

**VALLEJO CITY UNIFIED SCHOOL DISTRICT  
MEETING OF THE  
CLOSURE AND FACILITIES ADVISORY (7-11) COMMITTEE**

**November 4, 2024  
5:30 P.M.**

**District Office  
665 Walnut Avenue  
Vallejo, CA 94592**

**MEETING MINUTES**

Pursuant to Education Code Section 17387 et. seq., the Vallejo City Unified School District ("District") has authorized the establishment of the District's Facilities Advisory (7-11) Committee ("Committee"). The Committee will meet to convene a public hearing to solicit input, comments and questions on the disposition and proposed use of certain real property owned by the District.

**1. Call to Order.**

Meeting called to order by Ralph Gross at 5:30 P.M.

**2. Roll Call.<sup>1</sup>**

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|----------------------------------|--------------------------------|
| • <b>Ralph A. Gross</b>          | Present                        |
| • <b>Hazel A. Wilson</b>         | Absent                         |
| • <b>Tony Vargas</b>             | Present                        |
| • <b>Evangeline Espiritu</b>     | Present                        |
| • <b>Kevin Steele</b>            | Present                        |
| • <b>Melissa Tigbao</b>          | Present                        |
| • <b>Joe Hatchett</b>            | Present                        |
| • <b>Ydelita Valera Gonzales</b> | Present (arrived at 5:32 P.M.) |
| • <b>Katrina Rodgers</b>         | Present                        |

*(1 member absent, a quorum was present)*

**District Staff Present:**

Ruben Aurelio – Superintendent  
Mitchell Romao – Assistant Superintendent, Operations  
Celina Baguiao – Director of Communication

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<sup>1</sup> Ruby Acevedo formally resigned from the Committee on 10/24. The Committee is now composed of 9 total members.

Sarah Polito from Fagen, Friedman and Fulfroost, District Legal Counsel (attended virtually)

**3. Approval of Minutes.**

A. Approve Minutes from **October 23<sup>rd</sup>, 2024** meeting. *ACTION*

1. Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

Ralph Gross proposed a change in the minutes. He suggested that the minutes be revised in regard to the statement that declared Steffan Manor as “Not Surplus”. He suggested that the statement be corrected to Surplus.

**Motion: Evangeline Espiritu**

**Second: Kevin Steele**

**Vote: 6 yes, 1 opposed**

**4. Public Comments.**

Community members are encouraged to attend the public 7-11 Committee meetings. Any citizen may address the Committee concerning any item that has been described in this agenda or any items under the purview of the Committee. However, Committee members will not enter into discussion nor take action on any item not previously published on the agenda. Community members are asked to submit a comment card in order to speak.

1. Charles J. Krol: Spoke about how it bothered him that he was able to walk in every school with ease because of how accessible they were. He believes that Steffan Manor is the only school that meets safety guidelines and that if we declare Steffan Manor as surplus, then we should bring every other school up to standard.
2. Yuriko Alfaro: Parent of a seven year old daughter. Discussed Steffan Manor. In favor of keeping it open. Talked about how the school fosters a sense of collaboration, is safe, and conveniently located. Mentioned that there is a safety guard there and that the school supports students with disabilities. Encouraged the committee to keep the school open because it has valuable programs that enrich student’s lives.
3. Helen Marie Gordon: Voiced her concern that schools in district one and district three are getting closed. She listed the names of schools that have been closed. Mentioned that most of the schools considered by the committee for closure and/or consolidation are located in district one. She also mentioned that Steffan Manor supports students with disabilities.
4. Calvin Ferguson: Previously a noon duty at Patterson Elementary. Is also a parent to an autistic child. Spoke about how he chose to homeschool his child instead of having his child attend Patterson Elementary because of how unsafe it felt. His child now attends Steffan Manor and is embraced by his peers and the school staff. In favor of keeping Steffan

Manor open. Spoke about how many parents, whose children attend Steffan, walk their child to school. By closing the school, traffic will be more congested.

5. Debbie Cameron: volunteer at Steffan Manor. Talked about the lack of parking at Pennycook. If Steffan was moved, there would not be enough parking for staff and there would not be enough space for their many programs.
6. Kaeleigh Cameron: Teacher at Steffan Manor. Spoke about how the school is a community. Mentioned that there is a ton of experienced teachers that commute to work. Steffan Manor has room to move Pennycook students in. Students would be embraced by the school.
7. Mark Altgelt: Spoke about homelessness being a major crisis. Suggested that the vacant schools be turned into housing for the homeless.
8. Catalina Velasquez: Third grader from Steffan Manor. She spoke about how the school was her family and how much she loved it.
9. Paris Velasquez: PTO president of Steffan Manor and a mother of children who attend Steffan Manor. Spoke about how vital the school was to her children's development. Her children's attendance excelled because they enjoy going to school.
10. Wendy Komori Stager: Reverend/ Pastor of Community Presbyterian church that is located across the street from Steffan Manor. Explained the partnership that the church has with the school.
11. George Quinn: Parent who has four children who have attended VCUSD. The two youngest children attend Vallejo Charter and really enjoy it. Explained that any move should be done during the summer and not mid-year.
12. Jennifer LaRiviere: Works at the Springstowne Library and has a first grader that attends Vallejo Charter School. Proposed the idea of moving the adult school to the Mare Island site.
13. Daniel Boone: Is a resident of Mare Island that believes we should keep Mare Island Health and Fitness Academy open due to the growing number of expected Mare Island residents in the future.
14. Lynn Baranco: Principal of Loma Vista Environmental Science Academy. Talked about how the school has a variety of different students that have chosen to attend the school. She asked the committee what we are gaining from closing the middle school. Mentioned that families chose to have their kids attend a smaller school site.

## **5. Adopting Final Report Content.**

A. Adopt Findings and Recommendations of the Committee. *ACTION*

1. Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

Ydelita Gonzales proposed that students moving from Pennycook Elementary be given the option to move to Vallejo Charter School.

Sarah Polito explained that Vallejo Charter operates differently from other schools within the District, as an dependent charter school.

Ralph Gross asked Ydelita if she wanted to make it a recommendation. Ydelita agreed that she would like to make it a recommendation.

Sarah Polito informed Ydelita that we do not have make it a recommendation because Vallejo Charter School is already available as a charter school to Pennycook students.

Katrina Rodgers asked if there are any available spaces that we can sell instead of closing or consolidating schools. She expressed that people are leaving our district because they do not trust us because we continue to close schools.

Superintendent, Ruben Aurelio, explained that we are at 46% capacity and provided reasoning for why it is imperative that we close or consolidate schools.

Katrina Rodgers asked about the Franklin property and what is was being used for.

Assistant Superintendent, Mitchell Romao, explained that Franklin was partially leased to GVRD and that we also use Franklin as a warehouse. He then explained what the other school properties that have closed were being used for. The Crest Property is being transferred to GVRD. The Beverly Hills Property has been sold. The Grant Property is leased to City of Vallejo. The Everest Property is leased to GTA for \$20,000 a month.

❖ **Committee Recommendations:**

1. The Committee recommends that the Mare Island Academy students be consolidated to the Federal Terrace Elementary and Lincoln Elementary schools as well as surrounding middle school sites. The Committee believes the District should retain ownership of the Mare Island Academy facility to potentially accommodate increased enrollment expected from residential development on the island.

**Motion: Kevin Steele**  
**Second: Tony Vargas**  
**Vote: 8 yes**

2. The Committee recommends that the students attending middle school in the separate building at Loma Vista be relocated to Solano Widenmann, and the facility be used to house an extended learning program associated with the nearby Loma Vista Environmental Science Academy and adjacent farm program, professional development facility or other District facility needs.

**Motion: Tony Vargas**

**Second: Joe Hatchett**

**Vote: 8 yes**

3. For any facilities found to be surplus to District needs, the Committee supports any decision by the Board to apply for a waiver of the surplus property competitive bidding requirements in order to seek offers that are most advantageous to the District based on multiple factors, including, but not limited to, price.

**Motion: Tony Vargas**

**Second: Melissa Tigbao**

**Vote: 8 yes**

4. [The Committee recommends that the Board consolidate the students currently attending Pennycook Elementary with the students currently attending Steffan Manor Elementary, and declare the Pennycook Elementary property as surplus to District needs. The District should consider potential alternative uses for the Pennycook Elementary property, in addition to considering potential lease or sale of the site.]

**Motion: Katrina Rodgers**

**Second: Tony Vargas**

**Vote: 2 yes, 6 opposed**

**Recommendation failed.**

5. [The Committee recommends that the Vallejo Charter School program be relocated to the Mare Island Academy facility and the Vallejo Charter School site should be evaluated for potential use as staff housing as well as recreational and sporting uses for the athletic facilities and fields. The Committee also wishes for the Board to have the flexibility to consider potential sale or lease of the Vallejo Charter School site, in order to maximize its value in a desirable location.]

**No Motion. Recommendation Dies.**

❖ **Motion to Adopt Report Findings**

**Motion: Kevin Steele**

**Second: Tony Vargas**

**Vote: 8 yes**

**B.** Adopt Final Committee Report. *ACTION*

**1.** Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Motion: Tony Vargas**

**Second: Kevin Steele**

**Vote: 8 yes**

**6. Discussion/ Review.**

**A.** Discussion of presentation of final Committee report to the Board.

**1.** Present final report to Board of Education on November 20, 2024.

The Committee report will be presented as follows:

- a. Overview will be discussed by Melissa Tigbao.
- b. Committee findings will be discussed by Tony Vargas.
- c. Committee recommendations will be discussed by Kevin Steele.

**7. Adjournment.**

Meeting adjourned at 7:10 P.M.

**Motion: Ydelita Valera Gonzales**

**Second: Evangeline Espiritu**

**Vote: 8 yes**

*Agendas of public meetings and any other writings distributed to all or a majority of the members of the Committee in connection with a matter subject to discussion or consideration at an open meeting of the Committee are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the District Office located at 665 Walnut Avenue, Vallejo, CA 94592 at the time the writing is distributed to all or a majority of the members of the Committee.*

**REASONABLE ACCOMMODATION**

*In order to help ensure participation in the meeting of disabled individuals, appropriate disability-related accommodations or modifications shall be provided by the District, upon request, in accordance with the Americans with Disabilities Act. Persons with a disability who require a disability-related accommodation or modification, including auxiliary aids and services in order to participate in a Committee meeting, shall contact the District superintendent or designee in writing by noon the day before the scheduled meeting.*

*Such notification shall provide personnel to make reasonable arrangements to assure accessibility to the meeting.*