

WILLITS UNIFIED SCHOOL DISTRICT
BOARD OF TRUSTEES
Special Meeting
Blosser Lane Elementary School, Room 21
1277 Blosser Lane
Willits, CA 95490
Friday, November 15, 2013
10:30 a.m.

MINUTES

1. Call Meeting to Order

Board Clerk Saprina Rodriguez called the meeting to order at 10:33 a.m.

2. Flag Salute

The flag salute was led by Board Clerk Rodriguez.

3. Notice of Special Meeting

Board Clerk Rodriguez read the notice of special meeting.

4. Agenda Approval

MSP (Bowlds/Neary) to approve the agenda.

Ayes: Bowlds, Neary, Rodriguez
Noes: None
Absent: Harper, Carni
Abstain: None

5. Action/Discussion

A. Consideration/Approval of 7-11 Committee Recommendation

MSP (Harper/Bowlds) to approve the 7-11 Committee recommendation as presented, to authorize the superintendent to move forward with the process and enter into an agreement with Sid Willard for the Commercial Street property appraisal update, not to exceed \$2,000.

Ayes: Harper, Rodriguez, Neary, Bowlds
Noes: None
Absent: None
Abstain: None

6. Adjourn

MSP (Bowlds/Neary) to adjourn at 10:50 a.m.

Ayes: Harper, Rodriguez, Neary, Bowlds
Noes: None
Absent: None
Abstain: None

Patricia Johnson, Superintendent

Saprina Rodriguez, Board Clerk



Willits Unified School District

Willits Unified School District 7-11 Committee Advisory Report to the Board of Trustees

November 14, 2013

The Willits Unified School District Board of Trustees recently appointed a “7-11 Committee” to evaluate the future use of the District’s surplus property and to provide an advisory recommendation to the Board regarding the proposed sale of the real property located at 307 East Commercial Street in Willits, CA.

Committee Membership

The following individuals served on the 7-11 Committee.

Shirley Schott	Parent Representative
Adrienne Moore	Willits City Manager
Mike Garrity	Business Owner/ Community Representative
Linda Matz	Business Owner/ Community Representative
Wayne Bashore	Licensed Contractor
Jeff Ritchley	Administrator/Parent
Suzanne Matheson	Retired Teacher
Patricia Johnson	Superintendent

Meeting Date

The Committee met on November 14, 2013.

The attached agenda was posted 72 hours prior to the meeting.

District Enrollment Projections

The Committee considered the District’s enrollment projections, copy attached.

In general, the District has experienced declining enrollment for the last several years and is projected to continue to have declining enrollment over the next three years. In the event that there is increased enrollment, there is adequate space at existing school sites to accommodate that growth.

The District’s Surplus Property Site

There is only one surplus site within the District—the site located at 307 East Commercial Street in the City of Willits. The site was last used by the District as a small community day school. That school use is now centralized at the District’s continuation school located on North Main Street.

The East Commercial Street property is 1.52 acres in size and it is zoned Limited Industrial. The surrounding area is zoned Industrial General. The property is located within a 100-year flood plain. A portion of the site is currently leased.

Committee Recommendations Regarding the East Commercial Site

The Committee agrees that the site on East Commercial Street is “surplus” because there is no reasonable likelihood the District will need that property for classroom purposes or child care purposes or for other school-related uses in the foreseeable future, particularly given the small size of the parcel, the fact that it is zoned “limited industrial,” it is located in an industrial area, and is also located in a 100 year flood plain.

The Committee recommends that the Board commence the process to sell the East Commercial Street property at fair market value and that the resulting funds should be used for appropriate school facility related purposes as per Education Code §17462 and other applicable provisions. In particular, the Committee recommends that the funds from any sale be used for the reduction of bond debt.

Committee voted unanimously (8-0) to approve this recommendation and report.