

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>
F.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Chair Rivas asked if there were any additional comments. There were no additional comments.</p>
G.	<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>
I.	<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)