

WILLIAMS UNIFIED SCHOOL DISTRICT

BOARD OF TRUSTEES SPECIAL BOARD MEETING

Monday, July 29, 2019, Special Board Meeting

MINUTES

- 1.0 CALL TO ORDER**– Board president, Silvia Vaca, called the Special Board meeting of the Williams Unified School District Board of Trustees to order at **5:30 PM** on July 29, 2019, in the College & Career Center, located at 260 Eleventh Street, Williams, California. A quorum was established.

2.0 ROLL CALL

Trustees Present: Silvia Vaca, President
George W. Simmons, Vice President
Yareli Mora, Member
Maryah Stoots, Member **Arrived at 5:40 p.m.**

Administrative Staff: Dr. Edgar Lampkin

Audience: Mechele Coombs, Lisa Kaplan, Jeff Threet

- 3.0 PLEDGE OF ALLEGIANCE** – Board president, Silvia Vaca, led the Board and audience in the Pledge of Allegiance.

4.0 APPROVAL OF THE AGENDA

A **MOTION** was made by George W. Simmons and **SECONDED** by Yareli Mora to **APPROVE** the agenda. **Motion passed. Ayes __3__ Noes __0__ Absent __2__ by the following vote: Leos-Vera – absent, Mora – aye, GW Simmons – aye, Stoots – absent, Vaca – aye.**

- 5.0 AUDIENCE/VISITORS PUBLIC DISCUSSION** – Anyone wishing to address the Board on any school-related item scheduled on the agenda may do so at this time. Please state your first and last name. The meeting is being taped and all comments are being recorded. Board bylaws limit 3 minutes per speaker and 20 minutes per item.

5.1 None.

6.0 PUBLIC HEARING (5:32 PM)

6.1 Real Property Acquisition – Discussion

Board president Silvia Vaca stated the school district has the opportunity to purchase a property for use as a District Office and other related needs at 1500 E street, near the elementary school. The property totals 5.0 acres. The acquisition of this property would provide the district the opportunity to own its District Office instead of renting facilities for this purpose. The District would be represented by the Superintendent, Dr. Lampkin, and Director of Fiscal Services & Accountability, Mechele Coombs, and Lisa M. Kaplan, Consultant, Sage Realty Group, Inc.

Jeff Threet stated he has done an initial assessment of the property. There is access to utilities on E Street and Virginia Street. The ADA upgrades that are needed can be done economically.

Board president Vaca stated 5 acres would be a great investment for the district.

Trustee Yareli Mora questioned the cost for the upgrades and what the current rent amount is for the district office.

Director of Fiscal Services & Accountability Mechele Coombs stated the district pays \$4800/month to rent the district office space.

Superintendent Dr. Lampkin stated that is \$57,600/year in rent.

7.0 CLOSE PUBLIC HEARING (5:34 PM)**8.0 CONVENE TO CLOSED SESSION (5:35 PM)**

Closed Session will be held regarding the following matters:

- 8.1 Conference with Real Property Negotiators (Gov. Code 54956.8)
Property: 5 acre Parcel located at 1500 E Street, Williams, CA 95987-5143; APN 005-201-032-000.
Agency Negotiators: Superintendent, Dr. Lampkin and Director of Fiscal Services & Accountability, Mechele Coombs and Lisa M. Kaplan, Esq., Consultant, Sage Realty Group, Inc.
Negotiating Parties: Listing agent Judy Johnson for sellers.
Under Negotiations: Instruction to District negotiators on price and term of payment.

9.0 RECONVENE TO OPEN SESSION (6:16 PM)

Action Taken During Closed Session:

- 9.1 Conference with Real Property Negotiators (Gov. Code 54956.8)
Property: 5 acre Parcel located at 1500 E Street, Williams, CA 95987-5143; APN 005-201-032-000.
Agency Negotiators: Superintendent, Dr. Lampkin and Director of Fiscal Services & Accountability, Mechele Coombs and Lisa M. Kaplan, Esq., Consultant, Sage Realty Group, Inc.
Negotiating Parties: Listing agent Judy Johnson for sellers.
Under Negotiations: Instruction to District negotiators on price and term of payment.

A **MOTION** was made by George W. Simmons and **SECONDED** by Maryah Stoots to **APPROVE** giving direction to authorized representatives on price and terms of real estate offer for 1500 E Street. Motion passed. Ayes 4 Noes 0 Absent 1 by the following vote: Leos-Vera – absent, Mora – aye, GW Simmons – aye, Stoots – aye, Vaca – aye.

10.0 ACTION ITEMS – NEW BUSINESS – Protocol for action items includes a staff presentation, questions from the Board, public input, closing of public input, deliberation by the Board, and voting by the Board. During public input there will be a 3-minute time limit per person.

- 10.1 Consideration and possible action concerning the approval of **Resolution 02-072919: A Resolution by the Board of Trustees of Williams Unified School District Authorizing the Superintendent, Director of Fiscal Services & Accountability, and Consultant, Sage Realty Group, Inc. to Negotiate for the Acquisition of Real Property Located at 1500 E Street, Williams, Assessor Parcel Number 005-201-032-000.**

A **MOTION** was made by George W. Simmons and **SECONDED** by Yareli Mora to **APPROVE** Resolution 02-072919: A Resolution by the Board of Trustees of Williams Unified School District Authorizing the Superintendent, Director of Fiscal Services & Accountability, and Consultant, Sage Realty Group, Inc. to Negotiate for the Acquisition of Real Property Located at 1500 E Street, Williams, Assessor Parcel Number 005-201-032-000. Motion passed. Ayes 4 Noes 0 Absent 1 by the following vote: Leos-Vera – absent, Mora – aye, GW Simmons – aye, Stoots – aye, Vaca – aye.

Consultant Lisa Kaplan stated if the offer is accepted the City will require the property to be ADA compliant and to add parking spots. We will work with the City on a conditional use permit as the property is zoned for residential. This is conditional on the inspection.

Dr. Lampkin stated this will move us forward in acquiring the property then we will contact the California Department of Education (CDE) to get the greenlight from them.

11.0 ADJOURNMENT (6:22 PM)

A **MOTION** was made by Maryah Stoots and **SECONDED** by Yareli Mora to **APPROVE** the Adjournment. Motion passed. Ayes 4 Noes 0 Absent 1 by the following vote: Leos-Vera – absent, Mora – aye, GW Simmons – aye, Stoots – aye, Vaca – aye.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Edgar Lampkin". The signature is fluid and cursive, with the first name "Edgar" being more prominent than the last name "Lampkin".

Dr. Edgar Lampkin, District Superintendent
Secretary to the Board
erl/jdc