

AGENDA

Meeting No. 5

TORRANCE UNIFIED SCHOOL DISTRICT
Surplus Property "7-11" Committee Meeting /Hamilton Adult Center Property
Hamilton Adult Center
Multi-Purpose Room
2606 W. 182nd Street
Torrance, CA 90504

April 4, 2018
6:00 p.m.

1. PRELIMINARY

a. Call to Order _____ p.m.

b. Roll Call (Establishment of a Quorum)

- | | |
|------------------------------------|-------|
| 1. Donna Duperron | _____ |
| 2. Jay Estabrook | _____ |
| 3. Marianne Hamada | _____ |
| 4. Ernest Lee | _____ |
| 5. Brandon Matson (co-chairperson) | _____ |
| 6. Jess Negrete | _____ |
| 7. Nanette Nolan (chairperson) | _____ |
| 8. Chris Sheck | _____ |

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS

a. 7-11 Committee Members, District Staff and Consultants, if any

4. COMMENTS FROM THE FLOOR / NON-AGENDIZED ITEMS

Persons wishing to make comments to the 7-11 Committee on non-agendized items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

5. APPROVAL OF MINUTES OF FEBRUARY 15, 2018 MEETING

a. Motion By _____ Seconded by _____ Vote _____

6. COMMENTS FROM THE FLOOR / AGENDIZED ITEMS

Persons wishing to make comments to the 7-11 Committee on agendized items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

7. SUMMARY OF FEBRUARY 15, 2018 ADVISORY COMMITTEE MEETING

- a. Discussion of Public Hearing comments
- b. Discussion of information requested by the Advisory Committee members
- c. Discussion of Draft Advisory Committee Report

8. DISCUSSION, AND POSSIBLE REVISIONS TO REPORT / ACTION

- a. Further-revised Draft Report & Possible Revisions
- b. Approval of Revisions, Approval of Report (if applicable) and Next Steps

Motion By _____ Seconded by _____ Vote _____

9. DISCUSSION OF TIMELINE AND NEXT COMMITTEE MEETING / ACTION (if applicable)

- a. Motion By _____ Seconded by _____ Vote _____

10. COMMENTS FROM COMMITTEE MEMBERS

11. ADJOURNMENT _____ p.m.

**Torrance Unified School District
Minutes of the 7-11 Advisory Committee**

February 15, 2018

CALL TO ORDER Ms. Nanette Nolan called the meeting to order at 5:34 p.m. at Hamilton Adult School, Multipurpose Room, and led the group in the Pledge of Allegiance.

PRESENT 7-11 Advisory Committee:

Donna Duperron
Jay Estabrook
Marianne Hamada
Ernest Lee
Brandon Matson
Jess Negrete – Arrived 5:50 p.m.
Nanette Nolan
Chris Sheck

Torrance Unified School District Personnel:
Dr. Tim Stowe – Deputy Superintendent, Administrative Services
Sandy Terrano – Sr. Administrative Assistant, Administrative Services

Atkinson, Andelson, Loya, Rudd & Romo:
Andreas Chialtas - Attorney

INTRODUCTIONS The Committee, District staff, and the District’s attorney introduced themselves.

COMMENTS FROM THE FLOOR The Committee responded to a question outside of the public comment section from Mr. Rick Smith, Torrance Resident. Mr. Smith asked if Hamilton is unsafe for K-12 students, why is it safe for children who utilize the fields? Dr. Stowe responded that the District is governed by specific guidelines set forth by the California Department of Education and Education Code. The District certifies for the schools, but not for the community. The City of Torrance governs the safety guidelines and for the community.

APPROVAL OF JANUARY 9, 2018 MINUTES Mr. Brandon Matson pointed out a correction at the bottom of page 5, he clarified that his question was if the priority use list could be changed, not to add to it. Mr. Ernest Lee made the motion, and Ms. Donna Duperron seconded the motion to approve the minutes of the January 9, 2018 meeting with corrections.

Yes:	No:	Abstain:	Absent:
Donna Duperron	None		Jess Negrete
Jay Estabrook			
Marianne Hamada			
Ernest Lee			
Brandon Matson			
Nanette Nolan			
Chris Sheck			

Motion Approved

**SUMMARY OF
JANUARY 9, 2018
PUBLIC HEARING,
ADVISORY
COMMITTEE
MEETING, AND
PRIORITY USE LIST**

Mr. Andreas Chialtas reviewed topics and concerns from the previous 7-11 Advisory Committee meetings, the Public Hearing from January 9, 2018, and briefly reviewed the draft report. Dr. Tim Stowe reviewed the prior concerns from the Committee. Dr. Stowe explained that Hamilton was selected since the site is unsafe for K-12 students because of its close proximity to the 405 freeway and the need to bring the site up to code for K-12 students. Should there be an influx of students in the future the other schools will be able to house them due to the current declining enrollment.

Levy was brought up to code so Hull students could safely attend and the Griffith site is too small.

Ms. Nolan asked Dr. Stowe that if the decline in enrollment was districtwide or just in the North Torrance area. Dr. Stowe responded that districtwide enrollment is down about 100 students per year. Revenues are based on attendance, so cumulatively it adds up.

Dr. Stowe reviewed the history of District properties sold, as requested by the community at the last meeting. There were 10 properties sold and one property leased by the District. Three properties sold and one property leased in the North Torrance area, three properties sold in the West Torrance area, three properties sold in the South Torrance area, and one property sold in the Central Torrance area. Mr. Esau Beruman noted an error with Greenwood's address stating that it is Fern's address. Ms. Terrano noted the error and corrected Greenwood's address to 1520 Greenwood Avenue 90503.

Mr. James Estabrook asked what the monetary amount District receives for the leased property. Dr. Stowe responded that the amount is based on occupancy and the District receives a percent of the gross revenue which is about \$500,000 to \$600,000 dollars annually for general fund operating expenses.

Mr. Matson pointed out that this process is moving rather quickly would like to have a discussion with the Committee. The Committee decided to listen to public comment prior to their discussion.

No action taken

PUBLIC COMMENT

Ms. Nanette Nolan opened the floor for public comment.

Sara Duenas, North Torrance Neighborhood Alliance: Distributed copies of an email sent by the District to North area parents on February 7 to discuss discrepancies which included committee participation, Hamilton discussions by the Board, and communications to the North Torrance community and parents.

Sandra Valencia, Parent and Torrance resident: Stressed the importance of how Hamilton Adult Center was to her child's education and expressed concerns that at-risk students will have nowhere to go, new residents currently having to send their children to other schools due to overcrowding, and lack of communication from the District in regards to the 7-11 Committee.

Diane Honjryo, Torrance resident: Expressed contempt in regards to the possible sale of Hamilton.

Esau Berumen, North Torrance Neighborhood Alliance: Pointed out an address error on the 'History of Properties Sold' handout for Greenwood Elementary School and also pointed out several inaccuracies between the enrollment projections provided by DecisionInsite versus what was reported by the District to the California Department of Education. Mr. Berumen expressed his concern regarding a public records request submitted to the District asking for parental education levels, which is information requested on the enrollment form and reported to CALPADS; however the District's response was that they could not produce a report with that information.

Margarat Talamantes: North Torrance Neighborhood Alliance: Believes the District to be dismissive, condescending, and uncooperative toward the community. Two public records requests were submitted which asked why the Hamilton site was chosen. The first response was that the District did not have to respond. The second response referred to a presentation that had no information of what was being asked. As a representative of the community, Ms. Talamantes asked that the Committee listen to them and hold the District responsible for the information they are asking. Ms. Talamantes stated that the District is not transparent, does not answer questions, and fails to provide information.

Alan Glasband, North Torrance Neighborhood Alliance: Believes trust and behavior by the District to be an issue. Mr. Glasband briefly reviewed some information requested from public record requests and reiterated the public records request responses have had minimal information. Mr. Glasband questioned why the District claimed that it would be too costly to find new fields at this point, but can afford to pay an attorney to inform the community regarding the process when the decision hasn't already been made.

Beverly Findley, Torrance resident: Stated that all her children attended North Torrance schools and knows at least three students who utilized Hamilton in order to graduate high school. Ms. Findley believes there is a lack of transparency in regards to communication from the District and that everyone in the zip code 90504 should have been notified about Hamilton. Ms. Findley would like to see more classes at Hamilton geared toward the senior community. She also questioned why the Committee meetings started at 5:30 p.m. when most people don't get off work until 5:00 p.m.

Jeannie Alvillar, North Torrance Girls Softball League and Torrance resident: Spoke to issues of communication and mentioned she submitted a public records request to the District and was still waiting for a response. Ms. Alvillar would like to see the same dedication in the North Torrance area as the District showed for Hull Middle School and mentioned several sites in the North area closed and is upset they may be losing another North Torrance site. Ms. Alvillar questioned why bond money was not used for Hamilton.

Paul Prybylla, North Torrance resident: Stated that if enrollment increases and the property is sold it's gone forever. He noted he poured heart and soul into this community and put \$100,000 dollars into the fields for the children. Mr. Prybylla does not believe the site is excess.

Frances Romero, North Torrance Homeowners Association: Torrance resident for over 60 years. Ms. Romero questioned why the Board allowed the schools to deteriorate and if Hamilton is unsafe why Yukon Elementary School is able to operate.

Stacey Navarro, Torrance resident: Grew up playing on the Hamilton fields. Ms. Navarro questioned if millions of dollars went into Yukon why no money went into Hamilton.

Ruby Pavlakos, Torrance resident: 65 year resident who raised children in North Torrance. Ms. Pavlakos took advantage of classes at Hamilton and mentioned the opportunities Hamilton provides to senior citizens would be taken away and that once the school is gone the District cannot get it back.

Donna Delgado, North Torrance resident: Her children played on the fields. Hamilton has the only Transition program in Torrance. In favor of keeping Hamilton not just for the fields, senior classes, or at-risk students, but for the Special Education students. Ms. Delgado would like North Torrance to provide more opportunities for Special Education as they should be able to attend classes at Arlington, Carr, Edison, or Yukon.

Janice Lennon, Torrance resident: 43+ year resident who attended North Torrance schools, El Camino College, and attended classes at Hamilton for enrichment and educational purposes. Ms. Lennon is concerned these Committee meetings seem to be secretive and not transparent to the community as a whole. She questioned the 5:30 start time. Ms. Lennon believes the District is trying to make money off the facilities that provides enrichment and athletic opportunities.

Ann Ashcraft, Torrance resident: Family, community, education. Believes the recommendation has already been decided. In regards to use, stated enrollment is low is because many classes aren't offered at Hamilton, and the classes that are offered get cancelled when there aren't enough students registered for the class. There isn't much green space left in North Torrance. Important to have a local place to watch your children play. Claims the District should find out the cost and location of the new fields prior to the submission of Committee's recommendation to the Board.

Dr. Stowe addressed some questions that had come up at this meeting that had also been addressed at prior meetings.

Transparency and Process: Dr. Stowe stated that on March 7, 2017 he had a meeting in his office with the presidents of the North Torrance Little League and the North Torrance Girls Softball League to advise them that the Board was considering doing something with the Hamilton property. Dr. Stowe had reached out to these two groups specifically to let them know whatever decision gets made, if indeed it resulted in the removal of the existing fields that it was the commitment of the Board and Superintendent to make them whole. That has continued to be reinforced with Mr. Tomaselli and Ms. Belmontes, and was discussed as early as the first public meeting on the Hamilton Property in May 2017. The 7-11 Advisory Committee appointment was publicly approved by the School Board and each of these meetings have been properly agendaized just like any other Brown Act committee. Agendas are posted at least 72-hours in advance as required by the law. The public hearing was noticed in the newspapers. These meetings are open to the public and the Committee decided the meeting times.

Yukon Elementary School: This has come up a few times. When the freeway was expanded, Caltrans paid for air conditioning and air filtration systems in each of the classrooms. This allows Yukon Elementary School to continue to function. To re-open or open a new school it requires a process.

Public Records Requests: If the District doesn't have a document that's being asked for, the District's response is "There is no responsive document." The Public Records Act requires the production of documents only of those documents exist. The District is not required to create a record that does not currently exist.

Bond Funds: Dr. Stowe provided details about the charge of the 2006 Facility Asset Review Committee and identified nearly \$1 billion dollars for critical needs and other infrastructure, playing field needs, etc. Dr. Stowe noted several schools got very little work done under Measure R and were ranked at the top of the list as the worst schools under Measures Y and Z. Since then the District has renovated 23 of 24 schools. Dr. Stowe provided details regarding many such projects.

**DISCUSSION, AND
POSSIBLE REVISIONS
TO REPORT/ACTION**

The Committee discussed the content and format of the report and agreed to include a section of the report to add public comment formatted similar to the public comment section in the minutes.

Mr. Matson made a motion and Mr. Sheck seconded to add the public comment section to the report.

Yes:	No:	Abstain:	Absent:
Donna Duperron	None	None	None
Jay Estabrook			
Marianne Hamada			
Ernest Lee			
Brandon Matson			
Jess Negrete			
Nanette Nolan			
Chris Sheck			

Motion Approved

The Committee also agreed to send any comments and questions to Sandy and to continue their discussion at the next meeting.

**DISCUSSION OF
TIMELINE AND NEXT
COMMITTEE
MEETING**

The next meeting is scheduled for Wednesday, April 4, 2018 at 6:00 p.m. in the Hamilton Adult Center's Multipurpose Room.

Yes:	No:	Abstain:	Absent:
Donna Duperron	None	None	None
Jay Estabrook			
Marianne Hamada			
Ernest Lee			
Brandon Matson			
Jess Negrete			
Nanette Nolan			
Chris Sheck			

Motion Approved

**COMMENTS FROM
COMMITTEE
MEMBERS**

ADJOURNMENT

Ms. Nolan adjourned the meeting at 8:45 p.m.

No action taken