

## DISTRICT SURPLUS FACILITIES (7-11) ADVISORY COMMITTEE

January 8, 2018 REVISED

The District Surplus Facilities (7-11) Advisory Committee of the San Bruno Park School District held s meeting on January 8, 2018 at the District Office, 500 Acacia Avenue, San Bruno.

The meeting was called to order 6:06 pm

The following District members were present:

Stella Kemp, Ed.D., Superintendent

Wendy Richard, Associate Superintendent Business Services

The following Committee members were present:

Wendy Al-Mukdad, Kerry Burns, Kathy Cannon, Teri Chavez, Raul Gomez, Paul Linden, Alejandra Meza, Judith Puccini, Christine Sonnenburg, Denis Vorrises, Leo Alvarez

Committee Resource: Marilyn Cleveland, Esq., DWK Attorneys at Law,

Introductions of the 7-11 committee members were done due to the large number of guests in the audience. 16 guests signed in.

### **APPROVAL OF MINUTES FOR DECEMBER 18, 2017**

Raul Gomez made a motion to approve minutes from December 18, 2017, Kathy Cannon second, minutes were approved.

Motion was made by Wendy Al-Mukdad to move public comment after the approval of prior meeting minutes; Kerry Burns second and the motion was carried.

### **PUBLIC COMMENT:**

Barbara Millett wanted the committee to review the capacity at Portola; staff says it is not at capacity. The weather is not as bad as it has been portrayed.

Patricia commented after reviewing the supporting documents she wanted to provide fact checking of the scoring system to take into account modernization, student enrollment, and transfers. There are several wanting to go to Portola. 30 students were transferred this last year; it wasn't a choice for them. The city and community put in a better system for traffic flow. Discussion has been on east of El Camino, what about west of Skyline? There is more land at Portola and it is not at capacity. The field irrigation issue was fixed.

Chuck wanted to know if a birth rate analysis was done. He formally asked that the superintendent per the public records act provide him with all documents regarding the 7-11 Committee including any notes the committee members have written.

Wendy read two emails from individuals that could not attend the meeting. Jason Chang's email was addressed to the superintendent and the school board. He suggested the board gather information from developers as to which plots would be most desirable. He commented on the strength of the school community and PTA for Portola. He provided a link regarding closure of under-performing school sites. He also wanted the committee to conduct a survey regarding San Bruno Park's parents desire to send students to a stronger school.

Laurie Kim's email was regarding inaccurate information from the 7-11 committee. Portola is not at capacity with 4 rooms currently empty and the field irrigation was from 2014 and has been fixed. She also mentioned the parking lot at Rollingwood versus Portola school sites.

**EVALUATE SCHOOLS IN RELATION TO FACTORS REGARDING SCHOOL CLOSURE/SURPLUSING**

As the committee started to review the evaluation that had been done previously, Wendy Al-Mukdad asked the committee if there was consensus to make the report reflect social justice instead of environmental justice. The committee did change to social justice after a clarifying explanation.

<b>Geographic distribution of schools</b>		
	Does the location of the school promote environmental justice?	
Allen	<b>16</b>	
Belle Air	<b>16</b>	
El Crystal	<b>8</b>	
Hesselgren Primary District Office		
John Muir	<b>8</b>	
Parkside		
Portola	<b>3</b>	
Rollingwood	<b>15</b>	

The committee asked what were the current surplus properties of the district; Engvall and Crestmore are the two sites. Engvall has VP golf lease and the maintenance yard and Crestmore

is leased to a private school. Marilyn Cleveland reminded the committee what happens once a recommendation of site is made; the board of trustees is the one to determine if the surplus property is sold or leased. Once it is deemed surplus, the property has to be offered to others. Charter schools could request the property for educational purposes only and it could be sold for a reduced price. If there are no takers, the property is sold through a bidding process. A question was asked, what if the 7-11 committee does not recommend a date for closure, will it be open to charter schools? The offering only has to be done once. If the property is sold based on the Naylor Act, the price would be less than market value.

Marilyn Cleveland informed the committee of the items that needed to be done before the draft report can be completed. The items were not reviewed in order of listing.

3. Whether to recommend that Hesselgren/District Office site be surplus  
  - a. Potential relocation site for Pre-K special education program
  - b. Potential relocation site for District Office
  - c. Potential relocation site for Huggs Hangout-daycare program
  - d. Potential relocation site for K of Allen

The committee referred to the prior 7-11 committees which recommended the Hesselgren/District Office be surplus on condition of relocating the programs mentioned.

2. Date for closure of El Crystal-Wendy Al-Mukdad made a motion to select June 30, 2018 for the date of closure. Paul Linden second and the motion carried unanimously.
  - a. Proposed disposition (sale or lease)-Wendy Al-Mukdad made a motion to sale, Teri Chavez second and motion passed 10 yes and 1 no (due to past experience and unknown 20-30 year future).

1. Selection of second school to close and surplus. There was a lot of discussion on this topic. The committee wanted to review the amount of acreage and what can be built on the site. They should review the selling of the land or a portion of the land. Wendy Al-Mukdad discussed the use of environmental justice and that the factor should be social justice. On the table of geographic distribution of schools, environmental justice was replaced with social injustice as it better represents the intention of the committee. The group discussed the Total School Solutions Study of 2012. In this report, suggestions were made regarding the change of boundaries. The committee was reminded it is not the committee's function to change the boundaries. Members of the group wanted to remind everyone of the presentation done by the Superintendent on September 27, 2017 in which the closing of two sites would best benefit the district. Denis Vorrises made a motion to include Allen as a site for closure, Teri Chavez second, but after much discussion, this motion was not approved. Dr. Kemp showed the information from Decision Insight which shows the enrollment for Rollingwood to be declining. This is a 10 year projection which incorporates information from the city of San Bruno on current and future developments and reviews birth rates. Many factors can affect birth rates. More

discussion by the group around having only 4 elementary sites which would make the district stronger; allow more grade level collaboration and less spending on aging facilities. Social justice is still a major concern of members of the committee. Property values, conditions of facilities were among many factors that were discussed. Kathy Cannon made a motion to close Rollingwood, Kerry Burns second. The vote was 6 yes and 5 no. The members of the committee took turns to disclose reasons for not supporting the motion. Christine Sonnenburg's decision not to support the recommendation to close Rollingwood was due to the criteria used in determining the recommendation to close El Crystal was not the same as in determining the recommendation to close Rollingwood. Christine stated that safety and traffic issues were also not adequately addressed in the determination to recommend closure of Rollingwood as she believed there would be increased safety and traffic issues if Rollingwood students were moved to Portola. Rollingwood was selected as a second site for consolidation.

- a. Date for closure of second school-Denis Vorrises made a motion to close Rollingwood at the finish of phase 1 construction. This was amended to be June 30, 2020 by Kathy Cannon, second by Raul Gomez and the motion was approved.
- b. Proposed disposition (sale of lease)-Wendy Al-Mukdad made a motion to sell the property, Kathy Cannon second. There was a lot of discussion against the sale of the property. Many were concerned about prior experience, the money not being used as it was intended. The vote was 7 yes and 4 no, the motion was approved.
- c. Future use of site
- d. Reasons for declaring the site surplus-Portola is in better condition, Portola is more ADA accessible, higher cost to modernize as compared to Portola

The committee evaluated each site on ADA accessibility, functionality, and site safety.

The fourth item that Marilyn Cleveland presented to the committee for discussion was not addressed at this meeting.

4. Whether to recommend that the Board declares portions of any other sites surplus.
  - a. If the committee recommends that the Board declare sections of other sites surplus, which sites and what portion?
  - b. The reasons for recommending that portions of one or more sites be surplus.

Kathy Cannon wanted to know what would be included in the report given to the Board. All the supporting documents are posted on the district's web site.

The next meeting will be the public hearing on January 22, 2018 at the Allen school site. Two additional dates are available for meeting should they be necessary, January 29 and February 5. A draft of the final report will be posted on the web site. Wendy Al-Mukdad will be presenting the final report of the 7-11 committee to the Board of Trustees on February 14, 2018. This date was changed at the last board meeting to be February 21, 2018.

## **SECOND PUBLIC COMMENT**

Board president Jennifer Blanco commented on the committee's decision to move the public comment earlier on the agenda. She felt the public comment should be at the end of the meeting so that the audience could hear the discussion before making their comments. Ms. Blanco mentioned she was concerned with an equity issue and that Belle Air continues to underperform.

Patricia commented she was a product of social justice and felt that the decision to close schools was fast and very arbitrary. She lived through Belle Air's remodel.

Amy commented that the closing of schools will not affect the fiscal solvency of the district, nor will it go to increase teachers' pay, nor increase the general fund. She lived in San Carlos and saw that school district sell property and now they are struggling as they have increased enrollment and need schools. Burlingame is doing the same thing; they have to open schools after selling property. San Bruno will not pay the increase in property taxes for a bond.

Chuck commented the District sold Carl Sanberg property and took \$15 million to put into another fund which was not managed well.

#### Future Meetings:

January 22, 2018 at Allen public hearing

January 29, 2018 (if needed)

February 5, 2018 (if needed)

February 14, 2018 Presentation to Board of final report

This meeting has been changed to February 21, 2018

Adjournment-Wendy Al-Mukdad 8:18 pm

### **DISCUSS TEMPLATE FOR COMMITTEE'S FORMAL REPORT**

This topic was tabled to the next meeting. A template will be provided.

### **PUBLIC COMMENT**

Patricia Cassell wanted the group to consider the number of kids leaving certain schools and feels this should be a factor when making any decision.

## **COMMUNICATION TO THE PUBLIC**

Next meeting to be held January 8, 2018 will be from 6 pm to 8 pm. The committee was requested to review the draft report from Total School Solutions on boundary change suggestions. Reasons for interdistrict transfers if known will be presented.

## **ADJOURNMENT**

Ms. Al-Mukdad adjourned the meeting at 8 pm