

MENDOCINO UNIFIED SCHOOL DISTRICT
7-11 COMMITTEE
MINUTES
TUESDAY JANUARY 27TH, 2009

1. 5:00 PM CALL TO ORDER

1.1. Roll Call

Present: Harold Hauck, Sam Waldman, Gail Dickenson, Ken Matheson, Janet Self, Elaine Hillesland, Beth Ryan, Bones Newstead

Absent: Gail Daly

2. OVERVIEW OF COMMITTEE'S CHARGE

Pat Wilson, Legal counsel, introduced himself and shared a variety of information:

- *The goal of the committee is clearly delineated in the "text box" at the bottom of the agenda/minutes. The written advisory report to the school Board needs to include information about their process and how they arrived at their recommendations. (he shared a sample of a report done by another district):*
 - *Identify possible surplus property and verify it is surplus (surplus property is property the district owns which is not being used for school purposes now or in the future)*
 - *Investigate possible uses of any surplus property*
 - *Required to hold a public hearing and get a sense of public sentiment and what the priority of the community would be for the best use of any surplus property*
- *The 7-11 committee is guided by the Brown Act, education code, and Board Policy: the Brown Act specifies:*
 - *Meetings must be public (be cautious about serial meetings)*
 - *Agendas and posting of the agenda for the meetings must follow specific guidelines (the committee can only talk about what is on the agenda)*
 - *Meetings require a quorum (5)*
 - *Members can only "act" at the meeting (ad hoc committee is acceptable)*
 - *No single member has any authority, the committee works as a collective body*
- *He shared a letter that he wrote to the Board explaining the process:*
 - *The Board is not obligated to sell surplus property*
 - *They need to offer any surplus property to public agencies*
 - *He noted that "playgrounds" fall under the Naylor Act. He briefly reviewed the guidelines of the Naylor Act.*
 - *The property must be sold on the open market with sealed bids.*
 - *Ed code limits how any revenues from the sale of surplus property may be used (capital expenditures only).*

Mr. Wilson had the Committee introduce themselves and share their experience/expertise relative to the charge of the committee.

He shared some ideas of the potential uses of surplus property: recreation, child care, potential to sub divide and have a variety of uses (need to know what is the minimum parcel size for that use), senior housing, affordable housing, market rate housing, commercial mixed use zoning (some of these would be quite complicated given that the

property is located within the coastal plan, the town plan, and may have restrictions due to historical designation of Mendocino).

He also suggested ways in which the committee might conduct community outreach:

- *Identify issues so public knows what the committee is thinking about*
- *hold at least one hearing perhaps two*
- *notification of nearby property owners*
- *post notices in regular agenda places*
- *Publish public hearing in the newspaper*
- *send home notices to parents*
- *Notify any other groups or individuals who may have a stake in the outcome*
- *This process should all be documented in the report*

Mr. Wilson will see that the group receives: the title report for the property (2 deeds); county planning letter; zoning documents that he has; deed restriction about water usage; and sue will get a copy of the MCRPD lease to everyone.

3. TIMED ITEM 6:00 PM: PUBLIC HEARING – Parent/Community comment

There was no public comment

4. CORRESPONDENCE

Gail Dickenson shared a letter from a group interested in a dog park.

5. DISCUSSION

5.1. Committee organization and timeline

The Committee felt a need for more information from the District regarding a timeline, but it appeared that their report needed to be completed in order for the board to make a decision prior to June 2010. Gail Dickenson will get more information and direction about this.

5.2. Future agendas

Determining what is surplus property (need enrollment projections, and facility information); community input process; develop a realistic timeline; what is the current use of the building.

5.3. Future meeting dates and time

The next meeting was set for Monday February 23rd from 4:00 – 6:00 pm. The group may need to schedule some longer working meetings going forward.

The duties of the 7-11 Committee include reviewing projected school enrollment, district facility needs, and other data to determine the amount of surplus space and property, taking community input on acceptable uses, establishing a priority list of use of surplus space and real property that will be acceptable to the community, circulating the list throughout the community, and forwarding an advisory report recommending the appropriate future use of the property to the Board.