

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: Facilities Advisory 7-11 Committee

Date: February 17, 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 Vice Chair Jason Sample at 6:00 p.m.
B.	<p>ROLL CALL</p> <p>Vice Chair Sample called roll.</p> <p>Committee Members Present: Michael Baker, Stacey Bastian, Valerie Chavez, Jackie DeWitt, Joseph Geer, Kenneth Kinsey, Michael Lowman, Jason Sample (Vice Chair), and Susan Uhl</p> <p>Committee Members Absent: Michelle Rivas (Chair)</p> <p>Staff Present: Connor Allison, Dr. Kristen Coates, Yasmina Flores, Perry Herrera, and Armando Orozco (joined at 6:04 p.m.)</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>Vice Chair Sample 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 three comments into the record and they have been included at the end of these minutes.</p> <p>Vice Chair Sample had the translators introduced themselves.</p>
D.	<p>APPROVAL OF MINUTES—February 3, 2021</p> <p>Motion to approve February 3, 2021, meeting minutes</p> <p>Motion: Mr. Baker</p> <p>Second: Mr. Lowman</p> <p>Yes: Baker, Bastian, Chavez, DeWitt, Geer, Kinsey, Lowman, Sample, and Uhl</p> <p>No: 0</p> <p>Abstain: 0</p> <p>Absent: Chair Rivas</p> <p>Motion passed</p>
E.	<p>PRESENTATION AND APPROVAL OF DRAFT REPORT TO BOARD OF TRUSTEES; DELEGATION AUTHORITY TO FINALIZE REPORT</p> <p>Dr. Coates thanked everyone for their service as this is the last meeting. Ms. García explained that she would display the draft report page by page and solicit committee comments, questions, or edits before the committee votes to approve and finalize the report.</p> <p>Ms. García displayed and began outlining the report and asked if there were any comments or questions at</p>

the conclusion of the Executive Summary. Mr. Baker asked if the committee should address the inaccurate maps of Vineland. Ms. García answered that it could be addressed when that property is reviewed later in the report. There were no additional comments or questions regarding the Executive Summary, therefore, Ms. García continued reviewing the next sections of the report checking with the committee for any comments or questions at the end of each section. After Ms. García completed her overview of the February 3, 2021, meeting and asked if there were questions, comments, or edits, Ms. DeWitt asked if the committee needed to include the public comments from the meeting in this section of the report. Ms. García noted that the report contains the meeting minutes for each meeting in the appendix and those minutes include all public comments. There were no further questions, comments, or edits for the February 3, 2021, meeting.

The next section of the report displayed each property’s description (address, current use, size, etc.) along with the committee’s recommendation—if the site was deemed surplus and if there were any recommendations for future uses. Ms. García went site-by-site, displaying these details.

Aero Haven

There were no questions, comments, or edits for the site.

Futures High School/Community Outreach Academy

Mr. Baker asked if the committee could take a separate vote on this site so as not to place a specific committee member in a predicament. Ms. García clarified that the vote is for the report, not the individual sites as the votes on the individual sites occurred during the last meeting. This vote will be for delegated authority so Ms. García can make edits to the report and finalize it. Mr. Baker asked if he could make a motion to pull this site and vote on it separately. Ms. García clarified whether if Mr. Baker wanted to vote on pulling the site from the report. Mr. Baker said that there is a particular committee member that is tied to this property. Ms. García noted that the meeting minutes show that when the vote was taken for this site, there was an abstention from a committee member, and clarified that the vote for this meeting is just for the committee to confirm that the report reflects its process and recommendations, not for any individual site as those votes were completed at the last meeting. There were no further questions, comments, or edits for the site.

Greg Thatch/Terrace Park

There were no questions, comments, or edits for the site.

Panhandle—Village 13

There were no questions, comments, or edits for the site.

Plover School

There were no questions, comments, or edits for the site.

Rio Linda Transportation Yard

There were no questions, comments, or edits for the site.

Smythe Academy (7–8)

There were no questions, comments, or edits for the site.

Vineland

Ms. García noted that the committee did not recommend the entire site be surplus, thus keeping the preschool. It deemed only a portion of the site surplus and recommended that input be sought from the community and staff on potential uses, as well as that the Board of Trustees (Board) seek a compatible use for the portion of the site being deemed surplus. Ms. García noted that in regard to Mr. Baker’s earlier question about possible edits to this site, the public comments would be part of the report. In addition, if there are changes to the map, she recommends leaving it for the Board and staff to review. Before staff takes this item to the Board, they can analyze the property and determine what is being used by the preschool. The Board

can then make a determination as to which portions to deem surplus. She reiterated that the vote was to surplus the areas of the property that were not being used by the preschool program.

Mr. Baker said that the committee made a recommendation based on an inaccurate map and he is not comfortable with that recommendation. He asked if the building on the map is still standing. Ms. García outlined which buildings are remaining and which had been demolished. Ms. García recommended that staff investigate which buildings are being used and provide that information to the Board, at which time the Board can determine what portions of the property to deem surplus. She reiterated that the 7-11 Committee is tasked with making a recommendation to the Board, and the Board will make the ultimate decision based on the additional information that staff presents along with the public comment. Mr. Baker said that he is looking at this as a 7-11 Committee member and he wants to send the Board a report that is accurate and includes the committee's thoughts and concerns. Ms. García recommended that language be added stating that the Board should take into consideration the portions of the property that are being utilized by the program as it makes its decision. It is under the Board's purview to make and adjust the boundaries of what is being used by the preschool program based on data that will be brought by staff, and the Board should make that determination rather than the committee making that decision based on a public comment. Mr. Baker said he likes the idea of adding language to the report that the committee was not aware of certain things and that the Board and staff should do some investigation. Ms. Bastian said that she agrees with Mr. Baker and doesn't understand how they could vote on an inaccurate map. She thinks the vote should be void since the map is inaccurate. Ms. García did not think it was a matter of accurate or inaccurate. She explained that on school properties there are buildings/classrooms that are used by different entities. Staff brought forward a map based on how the site was allocated, but there is a potential that the program is using additional buildings/classrooms. Ms. García recommended that staff be given the opportunity, under the Board's direction, to determine what is and what is not being used, rather than deciding based on public comments. Then the Board will make the decision. Ms. Bastian disagreed and encouraged committee members and the public to go to the Board members because she thinks Ms. García is not understanding the concern. Mr. Baker said he agreed with Ms. Bastian and that if he was a Board member and looked at this report, the 7-11 Committee would lose credibility showing inaccurate data, and he would therefore not have confidence in the 7-11 Committee. Ms. Chavez and Ms. Bastian agreed.

Vice Chair Sample asked what keeps the committee from reconsidering this property with this information. Ms. García said there is nothing that precludes the committee from doing so, she cautioned that the committee could be potentially designating portions of the property as "in use" when, based on staff, those are not the facilities that were allocated for the program. But, the committee could still re-vote on the property. Dr. Coates said that there are no classrooms in the building in question. Two rooms are used as conference rooms used by Transportation Services, but they have not used them this year. Staff can look to see what is happening in other rooms. Mr. Orozco said that those buildings were closed down, the HVAC is not working in them, and that they were recently cleaned up. Mr. Baker asked why teachers stated in the public comments that they are being used. Mr. Herrera explained that the building has two or three classrooms that are currently being occupied and the remainder of the building is offices. Mr. Baker said that the teachers are saying they are being used, but the district is saying they are not. Mr. Herrera does not know the specifics of the use, but he was there when they made some repairs and believes two classrooms are being used. Dr. Coates said that if there are questions, then staff needs to do their due diligence, but the area shaded as not for surplus can be extended as part of recommendation to the Board.

Mr. Baker asked about the parking. Dr. Coates said it's the area by the demolished building. Mr. Baker said that the report is inaccurate, and the committee was not given proper information. He will share this information with the Board. Ms. Bastian agreed. Mr. Geer agreed and said that his vote was based on the information provided. Ms. García suggested the report include language that the Board determine what is being used and that the committee recommend that the Board surplus the portions that are not being used for the preschool program. Ms. Bastian believes that the vote was not valid, and that the site should be removed. Her notes from previous meetings show that the committee requested staff talk with the site to determine the uses and it appears that did not happen. The vote was based on keeping all aspects of the

	<p>program together. Ms. García recommended that if the committee votes again, they do so with a recommendation that the Board investigate what is being used. Ms. Bastian disagreed. Vice Chair Sample said the goal of the committee is to provide a report that is the most accurate and up to date. Ms. Bastian asked if the committee could vote to rescind the recommendation. Mr. Baker said the committee could do so, but it would need to be an agenda item, someone in the majority would need to make that motion, and another meeting would need to be held. Ms. DeWitt asked if another meeting could be added after speaking to the teachers and staff. Ms. García said that the additional property could be added to the shaded area that is noted as not for surplus. Doing so was not outside of what the committee recommended as the committee voted to surplus those portions of the property not being utilized by the preschool program. This should not require a re-vote since this was the intent of the committee. Mr. Baker agreed and noted that he wanted the report to be as clear as possible and show what the committee is and is not deeming surplus. Ms. Bastian agreed.</p> <p>Ms. García edited the map to reflect the new area that is not for surplus. Ms. Bastian said that the committee owes it to the staff and students at Vineland to show accurate information. Vice Chair Sample asked that the parking lot be included. Ms. García noted that adding the parking lot would result in an area for surplus that is irregularly shaped which might be hard to sell. Ms. Uhl agreed that it would not be a parcel that someone would want to purchase. Mr. Baker asked if the area with the former building could be used by the program. Vice Chair Sample asked that the shaded area be extended to encompass the demolished building area. Ms. García modified the map.</p> <p>Dr. Coates said that staff will send the committee the final report and minutes prior to it going to the Board. Ms. García read the added language requesting the Board confirm which portions of the property are being used by the preschool program. She asked if anyone had any edits. Ms. DeWitt asked that the word “structures” be added. There were no other questions, comments, or edits for the site.</p> <p>Ms. García continued through the remainder of the report, showing the summary of recommendations. There were no further questions, comments, or edits.</p> <p>Vice Chair Sample asked if there were any comments. Ms. García noted that a vote of the committee was needed to approve the report and provide delegated authority to make the final edits.</p> <p>Vice Chair Sample asked if there was a motion to approve the report and provide delegated authority to make the final edits. He also addressed the question as to whether a committee member could approve the report but not a certain page of the report. Mr. Baker said the committee could vote separately for the Futures site because a committee member is the CEO of that site. Ms. García said that this was not an issue as that committee member abstained from the vote for that site at the last meeting. This meeting’s vote is only for the report and to provide delegated authority to make the final edits.</p> <p>Motion: Mr. Baker Second: Ms. Chavez Yes: Chavez, DeWitt, Kinsey, Sample, and Uhl No: Bastian, Geer, and Lowman Abstain: Baker Absent: Chair Rivas Motion passed There were no further comments.</p>
F.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Mr. Baker thanked everyone for participating. Ms. DeWitt said thank you for the opportunity, and she is confident that the Board will look at the recommendations and can seek out other information if needed. Vice Chair Sample said he enjoyed the opportunity and thanked the Board for the opportunity to serve the</p>

	community. Mr. Baker and Mr. Sample also thanked staff.
G.	<p>NEXT STEPS</p> <p>Ms. García said that the meeting minutes and the final report will be emailed. The meeting minutes will require a vote, so the committee should respond to the email “yes” or “no.” If edits to the report are needed, staff will make those before it goes to the Board. Dr. Coates noted that staff anticipates taking the report to the Board’s at its last meeting in March.</p>
H.	<p>ADJOURNMENT</p> <p>With no further business, the meeting was adjourned by Vice Chair Sample at 7:03 p.m.</p>
<p>PUBLIC COMMENTS</p> <p><i>My name is Heather Messall and I have worked at Vineland for almost 20 years now. I wanted to reach out to make sure that the parking lot and area in front of rooms 3 through 7 be included in the area we DO NOT sell off. The parking lot between Elkhorn and I street is overflowing on a daily basis when school is in session. The parking lot that runs along I street is needed for staff and parent parking. The area between the building that houses rooms 3 through 7 and that parking lot could also be used to expand the parking lot or to build more classrooms for the preschool to utilize. That area would not go to waste but is currently not represented in the outline of what is to remain part of the Vineland property.</i></p> <p><i>Thank you for your time.</i></p> <p><i>Heather Messall, M.S., CCC-SLP Speech and Language Pathologist Vineland Preschool (Currently in Distance Learning)</i></p>	
<p><i>Hello 7/11 committee board members,</i></p> <p><i>Thank you so much for listening and the hearing the comments submitted regarding NOT selling Vineland. I am happy to hear that you are all in agreement to not selling the property where Vineland preschool is located. After reviewing the photo it looks like it might not be the most accurate/up to date map with regards to which units are being used. The wing above the bottom long red skinny rectangle is currently being used. This summer 2 new classrooms were set up with preparation for the new classes forming. Along that same wing speech therapy, occupational therapy and the IEP/parent room are also not included in your map and heavily used. I want to make sure those are included along with the side parking lot located in front of the long skinny red rectangle as well since the main lot in front always gets completely filled up and we need that for staff and parents to park. The 7/11 board members had discussed reaching out to the staff and community members with regards to ideas for the usage of the excess land/property. We appreciate that you want to also hear from the staff and we would like to be part of that conversation regarding ideas for the surrounding land. Some of the staff here at Vineland briefly talked about ideas such as maybe making a community garden, farm or even pumpkin patch. This would also be great for our preschoolers since they don’t get to attend any field trips and that would provide the ability for our students to gain access to that amazing opportunity that they aren’t otherwise able to.</i></p> <p><i>Thank you, Emily Roberts Vineland Staff</i></p>	
<p><i>Thank you for recommending the Vineland Preschool educational buildings should not be considered surplus.</i></p> <p><i>We respectfully suggest a small change to your Staff Report to the Board of Trustees. On the aerial map of Vineland Campus in your draft, you highlighted in blue the buildings that should not be surplus. However, one building currently in use is not highlighted. We attached an image and outlined this building in purple. One classroom is an Occupational Therapy (OT) gym and office. Another classroom is the speech-language pathologists’ office and used</i></p>	

for assessments and therapy. The next room is used daily for IEP meetings, assessments, and more. Other classrooms in this wing were cleaned last year and could be future inclusion classes.

Lastly, below this wing on the aerial map is another building we have outlined in red. This building was demolished a few years ago after a fire and is no longer in use.

In conclusion, we hope you can edit the photo sent in your Staff Report to include the wing outlined in purple. This building still holds an important educational purpose and we hope you can recommend that it not be considered for surplus.

*Thank you for your time,
Mickey Bell and Katie Rohrbaugh
Vineland Staff Members*

