



C O M P T O N

UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT ADVISORY COMMITTEE MEETING - MINUTES

Monday, September 14, 2015
District Board Room

Call to Order

The Asset Management Advisory Committee meeting was called to order by Mr. Raymond Cooper, Chair at 4:08 p.m. in the District Board Room.

Roll Call

The following members were in attendance:

- Manuel Castaneda
Raymond Cooper
Lemeika Horton Pope
Johnny Johnson
Sam Pena
Fleming Robinson

Committee Member Legrand Clegg was absent.

Mr. Cooper asked Ms. Horton-Pope to provide a brief introduction since this was her first meeting. Ms. Horton-Pope stated she was raised in Compton, attended Davis Middle School and Compton High School. She is a member of the City Planning Commission. Her trade is Auditor and Licensed Insurance Agent.

Review and Approval of Minutes for August 24, 2015 Meeting

MOTION by Mr. Johnson, SECOND by Mr. Pena to approve the minutes.

ROLL CALL VOTE:

Table with 5 columns: Committee Member, Yes, No, Abstention, Absent. Rows include Castaneda, Clegg, Cooper, Horton-Pope, Johnson, Pena, and Robinson.

Yes - 5

No - 0

Abstain - 1

Absent - 1

MOTION CARRIED

Informational Item – Bylaws Board Approved

Mr. Cooper informed the Committee that the Board of Trustees approved the Asset Management Advisory Committee Bylaws with the Committee recommended changes on Tuesday, September 8, 2015.

Overview of Enrollment Projections

Mr. Jenkins distributed larger copies of the CUSD map. Mr. Pena requested a reminder of which CUSD schools were located in other cities. Vanguard Learning Center and Lincoln Elementary are located in Los Angeles, Bunche Elementary in Carson and Clinton Elementary in Paramount. The map also shows where the new District Office is now located on Santa Fe. The former District Office was demolished, however, that site still houses the Transportation and Warehouse Departments.

Mr. Alvarez provided the Committee with data on Historic and Future student enrollment from 06/07-21/22 by school level (Elementary, Middle, and High) and individual school site. The general trend is that over the past ten years, enrollment has declined about 5,000 students. The only growth is over 11/12 which is due to the implementation of Transitional Kindergarten. The projections were created by the Dolinka Group as part of the Facilities Master Plan. For future enrollment they calculated the average percent of decline over past years into future years.

Mr. Cooper asked if the K-7 and K-8 schools are in Elementary or Middle Schools. Mr. Alvarez stated he believes it is based on typical age range but will follow up to confirm. Mr. Castaneda heard the District moved to K-8 to retain students and wanted to know if that was correct. Mr. Alvarez stated that it was up to the school site based on facilities, but retaining enrollment was one of the primary reasons. Using Clinton as an example, there is a Middle School in Paramount right next door. By increasing the grade level, CUSD (Clinton) was able to retain students that would have gone to another District.

Mr. Cooper asked if Census data and the birthrate were used in calculating the future enrollment projections. Mr. Alvarez will confirm with Dolinka Group the specific methodology used beyond historical data. Mr. Johnson asked if dropout rate was included. Mr. Alvarez responded the dropout rate wasn't included. This is simply students enrolled in school.

Mr. Pena requested information be provided to show the number of classrooms for each grade level. Mr. Cooper asked that they also provide the committee with the number of classrooms school wide. Mr. Robinson stated that the policy of student/teacher ratio for each given school year determines the amount of space. Schools may or may not have available classrooms depending on the District policy regarding class size. As class sizes change, so does the overall population and capacity of each school.

Mr. Alvarez stated the Norm Day data included in the packet was actual enrollment data based on that date each year. Actual enrollment vacillates, but the staffing allocation is determined on this date. SDC stands for Special Day Classroom and accounts for students who are in this class full-time, this number doesn't include students who receive RSP or Speech services.

Mr. Cooper asked what the 0, -1 and, -2 meant for grade level. Mr. Alvarez informed the committee, -1 is Transitional Kindergarten and 0 is Kindergarten. The -2 appears only once and is more than likely an error of some sort. Mr. Cooper noted locations with minimal to no SDC enrollment and wondered why. According to Mr. Alvarez, the SELPA determines available facilities based on space and bathroom. In the past, testing considerations have also played a role in this determination. Normally, Special Education and school sites make these decisions jointly.

Mr. Cooper believes that an issue that ties into this is bussing. He remembers when Clinton first opened, it was almost 100% bussed, because students had to travel over the canal (710 Freeway and LA River). He inquired if this is still the case. Mr. Jenkins stated that is the case, however; students in Grades 6-8 use tokens on the City bus and don't take the school bus, to avoid the upper and lower grades being mixed together.

Review of Possible Surplus Property – 515 East Compton Blvd.

Site Maintenance Data – Mr. Jenkins reported that the majority of Maintenance Requests are primarily calls for service for graffiti removal. A couple years ago there was a huge call for a gas leak. The vandals were trying to steal gas to cook. Law enforcement calls are handled by School Police not the Sheriff's Department. The squatters over there and boarding up are other issues at the site.

Next Steps – Mr. Alvarez stated the District would like to remove the liability from the District of this site and would like to sell it. According to the valuation, the District won't net much on a sale but they will be relinquished of the liability to hold on to it. Mr. Jenkins stated it would cost nearly \$1 Million Dollars to demolish the building, and it has been vacant for about 20 years.

Questions were raised by the committee on the process and timing of a potential sale. Ms. Abrahamian reminded the committee of the process that the District has to go through, once the property is declared surplus. The committee also raised concerns with the District having to incur costs of demolition, soil samples, studies, etc. Mr. Jenkins responded that a condition of the sale could be the property is being sold as is to avoid any additional costs to the District.

Mr. Cooper feels that it would have been better if the District provided the committee with a recommendation with what they wanted to do with the property so that they could make a decision. He doesn't think a committee is necessary until the District decides if they want to declare property as surplus. He is concerned that the committee is skipping steps and not following the correct order prior to issuing a report. Mr. Cooper is concerned that the meetings held by the committee don't meet the requirement of a public hearing.

Ms. Abrahamian stated that this is a public meeting and the committee has been provided with the necessary information and materials in order to move the process forward. This is an open meeting that the community is invited to. The meeting was posted at the District office and on the website. Mr. Alvarez's position is that the District has provided the information that is necessary. If the committee wants additional information, then the committee as a whole should advise staff of that.

Mr. Castaneda thinks the committee is supposed to make a recommendation on the best financial decision for the District. He believes this is a no brainer, the property is a liability and will cost \$1 Million for demolition. The committee should recommend the property is sold.

Mr. Jenkins asked that the rest of the committee speak up if they are in agreement with Mr. Cooper or if they have other thoughts. Mr. Pena stated he is ready to move on and make a recommendation to the Board for declaring the property surplus. Mr. Johnson spoke about the process for a recent water rate increase. He feels the committee should have a public hearing in a similar fashion. Ms. Horton-Pope spoke on her experience on the Planning Commission with staff providing a recommendation. She would like a document prepared by staff that has information on length of vacancy, property value, and any other information combined into one document for review and voting.

Ms. Abrahamian again asserted her position that the District was in compliance with the Education Code on the current process. She requested a clarification on what information is missing so that staff can move forward with the process. Mr. Cooper wants a written recommendation from the Board stating what they want the committee to do. Ms. Abrahamian stated that a recommendation could come from staff in writing but the Board cannot provide a recommendation because the committee is charged with making a determination and recommendation to the Board. Ms. Abrahamian proposed staff providing a written recommendation that the committee could sign off on.

MOTION by Mr. Pena, **SECOND** by Mr. Robinson to declare 515 E. Compton Boulevard as surplus and forward a recommendation to the Governing Board.

ROLL CALL VOTE:

Committee Member	Yes	No	Abstention	Absent
Castaneda	x			
Clegg				x
Cooper		x		
Horton-Pope		x		
Johnson		x		
Pena	x			
Robinson	x			

Yes – 3

No – 3

Abstain – 0

Absent - 1

MOTION FAILED

A discussion ensued on the process of moving this item forward. Mr. Cooper again requested a Board recommendation. Ms. Horton-Pope asked who was presenting this information. Mr. Alvarez responded staff. Ms. Horton-Pope requested staff to prepare a recommendation. Mr. Johnson agreed he could go along with that process. He also asked for a more accurate cost of demolition. Mr. Alvarez indicated it would considerably cost just to retain an architect to come up with the plans for an official proposal for the cost for demo. Mr. Jenkins advised the committee an architect would have to actually walk the building and that portion alone could be \$20,000 - \$30,000. Mr. Johnson asked that the recommendation include all the additional costs the District could incur to maintain the property and is attempting to avoid.

MOTION by Mr. Pena, **SECOND** by Mr. Johnson for staff to prepare a final report with a staff recommendation on the reason for the sale and to provide a notification within a 500 feet radius of the affected property at 515 E. Compton Boulevard of the next meeting date.

ROLL CALL VOTE:

Committee Member	Yes	No	Abstention	Absent
Castaneda	x			
Clegg				x
Cooper		X		
Horton-Pope	x			
Johnson	x			
Pena	x			
Robinson	x			

Yes - 5

No – 1

Abstain – 0

Absent - 1

MOTION CARRIED

Adjournment

The next meeting date is October 12, 2015 at 4:00 p.m. Mr. Johnson reminded the committee he will not be able to attend this meeting. **MOTION** by Mr. Johnson, **SECOND** by Mr. Pena to adjourn the meeting – the time being 5:40 p.m.

Adjournment at 5:40 p.m.