



Proposition O Citizens' Bond Oversight Committee May 5, 2015

TIME: 6:00 p.m. Meeting

PLACE: *Sweetwater Union HSD – Rooms A & B*
1130 5th Avenue
Chula Vista, CA 91911

ADOPTED MINUTES

- 1. Call to Order/Roll Call: (NM)** Chair-Marinovich, called meeting to order:

Present: R. Carriedo; D. Gutowski; N. Marinovich; E. Guerrero; R. Muñoz
Via Phone: David Butler (6:05pm) T. McKearney and D. Yamane arrived

Absent: Kevin O'Neill

Staff Present: Paul Woods

- 2. Pledge of Allegiance**

- 3. Public Comment: On items on the agenda ONLY.**

K. Cheers, Addressed property issue on "L" Street, and it being a great concern of the community.

- 4. Appoint CBOC Member to District 7-11 Committee:**

(NM) what is the 7-11 Committee?

(PW) 7-11 Committee got the name, in order to declare property surplus, the district must convene a committee of not less than 7 member and not more than 11 members, that has become the name in most school district. It deals with analysis of real-estate, not just schools sites, to see if its surplus and you are able to sell, or lease it however it could be used other than a school office or school site. Only attended one of these meetings and it was here. Last board meeting the district board disbanded the previously appointed committee and will appoint the new committee at the next board meeting. Each board member will get one appointment. The Board requested the Bond Oversight Committee appoint one member to the 7-11 Committee.

(DG) asked how many potential property or parcels does this involve.

(PW) we only have two vacant lots we own 1. middle school/12 high school site, and not considered vacant, and would not be considered surplus since we need the school site. 2. Third Avenue, is a small 2.6 acre site, too small for a 7-12 campus, or for district office and also pledged as part of the whole "L" Street Asset Management Plan., L Street, 5th Avenue, Moss North and South and 3rd Avenue is part of this Asset Management Plan.

(RM) addressed as hypothetically, if any of the elementary school or the junior college was interested was to be interested in a piece of property, would they have and right or privilege bidding on it, before competitive bidding.

(PW) yes, government agencies get 1st choice, they are offered it at full market value, do not get a discount. The nuances with Naylor Act. is if it's a school site that has PE, Recreational Areas, the fields can be bid on by Public Agencies, City Agencies, Park and Rec's District's at lower cost. The Naylor Act was passed to preserve outdoor PE space. Site now are not school site and Naylor Act does not apply. District has put out and notified the availability of 3rd avenue site for sale. This is what happened on the 3rd Avenue site, other agencies were notified and nobody said they wanted it.

(TM) Addressed the fair market value

(PW) most likely/probably by appraisal, would have to research that.

(DY) fair market value is through appraisal.

(NM) addressed that fact that L Street is not owed by the district, so L street property is not subject to the jurisdiction of the 7-11 Committee.

(PW) South Moss property is the administration center portion of it. There are two school sites, One former school and teen parent program (active), Bounce Back, Adult Education Program has been moved off the site and there is now an Education Technical Center.

(TM) addressed excessing properties, including the "L" street as well, get rid of excess properties, and "L" Street and consolidate all the Districts Administrative functions over on Harold Place.

(RC) addressed that we are discussing what the 7-11 Committee was charged with to do prior to new board, and we don't know what the Board wants us to do. Since then new board got rid of prior members.

(NM) addressed that the board wanted "fresh faces" new set of individuals, new perspectives.

(RC) upon reading the statute on 7-11 Committee, it's not clear if the members must live within the district, just says community.

(PW) summarized what the committee is charged with, it's intended to get community involvement, before decision are made about a school closure or use of surplus space, thus avoiding community conflict and ensuring building use that is compatible with community needs and desires, governing board advisory committee shall consists of not less than 7 and not more than 11 members, be representative of the ethnic age group, social economic composition of the district, business communities such as store owners, land owners or renters, with preference given to representative neighborhood associations, teachers, administrators, parents of students, persons with expertise in environmental impact, legal contracts, building codes, land use planning, including but not limited to knowledge of the zoning and other land use restriction of city and counties of where the surplus space is located. They are in charge of reviewing data, or determine if it really is surplus. The Chair can open it up to nomination, ask for additional, or start with your nomination

Public Comment:

C. Cheers, addressed at the last meeting there were not seven members only five attended, six nominated and only five showed up. Also mentioned that the IRS was investigating the "L" Street Property.

(NM) nominates Robert Carriedo, 2nd by T. McKearney. Accepted nomination of Mr. Carriedo.

Motion to approve Robert Carriedo to be the member of the 7-11, seconded by Mr. McKearney. with Mr. O'Neill absent. Mr. Carriedo Accepted the nomination. D. Yamane moved to close nomination, all passed unanimously with K. O'Neill absent.

5. Sub-Committee Assignment:

This item was tabled until next meeting.

6. Meeting Schedule/Format: None

7. Meeting adjourned at 6:28 pm.