

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)