2: No comments

Question #3: No comments

Question #4: Ms. DeWitt, Ms. Bastian, Mr. Sample, Mr. Lowman, Mr. Kinsey, Ms. Uhl, and Mr. Geer stated they believe this property is needed for educational purposes by the district. Ms. DeWitt noted that if the students wanted to go to MLK or Rio Tierra, then they could open enroll there. Ms. García reiterated that the students would still have access to the same program, just at a different location. Ms. DeWitt noted that they may be escaping MLK and Rio Tierra in choosing Smythe.

Question #5: Motion to vote if site should be recommended as surplus.

Motion: Mr. Sample made a motion that the property be recommended as surplus.

Second: Ms. Bastian

No to surplus: Bastian, DeWitt, Geer, Kinsey, Lowman, Sample, Uhl

Yes to surplus: 0

Abstain: Baker, Rivas

Motion failed

Vineland

Ms. García noted that there have been conversations to surplus the entire site, or surplus the site without the preschool. The initial charge was to surplus a portion of the site and not the preschool. Subsequent discussion raised the possibility of including the preschool in order to surplus the entire site.

Question #1: No comments

Question #2: Ms. DeWitt asked if the fenced area was the portion where the students are housed. Dr. Coates replied yes.

Question #3: No comments

Question #4: Ms. García phrased the question, "does the entire site have any education purpose by the district?" Mr. Baker replied that he thinks the district should keep the preschool. Ms. DeWitt and Chair Rivas agree with Mr. Baker. Chair Rivas noted due to staff and students' needs, she does not support relocating the preschool. Mr. Sample noted that he agrees that the preschool should not be moved to avoid impacting the students. Ms. Bastian agreed and noted that the property is very unique for the students' needs and safety.

Question #5: Motion to vote if the entire site should be recommended as surplus.

Motion: Mr. Sample made a motion that the entire property be recommended as surplus.

Second: Mr. Lowman

No to surplus: Bastian, DeWitt, Geer, Kinsey, Lowman, Sample, Uhl

Yes to surplus: 0

Abstain: Baker, Rivas

Motion failed

Motion to vote if a portion of the site (excluding the preschool) should be recommended as surplus.

Motion: Mr. Kinsey made a motion that a portion of the property, excluding the preschool, be recommended as surplus.

Second: Mr. Geer

No to surplus: Bastian

Yes to surplus: DeWitt, Geer, Kinsey, Lowman, Sample, Uhl

Abstain: Baker, Rivas

Motion passed 6-1

Ms. García then addressed Question #6 for each property. These are recommendations that would fit the community.

Aero Haven

No recommendations by the committee.

Futures High School/Community Outreach Academy

Mr. Baker noted that there was a recommendation built into the motion. Ms. García clarified that in the case of the charter school not exercising the recommended right of refusal, she wanted to confirm that the committee had no other recommendations. No other recommendations by the committee.

Greg Thatch/Terrace Park

Mr. Sample asked if the City of Sacramento would be interested in extending one of their parks (Magnolia Park) on that site. Ms. García noted that the City of Sacramento will get that opportunity before the general public under the surplus property process. Chair Rivas asked if that was at market value. Ms. García said that, under the Naylor Act, there's a portion that is, and a portion that would be based on original cost, inflator, and any costs for improvements.

Panhandle—Village 13

No recommendations by the committee.

Plover School

Ms. DeWitt noted that a Higher Learning Academy used to be there, but they are gone now, so no recommendation.

Rio Linda Transportation Yard

Ms. García pointed out that Ms. Bastian wanted to get feedback from the neighbors in that area. Ms. Bastian said that the neighbors had some concern about the property's potential future use, therefore, she would like the district to get that feedback from the neighbors. No objections. Ms. García will include the recommendation in the report.

Smythe Academy (7-8)

	<p>N/A</p> <p><u>Vineland</u></p> <p>Ms. DeWitt said that a public comment noted that the site could be used for a sports complex. Dr. Coates noted that the public comment was about a community facility and recreation area. Chair Rivas noted that earlier, the committee wanted to put some parameters around who would be eligible to purchase this site due to proximity of the preschool. Ms. García replied that the committee could recommend that the Board seek developments that are compatible with the preschool. Ms. Bastian asked that the district involve the community and reach out to the staff at the preschool and to the parents to get their input. Ms. García asked if everyone agreed. No comments. Chair Rivas agrees with the recommendation for including language regarding compatible uses and thinks the community will appreciate it as well. Ms. García confirmed that the committee is recommending that 1) the use of the site be compatible with the preschool, and 2) the community and staff be contacted. Ms. García asked Ms. DeWitt if she wanted to include another recommendation regarding the recreational facility. Ms. DeWitt said she is fine with just the two recommendations.</p>
G.	<p>DRAFT STAFF REPORT TO THE BOARD OF TRUSTEES</p> <p>Ms. García noted that the draft report was posted. She described that the report is a summary of the process and also provides the details of each property. She will update the report and a revised draft will be posted before the next meeting when it will be reviewed and approved for submittal to the Board. Ms. García asked if anyone had any comments regarding the draft report. No comments.</p>
H.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Chair Rivas asked if there were any comments. There were no further comments.</p>
I.	<p>NEXT STEPS</p> <p>Chair Rivas noted that Ms. García just went over the next steps.</p>
I.	<p>ADJOURNMENT</p> <p>With no further questions, the meeting was adjourned by Chair Rivas at 7:31 p.m.</p> <p>Future meetings:</p> <ul style="list-style-type: none"> February 17, 2021, 6:00–8:00 p.m.—Sixth Meeting (Draft Report Review)
<p>PUBLIC COMMENTS</p> <p><i>Dear 7/11 Committee Members,</i></p> <p><i>I am writing on behalf of the speech language pathologists here at Vineland Preschool to express our disagreement with the potential closure. Vineland is often overlooked due to discussions revolving around only K-12 at TRUSD. However, Vineland is currently the only early childhood special education (ECSE) hub for the whole district.</i></p> <p><i>Vineland conducts approximately 200 full-team initial assessments for ECSE every year. All team members are on-site, including administrators, speech therapists, ECSE teachers, nurses, school psychologists, all specializing in working with preschoolers. This is important with triennial evaluations for our transitioning students going into kindergarten programs. And while the district laments decreasing enrollment, the ECSE population increases year-by-year, further emphasizing the need for an ECSE “hub”. Over the past few years, a new special education class has opened annually at Vineland due to increased enrollment of students with IEPs. Having all team members on one campus allows for increased opportunities for collaboration as well as stronger relationships with our students, families, and communities as they can see each other on a regular basis as opposed to potentially being split across multiple sites. Thus, we disagree with the potential closure of the hub of ECSE, as scattering our students at various sites would make it difficult to coordinate with teachers and support staff.</i></p>	

If Vineland closed and the classes were split up among many campuses, students' opportunities to join other preschool classes for various activities would greatly decrease, making them more isolated and less included in the school community. Due to our students' age and complex needs, they might not be able to participate in school wide elementary activities such as recess, Field Day, assemblies, etc. Socialization is key for preschoolers in terms of long term success in life. Vineland is also allowing our students to achieve this due to it being an ideal specialized hub for all of early childhood education with facilities tailored to our very young preschool aged students (e.g. the playground, bathrooms with small toilets low to the ground in each classroom, secure classrooms with no access to the street/ongoing traffic etc). Therefore, I strongly urge you to keep Vineland open and to not sell the property. Thank you for listening.

Sincerely,

*Vineland Speech-Language Pathologists
(Email from Emily Roberts)*

Dear 7-11 committee,

According to the district's web page, "The purpose of the 7-11 Committee is to review and analyze real property that is owned by Twin Rivers USD and to determine what real property could be designated as "excess" or "surplus" because it will not be needed for school purposes." Smythe 7-8 was added to that list.

Smythe 7-8 is located at the Dos Rios property you are being asked to consider as surplus and not needed. We are part of Smythe Charter K-8. The elementary portion is at another site which is not large enough to house the middle school. Smythe is a dependent charter that began as a way to keep parents in our district from leaving and going to Natomas. Since the district keeps talking about declining enrollment. It is curious that they would ask you to close a school that is full and has a wait list. If you vote to sell our building that we are still using, we will be moved to share a campus with MLK. I ask that you do not do that to us. We do not want to move. We are not surplus. We believe you are making decisions to sell our building based on inaccurate data. I assure you, every class space available is being used. The report the district shared with you counted our bathrooms, PE changing rooms, attendance office, and library as classrooms. We are full. We have a wait list of parents trying to bring more kids to us. We have close to 500 students and over 20 teachers. There is no room to put us at MLK. The rooms where they want to relocate us to are not ready. They have holes in floors and leaks in the ceiling. It would not be a good learning environment.

They have not talked to parents or staff at MLK or Smythe 7-8 for input. Parents are not going to want to share MLK's campus. Parents choose Smythe to escape the chaos of MLK. If we share a campus with MLK, parents will move their kids to Natomas or other schools. They will not stay in TR. We would lose ADA. It will ruin our culture of a safe campus focused on learning and college. It would not be safe for our students with no real way to keep us separate. Parents like having their kids go to school outside the neighborhood surrounding MLK. Our programs like PBIS, field trips, Mesa, Steam, full time art, robotics, clubs, etc are not offered at MLK. Sharing a space does not work. The district has tried it before. We would eventually just be absorbed by MLK. Why destroy what works so well at Smythe? Our test scores and attendance are much higher than MLK. That data speaks for itself. Finally, our school does not cost the district money because our programs and buses are paid for through our own LCAP budget. The district may gain some money by selling the property, but will lose in the long run and destroy one reason parents stay in this district.

Do not vote to sell our school. We are not surplus to be sold, unneeded for school next year. Our Parents and students deserve to continue choosing Smythe's wonderful programs and dedicated staff.

Thank you,

*Lorie Turner
Teacher at Smythe 7-8*

Good afternoon

I am writing to you regarding the 7-11 committee's consideration of selling a school that is currently active and full - Smythe Middle School.

Looking at the data presented on Smythe Academy's capacity, it is obvious that those who compiled the data were not correctly informed on classroom size, numbering, and usage. Most schools have signs that label their office, the Library, the locker rooms and numbers are reserved for classrooms. At Smythe, numbers are on every door on campus. This creates the perception that we have more classrooms than we do; that there are rooms not in use while in actuality, every room is in use. Our school library uses rooms 13 and 14. The boys changing rooms for physical education is the room numbered as 17 and 18. Some of the classrooms listed are half rooms, with incorrect square footage listings. Every room at Smythe is used. Every year, Smythe starts with a waiting list. The counselor applies creative scheduling to accommodate all the families who wish for their child to attend Smythe without going over contractual maximums. Smythe is not at 40%, but at 100%.

I am also concerned with other data that was presented; for example, the number of police calls to Smythe. The numbers presented do not reflect the number of calls to the school site. It would be helpful to have clarity and transparency regarding the source and the nature of these numbers and to have a comparison of the same data from other school sites. Rather than have a number outside of context, there should be a comparative data showing the number of calls to all middle schools, using the same parameters. The report states there is no cost at Smythe due to vandalism; I would also ask how that compares to other sites.

One of the expenditures listed was transporting students to Smythe. The cost for the buses comes directly out of Smythe's LCAP and is not a financial burden to the district. On the other hand, many of the students who attend Smythe would have opted to attend one of the neighboring charter schools in Natomas District. Smythe encourages families to stay within Twin Rivers. The ADA received from the families that choose to stay within the district who would otherwise leave, covers the cost of the buses in and of itself.

But there are factors to consider other than numbers.

What makes a successful school?

A school is more than the four walls of the building. A school is built on the people and the climate and culture they develop. A school's culture is made of all the little things that make the place unique; I liken these to the type of things that would change a house into a home. The culture of a school is seen in all the little daily practices. It is the way students are greeted at the gate in the morning, in the decorations in the hall, in the procedures in the cafeteria, the items in the trophy case, and the Celebrations and Traditions. A culture is a culmination of all the little things, the little habits, the little ceremonies that every Community has.

We are promised that "Smythe will not close" but relocate to a shared campus. The idea of trying to have two schools on the same site with separate and unique cultures is ridiculous. There would be a school with its climate and culture and guests. Eventually, the guests would be absorbed into the main body since there are few opportunities to distinguish itself and maintain its identity. Consider the logistics of moving Smythe to a shared site. What would the climate and culture look like? Smythe students would need to enter through the backside of the school rather than at the front gates. Students wouldn't have a cafeteria with their school emblems decorating it, if they even had access to it at all. They would not have any space for their own traditions or symbols. Who gets to use the gym or other specialized facilities? And if Smythe is allowed to use it, it will be as a guest not having our own identity with symbols stripped away. The little traditions and ceremonies that build pride in a school will be stolen. Smythe would be denied what makes it unique, what the families seek when they enroll.

Although Smythe is reassured that the school would not be closed and just relocated to a shared campus, we must acknowledge that this move would have the same result. The community that chose to go out of their way to attend Smythe are doing so because they want to be a part of what it is and what it can offer. Things that will be lost as

Smythe is assimilated into the site it would share. This will leave the community with no alternatives within Twin Rivers and a long term loss of class after class of students just to acquire money from a one time purchase.

I hope you will consider only the sale of properties currently not in use and avoid destroying one of your active and successful schools.

Short term financial goals should not overshadow long term community goals.

Thank you for your time.

Go Knights!

Karolee Smiley

Smythe Educator

To: 7-11 Committee

On behalf of the Vineland Preschool teachers and support staff, we write to express our disagreement with the possible closure of our school. In this letter, we hope to show you why the closure of Vineland would be detrimental to our staff, but most importantly to the students and families we serve. Established in the 1950s and supporting the early childhood community for over 37 years, the school holds a special place for past and current students, their families, teachers, and staff. And while we hope that the committee considers the positive outcomes of our past students' educational achievement and well-being, our opinion that Vineland should remain open is firmly regarding our current and future students.

Currently, Vineland serves over 96 preschoolers with disabilities on Individualized Education Plans (IEP) and about 24 students in an Early Childhood Education classroom. Our school provides specialized academic instruction, speech therapy, occupational therapy (OT), physical therapy (PT), behavior support, and on-site nursing for children with significant medical needs. For many children and families, Vineland is their first experience with school as well as our district's special education program. Often we are the first ones to educationally diagnose their child. Our staff holds this responsibility close to our hearts and passionately ensures the transition into preschool is one their child will make successfully, while ensuring their little ones are safe and can enjoy learning. Vineland is also a place for new teachers or those currently in programs to have access to a variety of programs, curriculum, mentorship, and a wealth of experience in working with young children with special needs. We strongly believe Vineland Preschool should remain open based on the physical safety of the children, the critical features of its facilities, and the role our school partakes as a hub not only for ECSE but for our districts' growing inclusion programs and plans.

Thank you for your time.

Sincerely,

Vineland Teachers

Please read this at the meeting tomorrow:

As a teacher at Smythe 7-8, I am completely opposed to moving to MLK. Smythe exists because parents wanted another school choice other than MLK and Rio Tierra. While other schools are experiencing declining enrollment, Smythe 7-8 is at capacity every year, with many on the waiting list who do not get in (despite what district "data" may suggest). Furthermore, Smythe offers a unique blend of advanced classes (Honors English, Honors History, Integrated 1, MESA, and STEAM) and elective options (Art (we have a kiln for ceramics), Media (we just got a state of the art media room), 21st century learning, creative writing, 4 sections of AVID, and computer programming. Smythe has a very safe campus with a culture of inclusivity. Moving Smythe would eliminate numerous programs immediately and ruin the culture that took so long to create. Without Smythe, families would seek other charter schools and many would have no choice but to move to the Natomas District. So, in an effort to consolidate schools

because of declining enrollment, the district would actually create more declining enrollment. Furthermore, despite having some of the most amazing teachers in the district, MLK also has one of the highest turnover rates in the district and this would effect Smythe as well. Two different middle schools at the same location will not work. Smythe would be assimilated by MLK and cease to exist along with their programs and culture. I have been a teacher for 14 years, 9 of them at TRUSD. Having sat in interviews over the last 6 years, I have also noticed a declining amount of qualified teachers and a move to MLK would definitely cause some teachers to leave. For my own mental health, I would prefer to take a large paycut and move districts, rather than work at MLK. Moving Smythe to MLK would move many students and teachers out of the district.

Brett Hatfield

To whom it may concern,

I am writing to you to express my concerns for closing Vineland Preschool and moving the children and employees to another site/multiple sites. As and SLP on the Preschool Assessment Team it would be a logistics nightmare to move our 200+/- initial preschool assessments that go through Vineland every year to another/multiple sites. Currently there are 8 SDC Teachers, 4 SLPs, 3 Psychs, OTs, PTs, and our School Nurse who work together, based out of Vineland, to test 200ish students every school year. Vineland is also the hub for all preschool referrals for the district to be taken by the Preschool Program Specialist and then distributed to members of the team at Vineland or Las Palmas. Without a single location to house a minimum of the 18 staff that could be apart of any given assessment it would be quite difficult for the team to work together on their multi-disciplinary assessments. Without an office manager that can also control the flow of people in and out of a facility people get lost in the shuffle as has happened when we have done assessments in the summer at alternate school sites. Further, the facilities at Vineland are appropriate for the preschool population (gen ed or special ed). We have bathrooms in each classroom and significant fencing for safety purposes. Many children we test and then go on to attend school later will run off or not adhere to safety concerns and need a controlled environment to keep them safe. I have had to test at other school sites when Vineland was under construction and it was a nerve-wracking experience hoping that the children would not run off into busy streets while walking from their parents' cars to the testing rooms and back again. We have an OT/PT room onsite at Vineland as well as sensory swings in every classroom that the OT/PT utilize to do a thorough assessment. SLPs and Teachers also use these swings at times to help calm students or get them to participate in testing. If the district were to disband the Preschool Assessment Team all together and let each site test the students living in their attendance area it would be overwhelming for the site SLPs and Psychs to take on while managing their current caseloads. And which Special Education Teachers would do the assessment? This I why the Assessment Only job was created. There are just too many assessments and it needs to be focused on by a select number of people so that they can all be tested and identified as needing special education services earlier rather than later if it is appropriate. I see many students falling through the cracks and not getting help until much later if we do not continue with the well-run machine we currently have going in preschool at Vineland. Overall, safety of the Students is a major concern for our students when it comes to relocating them to other sites but relocating all of the members of the assessment team is also going to be quite challenging for everyone involved. It would most likely result in many children not being identified for special education services when they need it, timelines will not be adhered to, and TR would be out of compliance in many areas.

Thank you for your time,

Heather Messall, M.S. CCC-SLP

Speech-Language Pathologist

To: The Twin Rivers USD 7-11 Committee on Surplus District Property

From: Bob Bastian, TRUSD Board member, Area 4

Subject: Review of Recommendations of Surplus Properties

Item 1: The Vineland Campus at 2450 20th St., Rio Linda, CA; APN 407-0221-016-000

The Vineland School was constructed in the 1950's by the Rio Linda Union School District. The Special Education Center was built in the 1970's for special needs children with state money. It has 6 classrooms with attached grooming areas which include sinks, tubs, showers and toilets. There are observation rooms for use by staff. The facility has a large common room for lunch and activities, a staff room with adult bathrooms, a complete kitchen with appliances, a laundry room with washer and dryer. It also had a kiln room for ceramic arts but the kiln has been removed. There is another room for office space. The special education center is entirely fenced which includes a playground area, lawn, tables, garden boxes and cages for small animals which the students cared for. This center served students in the Rio Linda District as well as from other districts including Elverta, Center, Robla, Yolo, and North Sacramento just to name a few.

North of the special education center building there was an open field with weeds which was an extreme fire danger. The RLUSD, PTA and Rio Linda Lions worked together to turf the area and put in irrigation. It became a sports field for youth sports such as flag football, soccer, and baseball/softball with a back stop located at the northeast corner. This section would be ideal for use as a park and recreation community area.

The campus has a well on the northwest corner of the campus that was used only for irrigation of lawns, trees, flower/garden beds. The pump is powered by SMUD. All drinking water is provided by the Rio Linda Community Water District. This came about because the Air Force realized there was a strata of water that came from McClellan AF B that was contaminated. The Air Force paid for all houses in the area with wells to go on RLE Water which included the school.

The Vineland site has been through many difficult times. The school was hit by a tornado in 1978 which caused significant damage to the main classroom buildings. Repairs were made but due to declining enrollment, students were moved to other district schools and the main campus rooms were used by district administration and library services. The special education remained opened serving many students and the Kindergarten room was used by Headstart for preschool students. Eventually, the special education students were moved to Rio Linda Elementary School for mainstreaming. Heritage Peak moved into the main Vineland campus until a fire caused them to move their program to the RLE School site. A car crashed into the main Vineland cafeteria/multipurpose room causing considerable damage but the District fully repaired the building. It has a complete kitchen, a stage for drama and music events and a large room for PE activities such as volleyball, work outs and dancing. This would be a great facility for recreation and community events. Also on the campus is a maintenance shop that could be used by community entities. There is a large paved fenced maintenance yard with the shop.

The Vineland site has great potential for the community. The building which was used for special education programs would be an excellent preschool site. It would be a wonderful gesture if the district could return the site to the community as many community groups such as the Lions Club, the North Highlands Garden Club which purchased all the plants and helped the children maintain them, the 1155th Squadron from McClellan Air Force Base, the PTA and many community members invested time and money in the improvement of Vineland over the years. The Vineland site would be a great asset to the community.

It is my hope the district will consider this proposal for use by the community.

Dear 7-11 Committee,

We, the Vineland staff, are writing to strongly disagree with the potential closure of Vineland Preschool. Safety is a major concern for our students and their families, and is something our staff has to consider regularly. Our school building and playground are enclosed to protect students who may be prone to run away or wander off. Fences also prevent students from having access to the school parking lot. Most classrooms have easy access to the fenced-in playground. Our playground and toys are designed for preschool aged children and accessible to those with special needs, including sensory tables, playhouses, tricycles, swings, and wagons all of which can be shared amongst all

preschool classes. Because Vineland is a smaller campus and specifically for those between the ages of 3-5, students can have more independence walking inside the school, between buildings, and across the campus.

Specific features and functions of our facility are core to why we disagree with the closure of Vineland. Each classroom has a built-in therapeutic swing that supports our students with sensory and motor needs, a motor room for PTs and OTs to implement services, a designated speech room, and an on-site office for our registered nurse who conducts health assessments and serves students with significant health concerns. Also, each classroom comes with two small toilets and a sink for hygiene routines. Many of our students with disabilities require toileting supports that are embedded into their IEPs. Some students require changing tables, diaper access, wipes, and storage for extra clothes. Teachers must be involved in the toileting process, and this could not happen in a shared, public restroom. A child requiring the bathroom in another location would also separate teachers/paraeducators from other students. This would be detrimental to our students' behavior and development (e.g., elopement, potty training, less time in the classroom, etc.). Vineland's specifically-accommodative facilities best support our students' individualized needs and thus should not be closed.

Thank you for your time.

Sincerely,

Vineland Staff

Dear 7-11 Committee,

My name is Rhaniel Lao, a paraeducator at Vineland Preschool, and I am writing to speak against closing Vineland.

If Early Childhood Special Education (ECSE) classes were spread across the district, the collaboration at the core of the Vineland program would disappear and our students would suffer for it. ECSE staff currently collaborate, share materials, and create school-wide special days with our students' general education early childhood education (ECE) peers. When teachers or paraeducators are absent, other classrooms can easily support them as all teachers hold credentials for children birth to 5 and paraeducators can be utilized as needed, maintaining safe and standard student/teacher ratios.

In regard to transportation, many ECSE students would still require transport to schools other than their home school and require specialized seats on the buses. Also, several parents expressed safety concerns regarding having preschoolers share buses with older students. Additionally, our preschoolers would have different bus pick up and drop off times as other students due to the difference in our schedule.

I know the Vineland teachers and staff embrace the district-wide push for inclusion. Many teachers and staff have extensive experience in inclusion classrooms. In fact, we have been under the impression that more inclusion was coming to our campus for a few years, and we still hope this is the case. Our teachers have developed inclusion events such as MEECA (Monthly ECSE ECE Collaborative Activities), school-wide music, and joint recess with the ECE classroom(s) on campus. We await more information and direction from the TRUSD administration.

With the push for inclusion, bringing more general education peers to our campus would be beneficial and cost-efficient as our rooms and facilities are already set up to support young students, including those with various needs and various disabilities. Our site has classroom space and several empty classrooms that could be turned into full inclusion classrooms. Our campus follows the Universal Design for Learning (UDL) which gives all students an equal opportunity to succeed.

Thank you for listening to our concerns regarding this closure and we hope you reconsider closing the school.

Sincerely,

Rhaniel Lao

Meeting 6: February 17, 2021

Agenda—February 17, 2021

DRAFT Staff Report to the Board of Trustees

Meeting Minutes—February 17, 2021

Appendix B – Decision Matrix

Twin Rivers USD 7-11 Committee Surplus Property		Aero Haven	Futures HS/COA	Greg Thatch Circle/ Terrace Park	Panhandle—Village 13	Plover School
1.	Do you understand the property's existing use?	Yes	Yes	Yes	Yes	Yes
2.	Do you have sufficient information to make a recommendation on this property? If not, what additional information do you need?	Yes	Yes	Yes	Yes	Yes
3.	Was the panel discussion sufficient to help you form an opinion about this property?	Yes	Yes	Yes	Yes	Yes
4.	Is the property needed for any educational purpose by Twin Rivers USD?	No	No	No	No	No
5.	Would you recommend the property be deemed surplus due to lack of an educational purpose for Twin Rivers USD?	Yes	Provide right of first refusal to charter school	Yes	Yes	Yes
	Motion/Second	Sample/Kinsey	Geer/Bastian	Sample/Geer	Sample/Kinsey	Kinsey/Geer
	Stacey Bastian	No	Yes	Yes	Yes	Yes
	Valerie Chavez	Absent	Absent	Absent	Absent	Absent
	Jackie DeWitt	Yes	Yes	Yes	Yes	Yes
	Joseph Geer	Yes	Yes	Yes	Yes	Yes
	Kenneth Kinsey	Yes	Yes	Yes	Yes	Yes
	Michael Lowman	Yes	Yes	Yes	Yes	Yes
	Jason Sample	Yes	Abstain	Yes	Yes	Yes
	Susan Uhl	Yes	Yes	Yes	Yes	Yes
6.	Is there a priority list of uses for the property that will be acceptable to the community?					

Twin Rivers USD 7-11 Committee Surplus Property		Rio Linda Transportation Yard	Smythe Academy of Arts & Sciences (7-8)	Vineland Campus (entire site)	Vineland Campus (without preschool)
1.	Do you understand the property's existing use?	Yes	Yes	Yes	Yes
2.	Do you have sufficient information to make a recommendation on this property? If not, what additional information do you need?	Yes	Yes	Yes	Yes
3.	Was the panel discussion sufficient to help you form an opinion about this property?	Yes	Yes	Yes	Yes
4.	Is the property needed for any educational purpose by Twin Rivers USD?	No	Yes	Yes	No
5.	Would you recommend the property be deemed surplus due to lack of an educational purpose for Twin Rivers USD?	Yes	No	No	Yes
	Motion/Second	Geer/Sample	Sample/Bastian	Sample/Lowman	Kinsey/Geer
	Stacey Bastian	No	No	No	No
	Valerie Chavez	Absent	Absent	Absent	Absent
	Jackie DeWitt	Yes	No	No	Yes
	Joseph Geer	Yes	No	No	Yes
	Kenneth Kinsey	Yes	No	No	Yes
	Michael Lowman	Yes	No	No	Yes
	Jason Sample	Yes	No	No	Yes
	Susan Uhl	Yes	No	No	Yes
6.	Is there a priority list of uses for the property that will be acceptable to the community?	Contact community			Contact community and staff; ensure compatible use(s)