

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>
G.	<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>
H.	<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>
I.	<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)
PUBLIC COMMENTS	
	<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></p> <p><i>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