

CYPRESS SCHOOL DISTRICT  
Cypress, California 90630

MASTER FACILITIES PLAN COMMITTEE  
July 9, 2008  
3:00 p.m.  
Education Center

The fifth meeting of the Master Facilities Plan Committee convened at 3:05 p.m., July 9, 2008. Persons in attendance are listed below:

Facilitator:	Lynne Merrick, Consultant
District Administration:	Sheri Loewenstein, Superintendent Carrie Delgado, Chief Business Officer Robert Daley, Director, Maintenance & Operations/ Transportation
Board of Trustees:	Donna McDougall
City Representatives:	Steve Hunt, Director, Recreation & Parks, City of Buena Park Janice Hobson, Director, Recreation & Parks, City of La Palma
Principal Representatives:	Jane Snyder M.J. Beatty Donna Layne Jeannette Lohrman Denine Kelly
District Employees:	Laurie Sooter, ACT President Chuck Voght, Dickerson Teacher Marsha Ahn, Morris/Vessels Teacher Donna Wittenberg, CSEA President Mike Baldwin, Lead Maintenance Worker
Parent Representatives:	Allison Ferrier, Cawthon Parent Joel Nelson, Morris Parent Kathy Schilling, Vessels Parent Lisa Blunk, Swain Parent Alison Mahony, King Parent

Superintendent Loewenstein called the meeting to order and welcomed committee members. She noted there were two topics carried over from the June meeting: What happens if we go out for a General Obligation Bond and What is Asset Management. This agenda will cover Asset

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Management. She shared that the Board meeting scheduled for tomorrow, July 10, 2008, at 10:00 a.m. will provide a study session on facilities. At that time we will talk about what it means to go for a General Obligation Bond and how it differs from a Parcel Tax. Ms. Loewenstein invited committee members to attend, if available. Principal Snyder asked if any of our neighboring districts will have a bond on the ballot. Ms. Loewenstein responded that Los Alamitos Unified will, and that Savanna is seriously considering it. We do not know if Centralia or Magnolia will do so. Cypress must make this decision prior to August 8, 2008. Marsha Ahn asked if the cities of Buena Park and La Palma have a requirement like Cypress' Measure D, requiring that changes to the usage of school property be placed on the ballot for approval. Lynne Merrick replied that they do not have a Measure D ballot requirement, but there is an entitlement process that must be observed and that, as we move forward with asset management, we will need to work closely with the cities in our attendance area. The Superintendent stated that school closure would be put on the back burner briefly, but that we would get back to that discussion. She recognized Steve Gald, Dolinka Group, for a presentation regarding Asset Management.

Mr. Gald made a PowerPoint presentation regarding management of District assets. Possible sources for funding include: state funds (modernization, deferred maintenance, and joint-use); capital facilities funds (developer fees); Redevelopment Agency Funds; asset management of excess/unused property; Certificates of Participation (COPs); Community Development Block Grants; general obligation bonds; and special reserve funds. The District currently realizes funds from the asset management of excess/unused property via Cypress Park Senior Community, lease of facilities at Damron School, and daycare providers at our operating sites.

There are several steps in the process of selecting another asset as a source of funding. These include:

1. Declaring the site(s) as surplus ("7-11" Committee and Board action), which typically requires two to six months.
2. Identifying the best or highest reuse plan, which typically requires six months to a year.
3. Executing the selected reuse plan(s)
  - Leases/Joint Ventures typically require one to three years
  - Sale(s) typically require two to three years

Mr. Gald went through some of the factors that will go into identifying a school site as meeting the requirements for the best reuse plan. These factors include size, surrounding residential density, proximity to major street(s), and proximity to general and neighborhood commercial zoning. We talked about various school sites as examples. Next steps include:

1. Analyze needs of District
  - programs vs. capital improvements
  - temporary closure vs. permanent closure
2. Meet with planning agencies (cities) to discuss conceptual reuse plans (residential/commercial)
3. Draft details for conceptual reuse plans

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4. Estimate cost of District office site reconfiguration
5. Estimate value of sites based on selected reuse plan(s)
6. Compile and submit summary of findings for Board review and consideration

Superintendent Loewenstein thanked Mr. Gald. She told committee members that there are many issues involved in this process of creating a Master Facilities Plan, and we are still looking at the big picture. Costs for facilities needs of our existing sites will be greater than the funds we now have. We will be talking with the Board about this tomorrow, specifically related to the possibility of putting a General Obligation Bond on the November election ballot.

Our next meeting will be held on Wednesday, August 13, 2008 at 3:00 p.m. in the Education Center. At that time we will be able to talk more about the possible bond issue and how much money we might be able to realize if it were to pass. The meeting was adjourned at 4:25 p.m.

/jb