

OCEAN VIEW SCHOOL DISTRICT
Huntington Beach, CA 92647

APPROVED

DISTRICT ADVISORY COMMITTEE (7-11 COMMITTEE)

Wednesday, May 22, 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 Katie Cox, Stephanie Green, Casey Harelson, Jason McKewen, Ellen Riley, and Tanysia Sanchez. Steve Letcher, Keeley Pratt, and Darian Radac were unable to attend. A quorum was met. Scott Chambers arrived at 7:25 p.m. Keith Farrow led the group in the Pledge of Allegiance.

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

2.0 Public Comments

There were no public comments.

3.0 Approval of Minutes – May 16, 2024

Katie Cox moved and Tanysia Sanchez seconded the approval of the Minutes of May 16, 2024. Minutes were approved by members of the Committee.

4.0 Discussion of Prior Information Provided to Committee

The Committee reviewed the notes that they created from the past meeting and wanted to start discussing Walmart (Crest View) and Lowes (Rancho View).

A healthy discussion ensued on the properties.

5.0 Committee-Led Review of Status of Properties Under Consideration and Financial Status

Crest View (Walmart + 3 parcels)

- The most recent sale of a local school property was a middle school in Huntington Beach City School District for \$42 million (a 13.9-acre property).
- The land can be sold.
- Walmart does not have the right of first refusal to purchase.
- Can recommend splitting the property but were reminded that the committee must make a decision on the property as a whole.
- Concerned about the low recurring amount of lease revenue compared to a possible sale amount.
- A sale could pay off the COPs.
- Would recommend getting commercial comps in the area or appraisal.

- Zero liability, maintenance, hassle, time, self-sufficient, future value appreciates, pays for COPs loan.

Need additional information and discuss at the next meeting.

Pleasant View

- Zoning is Public/Semi-Public; surrounding is Q-Residential Medium High and Commercial
- Similar to the comp received on the HBCSD site sold.
- Close to the freeway
- Out of the District's hands as to use when Developer purchases.
- Vandalism occurring
- Property being used for storage.

It was moved by Ellen Riley and Jason McEwen seconded to sell the Pleasant View property. All in agreement.

Sun View (current Interim site)

- As we continue to modernize, will need an Interim site to move students while those sites are under construction.
- Close to Bella Terra
- Appreciates in value.

It was moved by Tanysia Sanchez and seconded by Casey Harelson to keep Sun View "As Is." All in agreement except one member.

Rancho View (Lowes)

- Cannot sell directly to the City of Huntington Beach
- Lease offers more revenue than Walmart.
- Next to the Facilities/Transportation Yard

Need additional information and discuss at the next meeting.

Robinwood (Grace Lutheran Church & Schools)

- Potential to split the property – still need to recommend the property as a whole. This would be more of a comment rather than a recommendation.
- Does not make sense to parcel out some of these properties.
- Pocket park belongs to OVSD.

It was moved by Scott Chambers and seconded by Alana Cooper to keep Robinwood "As Is." With recommendation to increase lease to market value.

All in agreement.

Haven View (LePort Educational)

- Lease expires in 2035 and paying more than Walmart.
- Fields are in bad shape and used by AYSO 143 for practice fields.
- Pocket park belongs to OVSD.

- Parcel and add a block of single-family homes.
- Tuition is expensive (approximately \$30k per year)

It was moved by Katie Cox and seconded by Ellen Riley to keep Haven View “As Is,” with recommendations to parcel.

All in agreement.

Glen View (Bright Star Learning Center)

- Close to Circle View
- Afterschool care
- Used by AYSO Region 55 and practice by OVLL.
- Pocket park is owned by the City of HB
- Large area of single-family homes
- Infants, toddlers, Pre-K and afterschool care

It was moved by Katie Cox and seconded by Jason McEwen to keep Glen View “As Is,” with recommendations for other possible options if changed use.

All in agreement.

Meadow View (4 tenants)

- Combined lease revenue - \$440k
- Request to paint the school. There was disagreement that improvement may steal students.
- Field use by AYSO

It was moved by Stephanie Green and seconded by Alana Cooper to keep Meadow View “As Is.”

Lark View (current District Office)

- Fields for youth with lights
- There is interest in this property – normally discussed in Closed Session
- Potential central location for a Boys and Girls Club
- Can a Committee hold a Closed Session to discuss potential lease interest? Receive the information in a Closed Session?
- Enticing to business types or potential satellite college
- Need to discuss with Keith.

Need additional information and discuss at the next meeting.

Spring View Middle School (closed school site effective 2024-2025 school year)

- Wants the gymnasium to be used by the community.
- Would like to review that legal document.
- Ruling for open school site? Can we start using the gymnasium since it is now a closed school site. What can be done legally to enable the full use of the gymnasium?
- Parcel the gymnasium off

It was moved by Casey Harelson and seconded by Ellen Riley to keep Spring View “As Is,” with a note about investigating gym usage as a comment to be attached. Clarify “as is” meaning the District Office. Do not switch use to “Lease.” All in Agreement.

6.0 Comments from Committee Members

Need to make a decision on three more sites. The Committee recommended the sale of Pleasant View. Great job!

Why is the City maintaining the pocket parks that OVSD owns?

7.0 Public Comments

Crystal Mayer – pocket parks are held by OVSD, but the City does maintain all of them.

Thank you so much for the time that each committee member has committed to listening to the community, looking at the surplus properties, and making decisions that do not concern school consolidation.

8.0 Discussion of Meeting Dates and Topics

Thursday, May 30, 2024, 7:00 p.m.

Keep the agenda the same for the May 30th meeting.

9.0 Adjournment

It was moved by Jason McEwen and seconded by Katie Cox to adjourn the meeting at 9:07 p.m.