



7-11 COMMITTEE

ON SURPLUS DISTRICT PROPERTY

**Recommendations and Priorities for
Uses of District Sites**

Report to EUSD

Board of Trustees

JUNE 12, 2018

**EVERGREEN UNION SCHOOL DISTRICT
Cottonwood, California**

***This Report was approved
by the EUSD Board of Trustees
on June 19, 2018***

BOARD OF TRUSTEES

Roxanne Vine, Board President

Brad Constant, Board Clerk

Greg Baker

Stephen Nelson

Jim Tomasini

7-11 COMMITTEE MEMBERS

Monty Baker, Committee Chair

Bowdie Hutchens, Committee Vice Chair

Dede Barnes

Trig Birkeland

Steve Chamblin

Sandy Papesh

Nancy Veatch

Roxy Williams

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SUMMARY OF 7-11 COMMITTEE PROCESS

Before a school district can sell or lease real property, the Education Code requires that a specific process be followed. The first step requires that the governing board of the school district, prior to the sale, lease or rental exceeding 30 days, appoint a district advisory committee (commonly known and referred to as the 7-11 Committee) to advise the governing board regarding the surplus of space and/or real property. The responsibilities of the 7-11 Committee are also specified within the Education Code and, at the conclusion of its work, the Committee is required to provide the district governing board, a report recommending uses of surplus space and real property. The governing board, taking into consideration the 7-11 Committee's recommendations which are advisory and nonbinding, determines whether it will declare some or all of the properties surplus and announce its intent to sell or lease the properties in question.

On January 9, 2018, the Evergreen Union School District's Board of Trustees appointed four of its eight members to its 7-11 Committee, with the additional four members appointed on February 13, 2018, and tasked it with two project goals:

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

The 7-11 Committee held five public meetings to gather information on the properties and other relevant District data (e.g., facilities capacity, demographic information, etc.) All meetings were open to the public and noticed at least 72 hours in advance, and held in accordance with the Brown Act.

The 7-11 Committee initially established priorities for the Master Plan as follows:

1. At Evergreen Elementary School, switch the office and the library to increase safety on the campus.
2. At Evergreen Middle School, expand onto that campus a facility that would accommodate junior high classrooms as well as a multipurpose/performing arts building. This move would create additional classroom space at the Middle School, moving at a minimum, 4th grade from

7-11 Committee Report to the Board of Trustees

the Elementary School to the Middle School creating a 4th-6th grade span with the addition of a Junior High wing.

3. At Evergreen Elementary and Bend Elementary Schools, address the aging buildings/portables.
4. 100 acres – The 7-11 Committee came to consensus regarding the 100 acres and the need for the school district to seek out ideally, another institutional partner, perhaps a junior college or higher education/institution where facilities could be shared.

The 7-11 Committee is recommending to the Evergreen Union School District Board of Trustees that the two parcels **NOT** be deemed surplus and be dealt with as follows:

538 Acres; Evergreen Road

The 7-11 Committee recommends in regard to the recent property donation from Robert Cevasco of 538+ acres, the Board defers any consideration regarding this property until the District obtains full possession and rights to the property. At such time, the 7-11 Committee should be reconvened to address and make recommendations.

100 Acres; Bowman Road

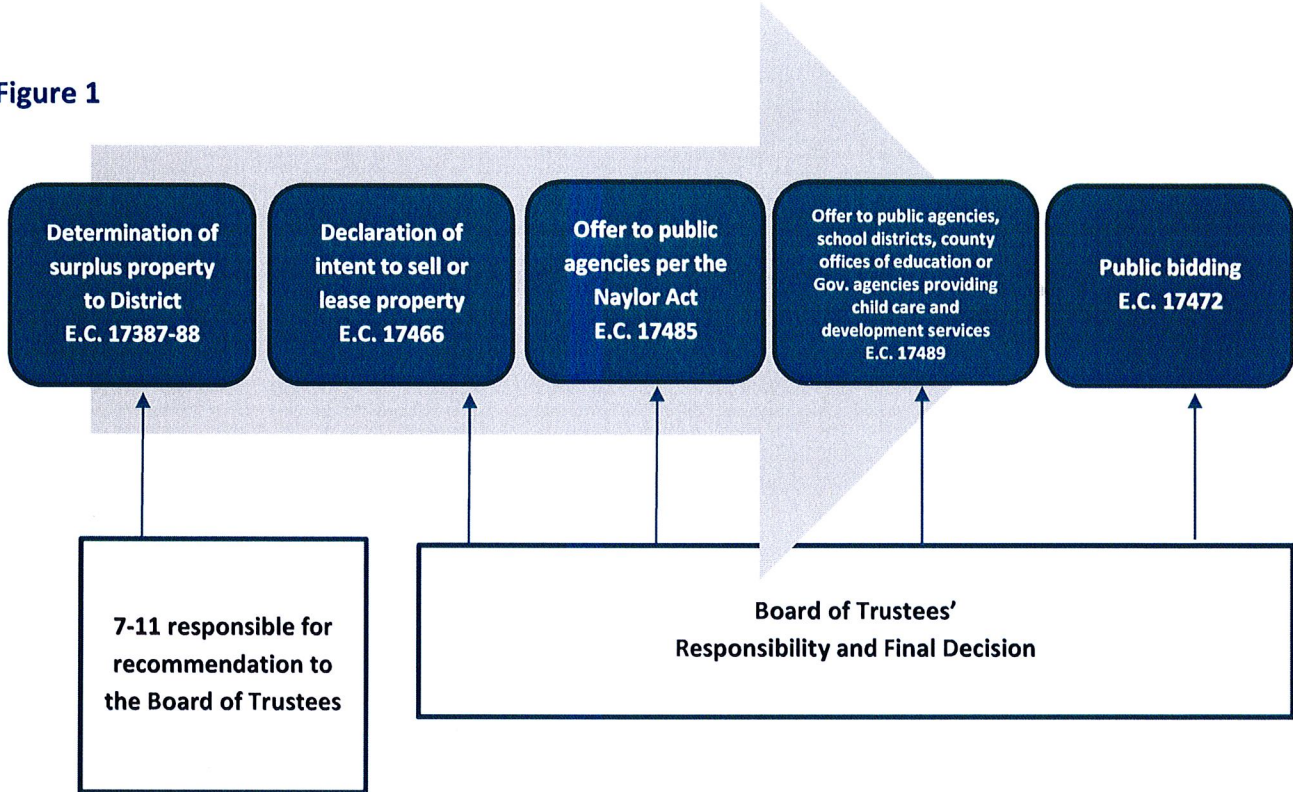
The 7-11 Committee recommends that the District retain ownership of the 100 acres property in its entirety as a future site for a high school. Until such time when the property is developed for a high school, the District should continue to use and look for additional ways to take advantage of the property as an outdoor education site for all schools in the District to access. Additionally, this Committee encourages the Board to look for ways to partner with institutions of higher education as possible partners in developing the property, still allowing enough space/acreage for the District to build a suitable future high school.

Lastly, the 7-11 Committee recommends the Board reconvene the 7-11 Committee in such case in which a developer approaches and proposes/suggests the use of a portion of the 100 acres for a development, if different from what is noted above.

OVERVIEW OF THE SURPLUS PROPERTY PROCESS

Before a school district can sell or lease real property, Education Code Sections (E.C.) 17388-17389 require that a specific process be followed (see Figure 1 provided below for this overview).

Figure 1



The first step requires that the governing board of the school district, prior to the sale, lease, or rental exceeding 30 days, appoint a 7-11 Committee to advise the governing board regarding the surplus of space and/or real property. E.C. 17389 states that the advisory committee must consist of at least seven, but not more than 11 members. The 7-11 Committee must be representative of each of the following:

- a. The ethnic, age group, and socioeconomic composition of the district;
- b. The business community, such as store owners, managers and supervisors;
- c. Landowners or renters, with preference to be given to representatives of neighborhood associations;
- d. Teachers;
- e. Administrators;
- f. Parents of students; and,

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- g. Persons with expertise in environmental impact, legal contracts, building codes and land use planning, including but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located.

E.C. 17390 then provides the responsibilities of the 7-11 Committee:

- a. Review the projected school enrollment and other data as provided by the District to determine the amount of surplus space and real property;
- b. Establish a priority list of use of surplus space and real property that will be acceptable to the community;
- c. Cause to have circulated throughout the attendance a priority list of surplus space and real property and provide for hearings of community input to the community on acceptable uses of space and real property, including the sale or lease of surplus property for child care development purposes pursuant to E.C. 17458;
- d. Make a final determination of limits of tolerance of use of space and real property; and,
- e. Forward to the District governing board a report recommending uses of surplus space and real property.

At the completion of its work, the 7-11 Committee presents to the governing board with a report including its recommendations as to the surplus of property and a list of priorities, if any, for the use of the surplus space or real property. The governing board, taking into consideration the 7-11 Committee's recommendations, which are advisory and nonbinding, determines whether it will declare some or all of the property surplus and announce its intent to sell or lease the properties in question.

Per E.C. 17485 and 17489, the school district must notify various public and governmental entities (e.g., other school districts, parks and recreation departments, cities, etc.) of the opportunity to bid on the properties. If none of the notified entities respond to the notification, the school district may then sell or lease the properties to the general public. The use of revenues generated by the sale or lease of surplus property is specified by the Education Code.

SUMMARY OF 7-11 COMMITTEE MEETINGS

The Evergreen Union School District's Board of Trustees appointed eight members to its 7-11 Committee, with the superintendent designated as the Committee Secretary. The 7-11 Committee held five public meetings to gather information on the properties and other relevant District data (e.g., facilities capacity, demographic information, etc.). All 7-11 Committee meetings were open to the public, noticed at least 72 hours in advance, and held in accordance with the Brown Act. All meetings were held in the Evergreen Middle School Library, located at 19500 Learning Way, Cottonwood, CA, from approximately 5:00-7:00 pm.

Meeting agendas and minutes are included in Appendix A and are available on the District's website at <http://www.evergreenusd.com/board/>.

Meeting 1: February 28, 2018

This meeting was an organizational and introductory meeting in nature. Two packets of information were provided to each member; one packet was legal information, which included the Brown Act, the Role of Committee Members, Conflict of Interest as well as Surplus Property Process. The other packet included district data regarding enrollment, facilities and property. Once an overview was completed and questions answered regarding the legal packet, the Committee moved to the review of the two goals of the Committee as directed by the Board of Trustees.

The Goals directed by the Board of Trustees were:

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

An overview of the data packet, which included campus maps, buildings and vacant sites, enrollment, student demographics, Overview of the Demographic Study and Facility Plan for 2016 and the Guide to School Site Analysis and Development, was provided by Supt. Mendenhall. The three campuses, the 100 acres and the recent donation of 538 acres were also reviewed.

Meeting 2: March 14, 2018

Additional information was passed out at this second meeting on current facilities of all three campuses, as well as enrollment data. The maps of the campuses included updated ages of each building, permanent as well as portable, and their current use in terms of grade level and/or program use. Also reviewed were recommendations from the state (over the last 10 years) regarding school site sizes measured in acres, school site sizes included elementary schools and high schools and a range of enrollment data for each site. Also reviewed in-depth was the new Development Fee Justification Study recently conducted with the projected development and enrollments for the District.

The 7-11 Committee after much discussion began establishing their priorities prior to getting into master planning and looking at potential surplus property. Their first priority was to address the Elementary School campus, which is currently full.

Then the 7-11 Committee reviewed a second packet of information, which included other Master Plans that had been shared previously with the Board with associated estimated costs.

Meeting 3: April 11, 2018

At the third meeting, the 7-11 Committee completed their priorities for the Master Plan. These included:

1. At Evergreen Elementary School, switch the office and the library to increase safety on the campus.
2. At Evergreen Middle School, expand onto that campus a facility that would accommodate junior high classrooms as well as a multipurpose/performing arts building. This move would create additional classroom space at the Middle School, moving at a minimum, 4th grade from

7-11 Committee Report to the Board of Trustees

the Elementary School to the Middle School creating a 4th-6th grade span with the addition of a Junior High wing.

3. At Evergreen Elementary and Bend Elementary Schools, address the aging buildings/portables.
4. 10-Year Plan – The 7-11 Committee to create a 10-Year Plan regarding all the campuses.
5. 100 acres – The 7-11 Committee came to consensus regarding the 100 acres and the need for the school district to seek out ideally, another institutional partner, perhaps a junior college or higher education/institution where facilities could be shared.

The 7-11 Committee reviewed the use of the 100 acres as well as the expansion of the Middle School campus and referred the expansion to the next meeting. It was unanimously agreed to at this meeting that the recent property donation from Robert Cevasco of 538+ acres, the 7-11 Committee would recommend to the Board that they would defer any consideration regarding this property until the District obtains full possession and rights to the property.

Meeting 4: May 2, 2018

The 7-11 Committee agreed unanimously that the best location to expand is at the Middle School where the current softball field is located, in that general area.

Per the request of the 7-11 Committee, Supt. Mendenhall presented a draft statement regarding the 100 acres; the Committee unanimously approved the draft with an amended change to add a last sentence to the draft.

Draft statement:

The Evergreen Union School District 7-11 Committee recommends to the Board that it retain ownership of the 100 acre property in its entirety as a future site for a high school. Until such a time when the property is developed for a high school, the District would continue to use and look for additional ways to take advantage of the property as an outdoor education site for all schools in the District to access. Additionally, this Committee encourages the Board to look for ways to partner with institutions of higher education as possible partners in developing the property, still allowing enough space/acreage for the District to build a suitable future high school.

Additional sentence to be added:

Recommend that the Board reconvene the 7-11 Committee in such case in which a developer approaches and proposes/suggests the use of a portion of the 100 acres for a development, if different from what is noted above.

Meeting 5: June 6, 2018

The 7-11 Committee met at this fifth meeting to finalize the Committee's recommendations to the Board. Per their request, Supt. Mendenhall provided a draft report and presentation of the Committee's findings for their review/amendment/approval.

Also to note, they are on track to deliver their final recommendation report to the School Board at the June 12th board meeting.

PROPERTY DESCRIPTIONS

The following provides an overview of each of the two properties considered by the 7-11 Committee. Each description provides:

1. Location – provides the property APN
2. Size – provides the site acreage and, for those properties where only a portion of the site is under consideration, provides the acreage for both the portion under consideration and the total property
3. Zoning – specifies how and for what purpose each parcel of land may be used
4. Value – this is the estimated value of the property
5. General Plan (GP) – establishes a broad range of land use designations for planned land uses, broader than zoning, and identifies appropriate development guidelines for each
6. Property Description – provides a brief description of the property
7. Committee Recommendation – the 7-11 Committee’s recommendation
8. Priority Uses – established by the 7-11 Committee, if applicable

**538 Acres; Evergreen Road
(Gifted Donation)**

Location: A portion of 006-030-038 and 006-030-039

Size: Approximately 538 acres

Zoning: Unimproved agriculture pastureland

General Plan (GP):

Property Description:

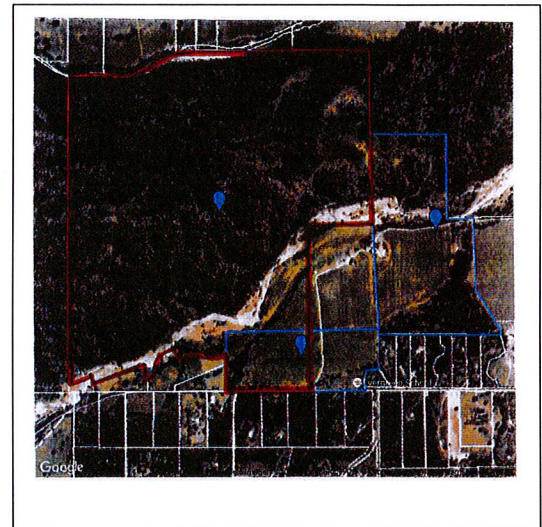
All of Section 16, south of Cottonwood Creek, in Township 29 North, Range 5 West, Mount Diablo Meridian, Situated in the unincorporated territory of Tehama County, California.

7-11 Committee Recommendation:

Defer any consideration regarding this property until the District obtains full possession and rights to the property. At such time, the 7-11 Committee should be reconvened to address and make recommendations.

Priority Use:

Agriculture, timber, growing, hunting, and fowling.



100 Acres; Bowman Road

Location: A portion of APN 004-360-48 & 004-360-49

Size: 100 acres

Zoning: Unimproved agriculture pastureland

General Plan (GP):

Property Description:

Southside of Bowman Road, located in Tehama County, about 800 feet east of Hooker Creek Road, within Cottonwood, California. Since the property consists of just vacant land, it does not have a common address.



Committee Recommendation:

Retain ownership of the 100 acre property in its entirety as a future site for a high school.

Priority Use:

Agriculture, timber, growing, hunting, and fowling.

FINAL RECOMMENDATIONS TO THE EUSD SCHOOL BOARD

The 7-11 Committee unanimously recommends to the Evergreen Union School District Board of Trustees the following:

1. Address the Elementary School campus, which is currently full:
 - a. First, switch the office and the library to increase safety on the campus.
 - b. Move at a minimum, 4th grade from the Elementary School to the Middle School campus, creating additional classroom space at the Elementary School.
2. Address the Middle School campus, by expanding onto the Middle School campus, with a facility that would accommodate junior high classrooms as well as providing a multipurpose/performing arts building. This move would create additional classroom space at the Middle School, allowing the move of 4th grade from the Elementary School to the Middle School, creating 4th-6th grade span with the addition of a junior high wing with a minimum capacity of 300 students. It was agreed that the best location to do this is where the current softball field is located. Relocate the softball field to the eastside of the baseball field.
3. Address the aging buildings at both the Elementary School and Bend Elementary School by replacing aging portables with new modular or permanent buildings and eliminate unnecessary portables at the Elementary School due to moving 4th grade to the Middle School.
4. The donated 538 acre Evergreen parcel, defer any consideration regarding this property until the District obtains full possession and rights to the property.
5. The 100 acre Bowman parcel, hold onto this property for a future high school. Seek out another institutional partner, perhaps a junior college or higher education/institution where facilities could be shared. Until such time when the property is developed for a high school,

APPENDIX A – MEETING AGENDAS & MINUTES

7-11 COMMITTEE MEETING AGENDA

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, FEBRUARY 28, 2018

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

- I. Call to order Time: _____
- Trig Birkeland Steve Chamblin Roxy Williams Bowdie Hutchens
 Monty Baker Dede Barnes Sandy Papesch Nancy Veatch
 Brad Mendenhall

II. Establishment of Quorum

III. Approval of Agenda Action M___ 2___ Unan N___

IV. Public Comments

At this time, members of the public may address the Committee regarding a matter of public interest not appearing on the Agenda. No action may be taken on comments off-Agenda items unless specifically authorized by law.

If the speaker wishes to address the committee on an item on the Agenda, time will be provided at the commencement of that item. Comments shall be limited to three minutes per person.

V. Overview of Brown Act

VI. Overview of Role of Committee Members

VII. Overview of Conflict of Interest

VIII. Overview of Surplus Property Process

IX. Discussion of 7-11 Committee Goals

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

X. Review of School District Surplus Property and Master Plan Documents

XI. Discussion of Public Contact Information for Committee Members

XII. Selection of Chairperson Action M___ 2___ Unan N___

XIII. Comments from Committee Members

XIV. Future Meetings

- o March 14, 2018 – Second Meeting
- o April 11, 2018 – Third Meeting
- o May 2, 2018 – Fourth Meeting
- o June 6 – Fifth Meeting
- o June 26 – Recommendations to the Board of Trustees

XV. Adjournment Action M___ 2___ Unan N___

Time: _____

7-11 MEETING MINUTES

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, FEBRUARY 28, 2018; *Adopted 3/14/18*

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to Order – 5:00 pm

The meeting was called to order at 5:00 pm in the Evergreen Middle School Library.

Members in Attendance: Monty Baker, Dede Barnes, Trig Birkeland, Steve Chamblin, Bowdie Hutchens, and Sandy Papesh.

Members Absent: Nancy Veatch and Roxy Williams.

Guests: None

II. Establishment of Quorum

A quorum was established.

III. Approval of Agenda

On a motion by Dede Barnes and a second by Steve Chamblin, the Agenda was unanimously approved.

IV. Public Comments

There was no public comment at this time.

V. Introduction

At this point, each of the committee members introduced themselves.

Supt. Mendenhall passed out two packets of information to each of the committee members. One was a legal packet and the other was district data regarding enrollment, facilities and property.

LEGAL PACKET

- VI. Overview of Brown Act
- VII. Overview of Role of Committee Members
- VIII. Overview of Conflict of Interest
- IX. Overview of Surplus Property Process

Supt. Mendenhall reviewed the legal packet which included the Brown Act, the Role of Committee Members, Conflict of Interest as well as the Surplus Property Process. Once that legal overview was completed and questions were answered regarding that information, Supt. Mendenhall moved on to the review of the two goals of the committee as directed by the Board of Trustees for the 7-11 Committee.

- X. Discussion of 7-11 Committee Goals

Supt. Mendenhall reviewed the goals directed by the Board of Trustees as follows:

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

DATA PACKET

Campus Maps, Buildings and Vacant Sites

Enrollment, Student Demographics

Overview of Demographic Study and Facility Plan 2016

Guide to School Site Analysis and Development

Supt. Mendenhall went over the data packet which was mentioned previously. He reviewed all three campuses, the 100 acres that the school owns on Bowman Road as well as the recent donation of 538 acres on Evergreen Road.

Throughout the discussion and overview of the data, many clarifying questions were asked and discussed. Specifically, it was requested by the committee to get accurate nos. on enrollment in our SERRF program at each site. In addition, there were some buildings on the maps that needed to be updated in terms of age as well as the committee asked on which buildings were we still engaged in a lease or payoff. Supt. Mendenhall said he will bring this information back to the next committee meeting.

- XI. Discussion of Public Contact Information for Committee Members

The committee agreed to have their contact information including name and email address included on our website under the 7-11 committee tab.

- XII. Selection of Chairperson

There were three positions appointed at this meeting.

Committee Secretary

On a motion by Steve Chamblin and a second by Sandy Papesch, the committee appointed Supt. Mendenhall to be the secretary of the 7-11 committee meeting by unanimous vote.

Committee Chair

On a motion by Steve Chamblin and a second by Dede Barnes, by unanimous vote, the committee appointed Monty Baker as the Chairman of the 7-11 committee meeting.

Committee Vice Chair

On a motion by Sandy Papesh and a second by Trig Birkeland, the committee appointed Bowdie Hutchens as the Vice Chairman of the 7-11 committee meeting by unanimous vote.

XIII. Future Meetings

The future meeting dates were reviewed and set; there were no objections. The upcoming meetings are as follows:

- **March 14, 2018 – Second Meeting**
- April 11, 2018 – Third Meeting
- May 2, 2018 – Fourth Meeting
- June 6, 2018 – Fifth Meeting
- June 26, 2018 – Recommendations to the Board of Trustees

XIV. Adjournment

On a motion by Monty Baker and a second by Trig Birkeland, the 7-11 committee meeting was adjourned at 7:52 pm.

7-11 COMMITTEE MEETING REVISED AGENDA

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, MARCH 14, 2018

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to order Time: _____

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Trig Birkeland | <input type="checkbox"/> Steve Chamblin | <input type="checkbox"/> Roxy Williams | <input type="checkbox"/> Bowdie Hutchens |
| <input type="checkbox"/> Monty Baker | <input type="checkbox"/> Dede Barnes | <input type="checkbox"/> Sandy Papesh | <input type="checkbox"/> Nancy Veatch |
| <input type="checkbox"/> Brad Mendenhall | | | |

II. Establishment of Quorum

III. Approval of Agenda Action M___ 2___ Unan N___

IV. Approval of February 28, 2018 Minutes Action M___ 2___ Unan N___

v. Public Comments

vi. Review of Updated Facility and Property Data

vii. Review State School Site Size Recommendations

- o Review Local School Site Sizes

PROJECT GOALS

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

- VIII. Review New Development Fee Justification Study; Specifically, New Enrollment Projections
- IX. Establish Priorities for Master Plan
- X. Review Master Plans & Estimated Costs Associated with Each .
- XI. Addressing Changing the Name of the Committee
- XII. Future Agenda Items:
 - o _____
 - o _____
 - o _____
 - o _____

- XIII. Next Meeting:
 - o **April 11, 2018 – Third Meeting**
 - o May 2, 2018 – Fourth Meeting
 - o June 6 – Fifth Meeting
 - o June 26 – Recommendations to the Board of Trustees

XIV. Adjournment Action M___ 2___ Unan N___
Time: _____

PROJECT GOALS

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

7-11 MEETING MINUTES

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, MARCH 14, 2018; *Adopted 4/11/18*

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to Order – 5:00 pm

The meeting was called to order at 5:00 pm in the Evergreen Middle School Library.

Members in Attendance: Monty Baker, Dede Barnes, Trig Birkeland, Steve Chamblin, Bowdie Hutchens and Brad Mendenhall.

Members Absent: Sandy Papesh, Nancy Veatch and Roxy Williams.

Guests: Roxanne Vine

II. Establishment of Quorum

A quorum was established.

III. Approval of Agenda (*Revised)

The Agenda was approved with the amendment of adding a final Agenda item regarding addressing the changing of the name of the committee. Some felt it was misleading or not clear what the committee was actually doing.

On a motion by Dede Barnes and a second by Bowdie Hutchens, the amended Agenda was approved.

IV. Approval of February 28, 2018 Minutes

On a motion by Dede Barnes and a second by Steve Chamblin, the February 28, 2018 Minutes were unanimously approved.

V. Public Comments

There was no public comment at this time.

VI. Review of Updated Facility and Property Data

At this point, Supt. Mendenhall passed out an updated packet on current facilities on all three campuses as well as enrollment data. The maps of the campuses included updated ages of each building, permanent as well as portable. Also, the maps were updated on their current use, in terms of either which grade level and/or program they were being used for.

VII. Review State School Site Size Recommendations

- Review Local School Site Sizes

Supt. Mendenhall noted in the packet was also the recommendations from the state regarding school site sizes; more specifically, he reviewed the estimated sizes of local school sizes measured in acres. The spreadsheet shared regarding school site sizes included elementary schools as well as high schools and also included a range of enrollment data for each site; the range was the range of enrollment at each school site over the last ten years.

VIII. Review New Development Fee Justification Study; Specifically, New Enrollment Projections

Supt. Mendenhall noted that we just received the latest developer fee justification study, and specifically noted in that study, the projected development and enrollment for the Evergreen Union School District.

IX. Establish Priorities for Master Plan

At this point, Supt. Mendenhall suggested the Committee establish/set their priorities. This was in an effort to take into account current enrollment as well as current capacity and establish a list of priorities prior to the Committee getting into master planning or looking at potential surplus property.

The Committee spent much time discussing this; through consensus, however, it was not voted on. The Committee came up with their first priority, which was to address the Elementary School campus, which is currently full.

X. Review Master Plans and Estimated Costs Associated with Each

Supt. Mendenhall passed out a second packet, which included other Master Plans that had been shared with the school board and associated estimated costs with most of them.

The Committee reviewed some of that, however, as advised by Supt. Mendenhall, he felt it was important for them to finalize their priority list and come up with their own ideas prior to seeing the ideas that had already been presented to the board.

XI. Addressing Changing the Name of the Committee*

The Committee tabled this item to next meeting.

XII. Future Agenda Items

The Committee agreed that future agenda items would be:

1. Get a better sense of the space in front of the Middle School as well as other spaces on the Middle School campus, and the potential for expanding use of that space;
2. Review the use of the 100 acres; and,
3. The potential name change for the Committee.

XIII. Next Meeting

- **April 11, 2018 – Third Meeting**
- May 2, 2018 – Fourth Meeting
- June 6, 2018 – Fifth Meeting
- June 26, 2018 – Recommendations to the Board of Trustees

XIV. Adjournment

On a motion by Dede Barnes and a second by Steve Chamblin, the 7-11 committee meeting was adjourned at 7:50 pm.

7-11 COMMITTEE MEETING AGENDA

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, APRIL 11, 2018

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to order Time: _____

II. Roll Call

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Trig Birkeland | <input type="checkbox"/> Steve Chamblin | <input type="checkbox"/> Roxy Williams | <input type="checkbox"/> Bowdie Hutchens |
| <input type="checkbox"/> Monty Baker | <input type="checkbox"/> Dede Barnes | <input type="checkbox"/> Sandy Papesh | <input type="checkbox"/> Nancy Veatch |
| <input type="checkbox"/> Brad Mendenhall | | | |

III. Establishment of Quorum

IV. Approval of Agenda Action M___ 2___ Unan N___

V. Approval of March 14, 2018 Minutes Action M___ 2___ Unan N___

VI. Public Comments

VII. Establish Priorities for Master Plan

1. Address the Elementary School campus, which is currently full.
- 2.
- 3.
- 4.
- 5.

Action M___ 2___ Unan N___

PROJECT GOALS

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

VIII. Review Master Plans

- 1. Get a better sense of the space in front of the Middle School as well as other spaces on the Middle School campus, and the potential for expanding use of that space
- 2. Review the use of 100 acres

Action M___ 2___ Unan N___

IX. Addressing Changing the Name of the Committee

Action M___ 2___ Unan N___

X. Future Agenda Items

- 1. _____
- 2. _____
- 3. _____
- 4. _____

XI. Next Meeting

- 1. May 2, 2018 – Fourth Meeting**
- 2. June 6 – Fifth Meeting
- 3. June 26 – Recommendations to the Board of Trustees

XII. Adjournment

Action M___ 2___ Unan N___

Time: _____

PROJECT GOALS

- 1. Make recommendations regarding the Master Plan for future development; and,
- 2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

7-11 MEETING MINUTES

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, April 11, 2018; *Adopted 5/2/18*

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to Order – 5:00 pm

The April 11th meeting was called to order at 5:05 pm in the Evergreen Middle School Library.

II. Roll Call

Members in Attendance: Monty Baker, Dede Barnes, Steve Chamblin, Bowdie Hutchens, Brad Mendenhall, Sandy Papesh, Nancy Veatch and Roxy Williams.

Members Absent: Trig Birkeland

Guests: Roxanne Vine

III. Establishment of Quorum

A quorum was established.

IV. Approval of Agenda

On a motion by Dede Barnes and a second by Steve Chamblin, the Agenda was unanimously approved.

V. Approval of March 14, 2018 Minutes

On a motion by Steve Chamblin and a second by Bowdie Hutchens, the March 14, 2018 Minutes were unanimously approved.

VI. Public Comments

There was no public comment at this time.

VII. Establish Priorities for Master Plan

1. Elementary School -- Regarding the Elementary School, switch the office and the library to increase safety on the campus.
2. Middle School -- Expand onto the Middle School, a facility that would accommodate junior high classrooms as well as a multipurpose/performing arts building. This move would create additional classroom space at the Middle School, moving at a minimum, 4th grade from the Elementary School to the Middle School creating a 4th-6th grade span with the addition of a Junior High wing.
3. Aging Building -- Address the aging buildings at the Elementary School and at Bend Elementary.
4. 10 Year Plan -- The Committee agreed to create a 10 year plan regarding all the campuses.
5. 100 Acres -- The Committee came to consensus to hold onto the 100 acres property for a future high school; specifically, there was consensus regarding the 100 acres and the need for the school district to seek out ideally, another institutional partner, perhaps a junior college or higher education/institution where facilities could be shared.

On a motion by Steve Chamblin and a second by Dede Barnes, the priorities for the master plan were established by unanimous approved.

VIII. Review Master Plans

The Committee did review the use of the 100 acres as noted on the priority list; however, #2 above, while much discussion took place in terms of where the best location of where to expand the Middle School would be, that was put on the Future Agenda Items for the next meeting to continue discussing the options for expansion of the Middle School.

On a separate motion made by Steve Chamblin and a second by Sandy Papesch, it was unanimously agreed that the recent property donation from Robert Cervasco of 500+ acres, the Committee would recommend to the Board that the Board would defer any consideration regarding that property until the District obtains full position and rights to the property.

IX. Addressing Changing the Name of the Committee

The Committee approved not changing the name, but adding for clarification a statement that would fall below the 7-11 Committee title that says:

7-11 COMMITTEE FOR ADVANCED FACILITY PLANNING

X. Future Agenda Items

The Committee agreed that future agenda items would be:

1. Middle School Campus -- Get a better sense of the space in front of the Middle School as well as other spaces on the Middle School campus, and the potential for expanding use of that space.
To Note: Monty Baker will be bringing his computer and CAD drawings so the Committee can get a better sense of what will fit where.
2. The 100 acres statement.
Supt. Mendenhall is to draft a statement for the Committee to consider including a recommendation to the Board, with the goal of the statement to protect the 100 acres; however, also give direction to the Board in terms of possible partnerships in developing the 100 acres.

XI. Next Meeting

- **May 2, 2018 – Fourth Meeting**
- June 6, 2018 – Fifth Meeting
- June 26, 2018 – Recommendations to the Board of Trustees

XII. Adjournment

On a motion by Steve Chamblin and a second by Dede Barnes, the 7-11 Committee meeting was adjourned at 7:26 pm.

7-11 COMMITTEE MEETING AGENDA

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, May 2, 2018

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to order Time: _____

II. Roll Call

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Trig Birkeland | <input type="checkbox"/> Steve Chamblin | <input type="checkbox"/> Roxy Williams | <input type="checkbox"/> Bowdie Hutchens |
| <input type="checkbox"/> Monty Baker | <input type="checkbox"/> Dede Barnes | <input type="checkbox"/> Sandy Papesh | <input type="checkbox"/> Nancy Veatch |
| <input type="checkbox"/> Brad Mendenhall | | | |

III. Establishment of Quorum

IV. Approval of Agenda Action M___ 2___ Unan N___

V. Approval of April 11, 2018 Minutes Action M___ 2___ Unan N___

VI. Public Comments

VII. Expansion of the Middle School

1. Get a better sense of the space in front of the Middle School as well as other spaces on the Middle School campus, and the potential for expanding use of that space.

Chair Baker to bring his computer and CAD drawing program so the Committee can get a better sense of what will fit there.

Action M___ 2___ Unan N___

VIII. 100 Acres

1. Review the use of 100 acres.

Supt. Mendenhall to provide draft statement for the Committee to consider including a recommendation to the Board, with the goal of the statement to protect the 100 acres, with direction to the Board in terms of possible partnerships in developing the 100 acres.

Action M___ 2___ Unan N___

IX. Future Agenda Items

- 1. _____
- 2. _____
- 3. _____
- 4. _____

X. Next Meeting

1. June 6 – Fifth Meeting

- 2. June 26 – Recommendations to the Board of Trustees

XI. Adjournment

Action M___ 2___ Unan N___

Time: _____

PROJECT GOALS

- 1. **Make recommendations regarding the Master Plan for future development; and,**
- 2. **Repurposing and disposition of school buildings and vacant sites not needed for school purposes.**

PRIORITIES ESTABLISHED FOR MASTER PLAN

- 1. **Elementary School – Regarding the Elementary School, switch the office and the library to increase safety on the campus.**
- 2. **Middle School – Expand onto the Middle School, a facility that would accommodate junior high classrooms as well as a multipurpose/performing arts building. This move would create additional classroom space at the Middle School, moving at a minimum 4th grade from the Elementary School to the Middle School, creating a 4th-6th grade span with the addition of a Junior High wing.**
- 3. **Ageing Buildings – Address the ageing buildings at the Elementary School and at Bend Elementary.**
- 4. **10 Year Plan – The Committee agreed to create a 10 year plan regarding all the campuses.**
- 5. **100 Acres – The Committee came to consensus to hold onto the 100 acres property for a future high school; specifically, there was consensus regarding the 100 acres and the need for the school district to seek out ideally, another institutional partner perhaps a junior college or high education/institution where facilities could be shared.**

7-11 MEETING MINUTES

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, May 2, 2018; *Adopted 6/6/18*

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to Order – 5:00 pm

The May 2nd meeting was called to order at 5:09 pm by Chair Monty Baker in the Evergreen Middle School Library.

II. Roll Call

Members in Attendance: Monty Baker, Dede Barnes, Bowdie Hutchens, Brad Mendenhall, Sandy Papes, and Roxy Williams.

Members Absent: Trig Birkeland, Steve Chamblin and Nancy Veatch.

Guests: Roxanne Vine

III. Establishment of Quorum

A quorum was established.

IV. Approval of Agenda

On a motion by Bowdie Hutchens and a second by Roxy Williams, the Agenda was unanimously approved.

V. Approval of April 11, 2018 Minutes

On a motion by Bowdie Hutchens and a second by Dede Barnes, the April 11, 2018 Minutes were unanimously approved.

VI. Public Comments

There was no public comment at this time.

VII. Expansion of the Middle School

The Committee agreed unanimously, on a motion by Sandy Papesh and a second by Dede Barnes, that the best location to expand at the Middle School is where the current softball field is located, in that general area.

VIII. 100 Acres

Per the request of the Committee at the last meeting, Supt. Mendenhall presented a draft statement regarding the 100 acres (see below). The Committee unanimously approved the draft statement with the amended change on a motion by Bowdie Hutchens and a second by Roxy Williams, to add a last sentence as follows:

Draft statement:

The Evergreen Union School District 7-11 Committee recommends to the Board that it retain ownership of the 100 acre property in its entirety as a future site for a high school. Until such a time when the property is developed for a high school, the District would continue to use and look for additional ways to take advantage of the property as an outdoor education site for all schools in the District to access. Additionally, this Committee encourages the Board to look for ways to partner with institutions of higher education as possible partners in developing the property, still allowing enough space/acreage for the District to build a suitable future high school.

Additional sentence to be added:

Recommend that the Board reconvene the 7-11 Committee in such case in which a developer approaches and proposes/suggests the use of a portion of the 100 acres for a development, if different from what is noted above.

IX. Future Agenda Items

The Committee agreed that the future agenda item would be:

- 1. Finalize the recommendations to the Board.

To note, the Committee tasked Supt. Mendenhall with writing up the findings of the Committee and to bring those findings to the June 6th meeting in a recommendation format for the Committee to approve or amend as they see fit.

*Also to note, the Committee is on track to deliver a final recommendation to the School Board at one of their June Board Meetings, **either June 12th or the 19th.***

X. Next Meeting

- **June 6, 2018 – Fifth Meeting**
- June 26, 2018 – Recommendations to the Board of Trustees

XI. Adjournment

On a motion by Dede Barnes and a second by Sandy Papesh, the 7-11 Committee meeting was adjourned at 7:00 pm.

7-11 COMMITTEE MEETING AGENDA

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, JUNE 6, 2018 (LAST COMMITTEE MEETING)

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to order Time: _____

II. Roll Call

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Trig Birkeland | <input type="checkbox"/> Steve Chamblin | <input type="checkbox"/> Roxy Williams | <input type="checkbox"/> Bowdie Hutchens |
| <input type="checkbox"/> Monty Baker | <input type="checkbox"/> Dede Barnes | <input type="checkbox"/> Sandy Papesh | <input type="checkbox"/> Nancy Veatch |
| <input type="checkbox"/> Brad Mendenhall | | | |

III. Establishment of Quorum

IV. Approval of Agenda Action M___ 2___ Unan N___

V. Approval of May 2, 2018 Minutes Action M___ 2___ Unan N___

vi. Public Comments

vii. Finalize the Recommendations to the Board

1. The Report

Action M___ 2___ Unan N___

2. The Presentation

Action M___ 2___ Unan N___

The Committee is also on track to deliver a final recommendation to the School Board at their June 12th Board Meeting.

VIII. Next Meeting

1. Board Meeting - June 12th – Recommendations to the Board of Trustees

IX. Adjournment

Action M___ 2___ Unan N___

Time: _____

PROJECT GOALS

1. Make recommendations regarding the Master Plan for future development; and,
2. Repurposing and disposition of school buildings and vacant sites not needed for school purposes.

PRIORITIES ESTABLISHED FOR MASTER PLAN

1. Elementary School – Regarding the Elementary School, switch the office and the library to increase safety on the campus.
2. Middle School – Expand onto the Middle School, a facility that would accommodate junior high classrooms as well as a multipurpose/performing arts building. This move would create additional classroom space at the Middle School, moving at a minimum 4th grade from the Elementary School to the Middle School, creating a 4th-6th grade span with the addition of a Junior High wing.
3. Aging Buildings – Address the aging buildings at the Elementary School and at Bend Elementary.
4. 10 Year Plan – The Committee agreed to create a 10 year plan regarding all the campuses.
5. 100 Acres – The Committee came to consensus to hold onto the 100 acres property for a future high school; specifically, there was consensus regarding the 100 acres and the need for the school district to seek out ideally, another institutional partner perhaps a junior college or high education/institution where facilities could be shared.

7-11 MEETING MINUTES

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: WEDNESDAY, June 6, 2018

TIME: 5:00-7:00 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to Order – 5:00 pm

The June 6th meeting was called to order at 5:10 pm by Chair Monty Baker in the Evergreen Middle School Library.

II. Roll Call

Members in Attendance: Monty Baker, Dede Barnes, Steve Chamblin, Bowdie Hutchens, Brad Mendenhall, Sandy Papesh, Nancy Veatch and Roxy Williams.

Members Absent: Trig Birkeland.

Guests: Roxanne Vine

III. Establishment of Quorum

A quorum was established.

IV. Approval of Agenda

On a motion by Roxy Williams and a second by Bowdie Hutchens, the Agenda was unanimously approved.

V. Approval of May 2, 2018 Minutes

On a motion by Sandy Papesh and a second by Dede Barnes, the May 2, 2018 Minutes were unanimously approved.

VI. Public Comments

There was no public comment at this time.

VII. Finalize the Recommendations to the Board

1. The Report

The Committee went through the Report that had been prepared, and while much discussion took place and some minor edits made, no substantive changes were made.

On a motion by Bowdie Hutchens and a second by Steve Chamblin, the Report was unanimously approved with the edits.

2. The Presentation

Again, edits were made to the Presentation to reflect those edits that the Committee made in the Report.

On a motion by Dede Barnes and a second by Steve Chamblin, the Presentation was unanimously approved with the edits.

VIII. Next Meeting

There will be no other meetings at this time, as this is the last meeting prior to the Presentation of the 7-11 Committee's Recommendations to the School Board.

To note, Bowdie Hutchens and Monty Baker will be presenting the Recommendations of the 7-11 Committee to the Board of Trustees at the June 12th Board Meeting. Other members of the 7-11 Committee may also be in attendance at that meeting as well in order to answer questions.

The Board will be asked to hear the presentation on June 12th and take action on the Report/Recommendations at the June 19th meeting, giving the public an additional week to comment.

IX. Adjournment

On a motion by Steve Chamblin and a second by Bowdie Hutchens, the 7-11 Committee meeting was adjourned at 6:12 pm.