

AGENDA

Meeting No. 2

FOUNTAIN VALLEY SCHOOL DISTRICT  
Surplus Property ("7-11") Advisory Committee / Crossroads Property  
District Office, 10055 Slater Ave.  
Fountain Valley, CA 92708

January 3, 2017, 6:30 P.M.

1. PRELIMINARY

a. Call to Order \_\_\_\_\_ p.m.

b. Roll Call (Establishment of a Quorum)

1. Tom Antal
2. Steve Brown
3. David Pate
4. Ed Eldridge
5. Chris Christensen (Chairperson)
6. Tiffany Covington
7. Judy Edwards
8. Susan Galvan
9. Joy Moyers
10. Cheryl Norton
11. David Truong (Co-Chairperson)

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS

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

4. COMMENTS FROM THE FLOOR

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 four (4) 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 NOVEMBER 15, 2016 MEETING

a. Motion By \_\_\_\_\_ Seconded by \_\_\_\_\_ Vote \_\_\_\_\_

6. SUMMARY OF NOVEMBER 15, 2016 MEETING AND CROSSROADS PROPERTY
7. DISCUSSION WITH REAL ESTATE BROKER (Marshal Vogt from Lee and Associates)
8. DEVELOPMENT OF PRIORITY USE LIST / ACTION
  - a. Sample Priority Use List & Possible Revisions
  - b. Approval of Priority Use List  
Motion By \_\_\_\_\_ Seconded by \_\_\_\_\_ Vote \_\_\_\_\_
9. DEVELOPMENT OF DRAFT REPORT
  - a. Sample Report
  - b. Possible Revisions to Proposed Draft Report
10. DISCUSSION OF TIMELINE AND NEXT COMMITTEE MEETING / ACTION
  - a. Motion By \_\_\_\_\_ Seconded by \_\_\_\_\_ Vote \_\_\_\_\_
11. COMMENTS FROM COMMITTEE MEMBERS
12. ADJOURNMENT \_\_\_\_\_ p.m.

MINUTES

Meeting No. 1

FOUNTAIN VALLEY SCHOOL DISTRICT  
Surplus Property (“7-11”) Advisory Committee / Crossroads Property  
District Office, 10055 Slater Ave.  
Fountain Valley, CA 92708

November 15, 2016, 6:30PM

**1. PRELIMINARY**

Dr. Johnson, Superintendent, called the first meeting of the Surplus Property Advisory Committee to order at 6:33pm.

Call to Order

The following committee members were present:

Roll Call

Tom Antal  
Steve Brown  
David Pate  
Ed Eldridge  
Chris Christensen  
Tiffany Covington  
Susan Galvin  
Joy Moyers  
Cheryl Norton  
David Truong

Absent:

Judy Edwards

**2. PLEDGE OF ALLEGIANCE**

Dr. Johnson led the Pledge of Allegiance.

Pledge of Allegiance

**3. INTRODUCTIONS**

Each member of the 7-11 Committee present took a moment to introduce his/herself. In addition, District staff members introduced themselves to those present.

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

**4. SELECTION OF CHAIR AND CO-CHAIR/ACTION**

**Motion:** Mr. Brown moved to approve Chris Christensen as the Chair and David Truong as the Co-Chair of the

Action

committee.

Second: Mrs. Moyers

Vote: 10-0

**5. COMMENTS FROM THE FLOOR**

There were no requests to address the 7-11 Committee. Comments from the Floor

**6. OVERVIEW OF SURPLUS PROPERTY COMMITTEE PURPOSE AND DUTIES**

Mr. Chialtas walked the Committee through a Summary of Real Property Advisory Committee Information. The discussion included the legal requirements regarding the purpose of the Advisory Committee and the Formation of the Advisory Committee. In addition, the Duties of the Advisory Committee were provided and explained. Summary of Surplus Property Advisory Committee Duties

Mr. Chialtas then provided a copy of the Brown Act to the Committee and gave an overview as to why this committee falls under these legal requirements. He shared the intent of the Brown Act, the “Rule” according to Government Code Section 54953, the definition of a meeting, public meeting procedures, guidelines regarding closed session, and enforcement of the Board Act. Open Public Meeting Requirements Under the Brown Act and California Education Code

Following this, Mr. Chialtas shared Conflict of Interest Law regarding Real Property. He shared information regarding the Political Reform Act, Government Code Section 1090, and relevant case law. Conflict of Interest Law

Lastly, Mr. Chialtas provided supporting documents regarding surplus property procedures including: information regarding the sale and lease of surplus property; use of proceeds from property disposition – sale and lease; waivers; working with private entities; joint occupancy; exchange; license agreements; charter school facility use agreements; working with other public entities; joint use leases; joint use grant projects; community recreation programs use agreements; civic center act use of facilities; and school closure. Summary of Surplus Property Procedures

**7. OVERVIEW OF CROSSROADS PROPERTY**

Mrs. Fullerton then provided an overview of the Crossroads Property including background on the building, details regarding Crossroads Property/Reference

its declaration as surplus property in 2008, the Opinion of Value Documents  
from 2015, and current information regarding the building.

**8. REVIEW ENROLLMENT PROJECTIONS**

Lastly, Mrs. Fullerton shared the recent enrollment projections for Review Enrollment  
the District by grade level. Projections

The group engaged in a discussion and Q&A regarding the value  
of the Crossroads Property; maintenance of the Crossroads  
Property (current and future projections); management company  
information; as well as the desire to consider a trade to address  
the District’s leased Maintenance and Operations building.

**9. DISCUSSION OF PROPOSED NEXT COMMITTEE MEETING AND  
TIMELINE/ACTION**

**Motion:** Mr. Christensen moved to hold the next committee Action  
meetings on January 3<sup>rd</sup> and February 7<sup>th</sup> at  
6:30pm.

**Second:** Mr. Eldridge

**Vote:** 10-0

**10. COMMENTS FROM COMMITTEE MEMBERS**

There were no comments from committee members. Comments from Committee  
Members

**11. ADJOURNMENT**

The meeting adjourned at 7:52PM. Adjournment

/rl