

**SURPLUS PROPERTY (7-11) COMMITTEE MEETING**  
**Minutes**

Date: Wednesday, June 1, 2016  
Time: 6:00 p.m.  
Place: District Office, 1200 Industrial Road, Unit 9, Board Room

Members/Attendees: Tom Quiggle, Michele Francesconi, Allison Liner, Murat Sumbal, Karen Clapper, Rob Werner, Harold Freiman and Robert Porter

Absent: Michael Field and Hazel Stabinsky

1. CALL TO ORDER:

Committee Chair, Tom Quiggle called the meeting to order at 6:02 p.m.

2. PUBLIC HEARING:

Hearing of community input to the 7-11 Committee on acceptable uses of space and real property.

3. PUBLIC COMMENTS:

Members of the community made public comment to the 7-11 Committee Members as follows:

*Charles Gould (Arundel neighbor) was concerned with the possibility of the Arundel site being sold to a developer for housing and the negative impact that would have on traffic and noise. He wouldn't want the area to lose its community, hometown feel. He'd like to keep it as, to be used as recreation for families.*

*John Ravella (resident) wondered why the district would be interested in selling off land, when the community has been told there is lack of space in schools. He has voted in favor of all school bonds. He said if money is needed, the district should ask the community for more. He would like more information on why the district needs to surplus property.*

*John Farcich (tennis club member) wanted the 7-11 Committee Members to know the tennis courts at Arundel are being used by the Tennis Club for adults and children. Many San Carlos residents use the courts. He finds these courts are a way to bring the community together.*

*Winona Budrick (Heather neighbor) had concerns around traffic, noise and the depreciation of her property if the Heather site was deemed surplus.*

*John Budrick (Heather neighbor) wondered where the access point to the Heather site would be. He would like to see it remain as open space for the wildlife in the area. He had concerns with noise level and the devaluation of the property on Porta Rosa Way if the property was developed.*

*Elena Delaplaine (tennis club member) mentioned that over 500 members use the tennis courts at Arundel. The Tennis Club hopes to expand and develop so that more members may join.*

*John Lilygren (Heather neighbor on Hewitt Drive) wanted to know why these properties are being considered surplus. He would like more information.*

*Margaret Warren (Heather neighbor on Hewitt Drive) shared her concerns with the city over developing properties. She is concerned with what will happen when the population growth starts to impact the schools and the district has sold its surplus property. She is frustrated with the lack of ability to understand exactly what property is being considered for surplus.*

*Andrew Taylor (resident), wanted to know why the district office is being considered surplus, when it was just purchase a couple of years ago with Bond funds. He doesn't want to see the building sold and he wouldn't want to see proceeds of the sale put into the general fund.*

*Dawn Sakurai (resident) had concerns with selling off property when she feels more students will be coming to the district in the future. She mentioned not having enough information available prior to the public hearing on why these properties are being considered for surplus.*

*Committee Chair Tom Quiggle explained the charge of the committee with the members of the public.*

*Attorney Harold Freimen explained the procedures and protocols of the committee with the members of the public.*

*Chief Operations Officer Robert Porter mentioned the request to form a 7-11 Surplus Property Committee came from the School Board. The committee will prepare a report for the Board on possible uses for the properties and whether or not they should be considered surplus.*

*David Gonzales (resident) had concerns over the impact of disposing of the tennis courts and what would happen to the children who use the tennis counts.*

*Cindy Hall (parent) had concern over the possibility of the tennis courts being surplus. She mentioned there aren't enough tennis courts available for the community. There are very few tennis courts on the Peninsula. She would not want to lose this recreational vehicle, as there are not enough. The community needs recreational facilities, such as these tennis courts.*

*Norman Licht (resident) had concerns about the process of the surplus property evaluation. He felt the committee's process seemed up side down. He felt more information was needed before asking the community for input.*

*Susan Gibson (tennis club member) wanted the committee to know that hundreds of people use these tennis courts.*

*Dan Dempsey (Arundel parent) wanted the committee to consider the future needs of the District as student enrollment increases, due to city's increase in development. He doesn't want the District to get rid of property, when the future enrollment is unknown. He would like the committee to consider keeping the property for flexibility of use.*

*Kendall Kaufmann (resident on Wellington Drive) was concerned with the lack of wooded open space in the community. She wouldn't want to see this open space developed because it's where the youth go for enjoyment. She pleaded to preserve the parks in San Carlos.*

*John Geer (former teacher, resident, tennis club member) was concerned with what would happen to the Tennis Club if these tennis courts were no longer available. Many elders use these tennis courts. There is a lack of tennis courts on the peninsula. He felt the least value to the community would be a housing development. He wants to see kids playing tennis. John thanked the School District for working with the tennis club and mentioned the District has been great to work with. He wanted the committee to know that these courts are used all day, every day, by the tennis club. He asked the committee to please not give this property away.*

*Anjena Kacholiya (parent of kids that play tennis on courts) shared that tennis is a sport the whole family can play together. These courts are the only location that has an after school tennis program. It's the only location that has blue lines for children 8 under and 10 under. She said the Arundel tennis courts are used all the time – all summer long, for kids all over the peninsula. Tennis camps are filled to capacity. The kids love the tennis clinics and they are inspired to try out for the tennis team at Central. Her entire family plays tennis –it's a great sport for all generations. Grandfathers and grandchildren play together. Kids make friends playing tennis – playing tennis builds social skills.*

*John Geer mentioned knowledge of a previous appraisal of the tennis courts, which he said was a speculation, valued at 9 million. He said that value is not accurate and felt in order to find the true value of these courts a certified appraiser would need to be hired. He mentioned that this property was offered to the tennis club two years ago at a very inflated price. With regard to the surplus property, John would like to know what the specific direction from the Board was.*

*Charles Gould requested copies of the maps which were given to committee members at previous meetings.*

Committee Chair Tom Quiggle closed the public hearing.

Robert Porter offered his email address to the public for anyone else wishing to send in additional comments.

4. REVIEW OF REQUESTED DATA:

a. Use of frequency of the tennis courts at Arundel School

Robert Porter shared that three primary groups use the tennis courts.

- After School Sports – 5<sup>th</sup> Grade Tennis
  - March 31 – June 3<sup>rd</sup> - Wednesday 1:30 to 3:30, about 15 students
- Silicon Valley Tennis Camp TK -8<sup>th</sup> Grade – Silicon Valley Tennis Academy
  - June 13<sup>th</sup> – August 19<sup>th</sup>, 9:00 a.m. to 4:00 p.m.
- San Carlos Tennis Club
  - M-F used almost every evening weather permitting
  - Weekends used 8:00 a.m. – 11:00 a.m. and 1:00 p.m. – 9:30 p.m.

Robert mentioned between San Carlos Tennis Club, Summer Tennis Camp and After School Sports, courts are close to full usage in the evenings during the school year, extensively during weekends, and all day and evening during summers. The public can also play on these courts when not in use by the groups. Rob Werner stated he appreciated knowing this frequency.

5. COMMITTEE DISCUSSION REGARDING POSSIBLE SURPLUS PROPERTIES:

Tom Quiggle shared the historical and projected enrollment handout he prepared with the committee members. He wanted to the committee to see the potential enrollment. Karen Clapper thanked Tom for the information. Rob Werner asked for clarification on the enrollment data, as to what numbers the District uses. Robert Porter explained there are conservative and moderate models. The district uses the moderate model when looking at enrollment numbers related to facilities and long term impact.

6. DISCUSSION OF PRELIMINARY COMMITTEE RECOMMENDATION:

District Office: The committee felt it wouldn't make sense financially to sell or lease this property until an affordable replacement was available. They felt the current use of the District Office best meets all needs of district staff. Consensus of the committee was to not surplus this property.

Heather School: Michele Francesconi would like more data on the wildlife in this space. Rob Werner felt personally, he wouldn't like to see the space developed, but felt this space isn't necessarily needed by the school district. Murat would like to see this property developed for affordable housing for teachers. He would love to keep it as is, but feels this could be surplus property. Karen

Clapper would like to explore other uses for this property – maybe a shared used. She would not deem this property surplus. Allison Liner thought this property could fit the criteria of surplus. However, she felt the impact on the community, school and families should be a consideration. Murat Sumbal mentioned that even if the committee deemed this property surplus, it would be up to the board on what it would be used for. Rob Werner asked Robert Porter for clarity on the total acreage of Heather campus. Robert Porter thought it was roughly 14 acres. Tom Quiggle stated he doesn't foresee developing this property for instructional use in the future. He too would like to see it developed for teacher housing, although it increases traffic. Tom Quiggle summarized for the committee that the most acceptable use for this property would be to leave as open space, but if not for that, then perhaps it could be surplus.

Arundel: Michele Francesconi didn't think this space could be used for building schools or for instructional use during the school day. She felt it should not be considered surplus. Michele mentioned that she wouldn't want to see the students have to find another location to play their sport. Allison Liner would not want to see this property as surplus since it is used by so many of our students. Rob Werner felt this space is used by the community and he wouldn't want to see it as surplus property. Murat Sumbal felt that after hearing from the community, and learning it is used by many students and the community he would like to keep it as is and not as surplus property. Karen Clapper felt she hadn't seen better options than its current use and therefore would like to keep the property as is. Tom Quiggle mentioned this property isn't currently being used for school use, however he felt that it may be needed if enrollment grows in the future. Tom understood the value to the community on the use of the tennis courts. Tom would not want to surplus this property. He would like to preserve the long term capacity for the potential of future growth.

7. APPOINTMENT OF SUBCOMMITTEE TO DRAFT 7-11 COMMITTEE REPORT:  
Michele Francesconi and Tom Quiggle volunteered to be on the sub-committee to work on writing the draft report.
8. REQUESTED DATA FOR NEXT MEETING:  
Notes from tonight's meeting.
9. NEXT MEETING AGENDA:  
Review draft of the report including public comment. Harold suggested the report include a committee vote by property. Rob Werner asked what information may be made available to the public. Tom Quiggle requested the information from tonight's meeting be made available to the public. Robert Porter confirmed that could be done.

Next meeting date - June 16, 2016, 6:00 p.m.

10. ADJOURNMENT: Committee Chair Tom Quiggle adjourned the meeting at 7:45 pm.