

OCEAN VIEW SCHOOL DISTRICT
Huntington Beach, CA 92647

APPROVED

DISTRICT ADVISORY COMMITTEE (7-11 COMMITTEE)

Thursday, May 30, 2024

7:00 p.m.

District Board Room

Minutes

1.0 Pledge of Allegiance / Welcome / Introduction / Roll Call (Establishment of Quorum)

Chairperson Stephanie Green called the meeting to order at 7:00 p.m. Stephanie welcomed all and held a verbal roll call. In attendance were Stephanie Green, Alana Cooper, Casey Harelson, Steve Letcher, Jason McKewen, Keeley Pratt, Ellen Riley, and Tanysia Sanchez. Scott Chambers arrived at 7:07 p.m. Katie Cox and Darian Radac were unable to attend. A quorum was met.

Keith Farrow led the group in the Pledge of Allegiance.

Representing the District were Keith Farrow, Assistant Superintendent, Administrative Services. Keith was dismissed, however, available for questions from the group.

2.0 Public Comments

There were no public comments.

3.0 Approval of Minutes – May 22, 2024

Tanysia Sanchez made a motion, seconded by Steve Letcher, to approve the Minutes of May 22, 2024. Minutes were approved by members of the Committee, with Keeley Pratt abstaining.

4.0 Discussion of Prior Information Provided to Committee

Questions for Keith/District:

1. Commercial comps?

Alana will look up what she can. Alana shared that she spoke with a commercial realtor about the Walmart space. There is more involved, especially with a lease and would require hiring a commercial realtor. Keith shared that the committee can certainly look up commercial comps. He didn't find anything comparable with the amount of property the Crest View site offers.

2. Spring View

Jason to look up legal case against using gyms in OVSD. Scott Chambers looked into the legal case. It involved Environmental Impacts, i.e., traffic within the housing tracts. In the legal case, the four gyms are considered as one. Discussion ensued about possible uses for gyms and Lark View.

a. Is there a loophole in gym use?

3. Lark View

Can we have a closed session to discuss potential lease interests? No, Closed Session is only for the Board of Trustees. Several developers have contacted the District to be included in the conversation and have shared an interest in what properties will be available. Administrative Services keeping contact information.

4. Why is the city maintaining OVSD held pocket parks (i.e., Circle, Glen, etc.?)
The City needs a certain amount of green space. The City maintains the sidewalks, play equipment, and grass areas of all parks in the City.
5. Cost to modernize remaining student-serving school sites and any additional projects that the District might be looking at?
Star View – smaller finger schools, long narrow buildings not connected cost the District \$32 million. Mesa View will come in around \$28 million dollars. Sites that may need complete modernization are Circle, Golden, and Village. Hope, Oak, and Lake received a partial renovation. Across the District we have over \$10 million in asphalt need. Question about earthquake retrofitting – higher cost. COPs repayment – any benefit to paying off early. Could save on the interest. COPs payments are made from the lease revenue.
6. Steve: Water well discussion added to final report (win-win)
 - a. Current wells over 50 years old
 - b. City in need of additional property (5000 sq feet per well)
 - c. Desire is to build 3 wells in next 5 years
 - d. Location of interest near Lowes property
 - e. Would like a list of OVSD properties to sample water
7. Keeley: Questions about the Westmont Triangle and why it is taking so long to develop.
There are a lot of factors involved, i.e., developer working with the City (both City of HB and Westminster on the Westmont property), traffic studies, location, etc. The property is not very large, and the Ground Lease Agreement was signed about 2 years ago. There are plans to develop. This is not atypical as it usually takes 4-5 years to develop. A sale would not be faster. So, any recommendation for lease or sale the District would be looking at 4-5 years. By that time, the COPs loans would be paid off or nearly paid off.
8. Investments – Keith answered that there are some districts that have investments and that is a possibility.

5.0 Committee-Led Review of Status of Properties Under Consideration and Financial Status
The last three sites that need to be discussed are Crest View, Rancho View, and Lark View. Looking at the cost of the fully modernized sites and making a ballpark estimate on the need for the remaining sites, the District is looking at a minimum of \$150 million. It was shared that in 2016 when the District went out for the bond, it was determined that there was a \$500 million need. The Measure R bond approved by the taxpayers was \$169 million.

The Committee discussed the last three properties.

Crest View (Walmart + 3 parcels)

Motion by Alana Cooper, seconded by Ellen Riley to sell the Crest View property. There was discussion about the four parcels.

All in Agreement to “Sell”

Rancho View (Lowes)

Motion by Keeley Pratt, seconded by Jason McKewen to keep the Rancho View property “as is.” Make a note that the income from this property is beneficial in the way that Walmart’s lease is not.

All in Agreement to “Keep As Is.”

Lark View

Motion by Casey Harelson, seconded by Alana Cooper to “lease” the Lark View property. Note: keep the field usage “as is” and not have sole field usage by lessee. Lease at market value.

All in Agreement to “Lease.”

6.0 Comments from Committee Members

Steve Letcher provided some information on his discussion with the City of HB’s City Manager’s interest in finding areas to drill for water. 80% of HB water comes from our own water wells. Currently, the City has 9 wells, and they are about 50 years old. Two are getting brackish and are down. May need to start importing water. The City wants to build 3 wells in the next 5 years. Each area of the well is about 5,000 square feet – the size of a small residential lot. Areas looking at the Lowes area – maintenance yard. The City would like to see a list of the areas we may have so they could do exploratory work. The deeper you go the better the water is. Elevations here are low. Benefit to the District – lease the land or sell that portion as well as providing clean water to the citizens.

The Committee would like to include this information in the Final Report to the Board as a potential source of income.

7.0 Public Comments

There were no public comments.

8.0 Discussion of Meeting Dates and Topics

The Committee would like to meet on Thursday, June 13th to finish the discussions; meet on Thursday, June 20th for the Public Hearing; and present the Final Report to the Board at the Tuesday, June 25th Board of Trustees’ meeting.

9.0 Adjournment

Moved by Scott Chambers, seconded by Steve Letcher to adjourn the meeting at 8:43 p.m. All in favor.