

VENURA UNIFIED SCHOOL DISTRICT
7-11 Advisory Committee
January 21, 2020
Minutes

Call to Order

Ventura Unified School District held a meeting of the 7-11 Advisory Committee on January 21, 2020. The meeting was called to order by Daniel Flores, 7-11 Committee Chair at 5:40 p.m. in the Einstein Room at 255 W. Stanley Avenue, in Ventura, California

Roll Call:

Committee Members Present: Stephanie Caldwell, Louis Cunningham, Jorge DeLeon, Cheri Egbert, Daniel Flores, Gabriel Hagerty, Tanner Shelton

Absent: James Forsythe,, Brad Golden, Christina Montero, Suz Montgomery

VUSD Support Staff Present: Terri Allison, Rosi Cortéz, Bill Elsenbaumer, Betsy George, Jackie Moran, Dave Marshall, Dr. Roger Rice

Adoption of Agenda

Lou Cunningham motioned approval of agenda with a modification, removal of item #3 – Approval of Meeting Minutes for December 17, 2019 since only a draft was completed, Cherie Egbert seconded the motion. Motion carried to unanimously adopt amended agenda. Absent: James Forsythe, Brad Golden, Christina Montero, Suz Montgomery

Public Comments

Dr. Rice read public comments he received through email. First email said the most lucrative sale would be the existing facility (old Kinko’s building) that VUSD acknowledges is underutilized; collaboration with a reputable real estate broker could identify a more viable property. Second message - Ventura is tasked with building 6,000 more residential units over the next eight years, on top of the 4,000 currently in the pipeline. Prematurely disposing of property risks need to purchase land in the future in order to build more housing; reserve space for teachers and staff housing; reserve space for transitional housing for homeless and foster youth. As properties are considered consider greenspace needed for playing sports. Shouldn’t eliminate existing slices of school yards. If the committee has a tour of properties, this person interested in going if it’s a public meeting. Make sure farm plots on east end are not SOAR properties. Look closely at the Saticoy plant map. Midtown has inadequate park space. Washington School would make a good location for a park. Make no decision on Foster property without input from the Westside community. Any proposed housing that is going to be built I would imagine would be through a nonprofit to limit potential liability. Housing locations being considered should be near basic amenities and public transportation. Anacapa and Loma Vista standout as good locations due to proximity to mall. If the committee tours properties, hope the public has the opportunity to attend.

Approval of Meeting Minutes – draft of December 17, 2019 minutes were reviewed and item was tabled to the next meeting for approval.

Discussion Regarding Requested Information – Daniel Flores had suggested creating a rubric for committee input. Betsy George provided a rubric she developed that might help guide the discussion of information requested. Dan and Betsy asked for committee’s input on rubric. Dr. Rice commented that adopting a similar rubric would be really helpful when committee makes recommendations to the Board. Stephanie Caldwell suggested infrastructure age if facilities are being compared. Daniel Flores suggested “needed” and “usable” be added to #3 on rubric. Jorge DeLeon commented on #6 on rubric. Currently leased properties and income—should show somewhere. Daniel stated that part of the committee’s task is to help determine if it’s more valuable to sell a property or if it continues

to be more valuable to lease out. Betsy George said she could add separate language to the rubric. Tanner Shelton asked for committee's opinion on when considering value of sale and lease to consider maintenance—look at the financial picture. Committee requested City of Ventura presentation at next month's meeting. Enrollment projections discussion followed. A couple handouts were provided to the committee, including a Property Evaluation Rubric and enrollment projections. Cherie Egbert brought up #1 on rubric—of enrollment projections the opinion that Ventura population is not decreasing. Committee discussed difference between overall population and student population. The student enrollment decrease will continue even with new housing and overall Ventura population increase. All districts in county, with the exception of Rio and Oxnard High School District are decreasing in student enrollment—countywide dilemma. Most of the decline has occurred in the past five years. Betsy George agreed to add “projections” after student population to #1 on rubric. Request for City information regarding demographics of families leaving Ventura; net out migration discussed. The committee was informed that Alex McIntyre, Ventura City Manager, has been invited to the next meeting.

Dr. Rice commented on a Cal Lutheran study regarding Ventura—there is an overwhelming urgency to become more business friendly. Companies aren't willing to stay or relocate due to the bureaucracy and antigrowth sentiment in Ventura County. Three hundred (300) VUSD students attend Vista Real Charter School, and more attend other private schools. VUSD is aggressively looking for ways to market our programs and developing new programs that will be attractive to students so we can bring back some of these students. Proving a K-8 option is one of the ways to attract those that have left. School Info Night was successful. Many positive comments shared from parents with students that attend private or charter schools. They want more options so they can consider returning to public school. Tanner Shelton asked if the District saw the enrollment decline coming. Betsy attributes nationwide birthrates decline, but the considerable drop from 2017-18 to 2018-19 was not expected. A 1,000 homes were lost during the Thomas Fire. Stephanie Caldwell stated the estimated recovery time per economists is 10 years. Students per acre information provided (excerpt from CDE). Stephanie Caldwell asked if there was an industry-wide standard when building new schools. Terri Allison confirmed these standards and discussed the state guidelines in general for building schools. Betsy George informed committee there is a 30-page document with standard guidelines for building new schools. Discussion followed regarding Site List Enrollment (acreage/students per acre) handout. Tanner Shelton asked if it would be appropriate to discuss or deliberate any of the implications on specific properties now that numbers have been discussed. Roughly using 50 students per acre at elementary sites, Will Rogers is at approximately 65.3 students per acre; Loma Vista is at 40.3 students per acre; ATLAS is at 29 student per acre. Dr. Rice asked committee to consider that the Board will start having conversations in February as to which school to pick on the east end to reconfigure to a K-8 school. Jorge DeLeon asked how long it would take to designate a K-8 site. Betsy and Dr. Rice stated it would take one year—open in 2021-22.

Continued Discussion Regarding Identification of Surplus Property

- ATLAS and Montalvo are the two schools expressing strong interest in becoming K-8 schools. ATLAS is leading in the consideration, but the Board makes this decision, and it could be any other school on the east end. The staff and community need to be supportive of the designation. Blanche Reynolds is slated a K-8 school to open in 2020-21.
- Pacific HS was originally on the list for underutilized space, but at the time the district was planning to apply for a Career Tech Education (CTE) grant and use funding for facilities, but the district ended up not applying for the grant. Now considering another grant application. ATLAS probably would not have been on the underutilized space list either if it was being created today due to consideration for a K-8 site.
- Anacapa YMCA - Betsy George provided diagrams of the YMCA's proposal which would essentially take up more space to extend their existing parking lot and field space to expand their building. Ms. George mentioned the district receives no payment for the existing lease of the current parking lot, but if it was decided to allow the expansion, there would most certainly need to be an economic arrangement, and the Anacapa traffic flow would be included in the planning process. At this time, parents pickup/drop off students in the YMCA parking lot. The tennis courts would be rebuilt at a different location since the current tennis courts are located where the extended parking lot would be placed. The location of the new tennis courts was discussed—a better location versus what is on the plans. Jorge DeLeon brought up the traffic patterns and dangerous drop-off locations (Chase Bank) and location of lit sidewalk with no traffic light. Cheri Egbert brought up losing basketball courts. Dave Marshall mentioned Anacapa has the most courts of any of the middle schools. He stated that the loss of basketball courts was in district plans of improving traffic flow even if the proposal from the YMCA is not accepted. Tanner Shelton mentioned the information provided showed a 9.2% increase at Anacapa. Asked if

there was a particular reason why and whether it may be a trend moving forward. Betsy George attributed the increase to the Two-Way Immersion Program similar to Will Rogers Program. The trend will likely flatten out.

- Jewett/Sudden – these properties have been leased since the 70s. Rental cost has been increased some years according to the Consumer Price Index.
- Avenue School – Foster Estate is on a separate parcel and it is leased, whereas the Avenue School is vacant.
- Washington School – Tanner Shelton noticed the lessee put significant work into the site. Asked if this arrangement was predicted to last or if it will go on indefinitely. Betsy George confirmed that they will be paying very soon—they had a 20-year lease that started in 1999 and expired in 2019, after which the district agreed to give them a two-year extension due to being in the middle of the Long Range Facility Master Plan process. Jorge DeLeon asked if the Washington property became a surplus property before it was leased. Ms. George confirmed it was. She shared that it was placed on the list of properties not for the purpose of determining whether it should be surplus, but rather receiving input on whether the property should be split possibly for housing, etc. Cherie Egbert asked if the district has a real estate broker or property manager that determines what properties can be leased for. Ms. George mentioned she asked a real estate broker to prepare an analysis of the properties which she plans to have available for the February 18th meeting.
- ESC Backup Plan – Betsy George confirmed the district would need approximately 40,000-50,00 square feet to house approximately 125 employees, as well as providing meeting rooms for teacher trainings/meetings. A place to park 60-70 buses would also be needed. There are not many office buildings on the market for this size frame. The Ventura Adult and Continuing Education building has approximately 25,000 square feet of vacant space at this time. Would need to not renew some of the tenants' leases if we considered this property to relocate to. Dr. Rice shared the Board is looking for the committee's guidance on this property. If the committee should determine it should be considered surplus, the Board would direct staff to start looking for options. They would not sell the property and not have a place to go. If the committee should decide the property should not be considered surplus, the Board can still made the decision to surplus the property. Cheri Egbert asked if the Adult Ed property is underutilized at this time. Betsy George shared there are two buildings on the property, each approximately 50,000 square feet. The Adult Ed Program utilizes one whole building (5200 Valentine Road). The other building at 5280 Valentine Road has some Adult Ed presence in it (about 10,000 square feet), and there are some lessees. Stephanie Caldwell asked if the district had a standard time on the leases. Ms. George responded most of the leases are short.

Chair Daniel Flores asked committee to continue reviewing the rubric and make a determination if there is anything missing that needs to be included in the rubric.

Next/Meeting/Next Steps

The next meetings scheduled on Tuesday, February 18 2020, 5:30 pm and Thursday, March 5, 2020, 5:30 pm. Committee requests for future meeting: net out migration study information is on Ms. George's list of things to provide, arrange for Alex McIntyre City of Ventura (City Manager) presentation. Schedule a tour of properties that will be open to the public before February 18th meeting. Daniel Flores motioned a tour of properties be held Saturday afternoon, February 8, 2020, Lou Cunningham seconded the motion. Motion carried unanimously. Absent: James Forsythe, Brad Golden, Christina Montero, Suz Montgomery

Adjournment – Jorge DeLeon motioned to adjourn, Cherie Egbert seconded motion and all in favor. Meeting adjourned at 7:40 p.m.