

Oakland Unified School District

Board of Education
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Meeting Minutes Long - Final

Thursday, August 22, 2019

6:00 PM

**Committee Room - KDOL TV Studio, B-237, Met West High School Entrance, 314
East 10th Street, Oakland, CA 94606-2291**

7-11 Committee

**Veronica Martinez, Chairperson
Xochitl Leon, Vice Chair
Secretary, Shaeonna Muhammad**

**Members: Ay'Anna Moody, Bryan Quevedo, Clifford Hong, James Robins, Noni
Session, Tiffany Rose Lacsado, Vilma Serrano, Eve Stewart**

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អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រួលសម្រាប់ការចូលរួមក្នុងកិច្ចប្រជុំណាមួយ ត្រូវផ្តល់ដំណឹងទៅកាន់អគ្គនាយកដ្ឋានអប់រំ ឱ្យបានច្រើនបំផុត (72) ម៉ោងមុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ [\(510\) 879-8199](tel:5108798199) ឬតាមរយៈអ៊ីម៉ែល boe@ousd.org ឬទូរស័ព្ទ eTTY/TDD លេខ [\(510\) 879-2300](tel:5108792300) ឬទូរសារលេខ [\(510\) 879-2299](tel:5108792299)។

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A. Call to Order

Chairperson Veronica Martinez called the meeting to order at 6:01 P.M.

B. Roll Call

Chairperson Martinez, following Attendance Roll Call, announced that Eric Johnson has resigned as a member of the Committee. Edgar Rakestraw stated that the Board is expected to fill the vacancy as soon as possible from among the unappointed 7-11 candidate pool with expertise in environmental impact, legal contracts, building codes, land use planning (including local zoning and land use restrictions).

Present 7 - Member Vilma Serrano
Member Vilma Serrano
Vice Chairperson Xochitl Leon
Member James Robins
Chairperson Veronica Martinez
Member Tiffany Rose Lacsado
Member Bryan Quevedo
Absent 4 - Member Noni Session
Member Clifford Hong
Member Ay'Anna Moody
Secretary Shaeonna Muhammad

Roll Call (Secretary's Observation)

Member Moody and Member Hong present at 6:04 P.M.

Present 9 - Member Vilma Serrano
Member Vilma Serrano
Member Clifford Hong
Vice Chairperson Xochitl Leon
Member James Robins
Chairperson Veronica Martinez
Member Tiffany Rose Lacsado
Member Bryan Quevedo
Member Ay'Anna Moody
Absent 2 - Member Noni Session
Secretary Shaeonna Muhammad

C. Speaker Request Cards/Modification(s) To Agenda

None

D. Election of Officer

After the Attendance Roll Call, Edgar Rakestraw, Jr., Executive Assistant and Parliamentarian, Board of Education, confirmed email sent on August 16, 2019 to Committee Members that the Election of Secretary at the August 8, 2019 was invalid, given a recheck of the record confirmed that both candidates Shaeonna Muhammad and Vilma Serrano, each had received 5 votes each at the initial Committee Meeting on August 8, 2019. Mr. Rakestraw apologized for the error. Consequently, the election for Secretary, as Noticed on Meeting Agenda, must be held today for the Committee to be fully organized.

19-1597

Nomination(s), Secretary, 7-11 Committee

Acceptance of Nomination(s) from the Membership for the position of Secretary, 7-11 Committee.

Chairperson Martinez opened nomination(s) for Secretary. At the request of Committee, she explained that the duties of the Secretary is to support the Committee by taking Minutes and to assist in related matters.

Member James nominated member Serrano.

Member Moody nominated member Muhammad.

Chairperson Martinez, having received no further nominations, closed the nominations with said two names as candidates for Secretary.

Discussed and Closed

Enactment No: 19-1313

Recessed

Chairperson Martinez recessed the meeting at 6:12 P.M.

Reconvened

Chairperson Martinez reconvened the meeting at 6:22 P.M.

Present 10 - Member Noni Session
Member Vilma Serrano
Member Vilma Serrano
Member Clifford Hong
Vice Chairperson Xochitl Leon
Member James Robins
Chairperson Veronica Martinez
Member Tiffany Rose Lacsado
Member Bryan Quevedo
Member Ay'Anna Moody

Absent 1 - Secretary Shaeonna Muhammad

19-1598**Election of Secretary, 7-11 Committee**

Shall member Serrano or Muhammad be elected Secretary, 7-11 Committee?

Upon the Roll Call, members voted for candidates as follows:

CANDIDATES	MEMBER(S) VOTING FOR CANDIDATE
Vilma Serrano	Hong, Lacsado, Serrano
Shaeonna Muhammad	Moody, Quevedo, Robins, Leon, Martinez

Neither candidates received the required 6 vote.

Upon the second Roll Call, members voted for candidates as follows:

CANDIDATES	MEMBER(S) VOTING FOR CANDIDATE
Vilma Serrano	Hong, Lacsado, Serrano,
Shaeonna Muhammad*	Moody, Quevedo, Robins, Session, Leon, Martinez

*Sheaonna Muhammad having received majority vote of entire memberships, is elected Secretary , 7-11 Committee.

Elected**Roll Call (Secretary's Observation)**

Secretary Shaeonna Muhammad present at 6:28 P.M.

Present 11 - Member Noni Session
Member Vilma Serrano
Member Vilma Serrano
Member Clifford Hong
Vice Chairperson Xochitl Leon
Member James Robins
Chairperson Veronica Martinez
Member Tiffany Rose Lacsado
Member Bryan Quevedo
Member Ay'Anna Moody
Secretary Shaeonna Muhammad

E. Adoption of Committee Minutes



[19-1676](#)

Minutes - 7-11 Committee - August 8, 2019

Approval by the 7-11 Committee of its Meeting Minutes of August 8, 2019.

Attachments: [19-1676 Minutes - 7-11 Committee - August 8, 2019](#)

Public Speaker(s):

Jim Mordecai

B. Quevedo raised a question regarding Minutes, since we were not constituted as a committee with the last vote for secretary on 8/8, does the vote to adopt the schedule become not valid? Mr. Rakestraw assured the Committee that 6 affirmative votes makes the adoption of the schedule valid. The vacancy of secretary does not impact the vote on scheduling.

In further comments, Mr. Rakestraw advised the Committee that public comments need to be appropriate to the Agenda Item. Jim Mordecai referenced state law but assured that his question was regarding a concern about the minutes; stated he noticed that a reference was made by the speaker that suggested that members of the committee read the law. He was disturbed by the minutes because the committee was not presented with the law being mentioned, was only referred to it.

Mr. Rakestraw, following an effort by one or more members to dialogue with Mr. Mordecai about his comments, stated that the dialogue with public speakers about their public comments is not a recommended response at this time.

N. Session wanted to know in regards to what Mr. Mordecai stated, what is the procedure to initiating discussion amongst the Committee about the topic up for discussion? What is the actual obligation to receive requested information versus being referred? Per Mr. Rakestraw, usually a discussion about minutes would be about an omission or correction. He neither confirmed nor denied that the speaker's comment was pertinent to the

approval of minutes.

A motion was made by Member Quevedo, seconded by Member Robins, that the August 8, 2019 Minutes of the 7-11 Committee be Adopted . The motion carried by the following vote.

Aye: 8 - Member Clifford Hong
Vice Chairperson Xochitl Leon
Member James Robins
Chairperson Veronica Martinez
Member Tiffany Rose Lacsado
Member Bryan Quevedo
Member Ay'Anna Moody
Secretary Shaeonna Muhammad

Abstained: 2 - Member Noni Session
Member Vilma Serrano

Enactment No: 19-1321

F. Adoption of the Committee General Consent Report

None

G. Unfinished Business

None

H. New Business



[19-1668](#)

7-11 Committee - Review Roles - Members of 7-11 Committee - OUSD Staff and Consultants

7-11 Committee to review its role, role of Staff and role of Consultants.

Presenters:

Chairperson Veronica Martinez,

Jody Talkington, Director, Strategic Projects, Superintendent's Office

Attachments:

[19-1668 7-11 Committee - Review Roles - Members of 7-11 Committee - OUSD Staff and Consultants](#)
[19-1668 Talking Points Regarding Ability of Board - Limit Scope of 7-11 Committee](#)

OUSD staff and Consultants Roles- what roles do they play in this committee. Jody Talkington, Senior Special Projects Director, Office of the Superintendent, responded. Ms. Talkington, stated, the staff's role is the internal assessment management team. If you have questions, first reach out to chair, co-chair or secretary, and either will relay it to Ms. Talkington and Tim White. Suggested deadline was by October 2019, was asked at 8/8/19

meeting for possible extension. The goal is to still have a recommendation by Fall 2019.

7-11 committee roles- to recommend 5 properties as surplus or not and to recommend potential uses for those properties. Narrowed the scope of properties for the 7-11 to review. Entire Ed-Code is available online. 7-11 and the public can review anytime.

N. Session asked what is the committee's access to data review. Pre-filtering properties does not indicate that it has to be done. Creates a problem for the 7-11 committee to adequately review. Does it have to be done by consultants?

Pulling together any information that the 7-11 committee will ask for during their reviews. Board passes a resolution.

B. Quevedo requests through the board that involve other properties. We have the authority to ask. We have a duty to exercise a great deal of discretion.

Under the law, the Board is the district by certain provisions. The 1st phase is these 5 properties that have been presented.

The 5 properties have no context.

J. Robbins wanted to know if he was missing in the distribution of the memo. (Lozano Smith)

What is legally defensible versus legally appropriate? Not enough trust between the Board and the community. Feels like the Board should have a spreadsheet for ranking on how they got to the 5 properties.

V. Martinez asked why do we need all of these consultants? Why can't the district do this work? Per Ms. Talkington, it is common practice in facilities. Particular company that they went with has a whole team. The team members have different skill sets, not only in facilities but for things like outreach, property analyst, facilitator, etc. Wanted to make sure that they have enough people to cover all expertise.

Session mentioned that it still indicates that the consultants is standing between the community and the scope. Still the consultants making the decisions and not the committee. T. Lacsado asked in this formal form of meeting, how do we engage with the consultants? Doesn't feel right by nature. What kind of interaction are we able to communicate with the consultants? 7-11 committee has an email that the chair has access to.

Talkington suggested that the committee does not meet 9/5, to meet 9/16. May allow for different type of interaction within the Brown Act. Mr. Rakestraw reminded the committee how to coordinate conversations outside of the committee meetings to still in compliance with Brown Act.

X. Leon asked why wasn't charter included. Was told that the Board is trying to only show district ran properties. Some charters are just operating on district property. 108 total properties that OUSD owns. Other school properties in Oakland are owned by OUSD. Those will not be shown on this list, those properties were not counted.

B. Quevedo asked what is the size of the properties. Committee was told that it will be given that information. What is the excess capacity for sites? At this moment, that has not been identified. A correction was made: the 108 did not include all OUSD/charter.

T. Lacsado asked with increase expected for Medi-cal eligible babies needing a Child Development Center, was there any foresight into the fact that you all are looking to close some?

A. Moody wanted to get information on appraisal value. Did her own research. Per Ex. Director, they checked every educational use for the properties up for consideration and there were none.

C. Hong: Of the 4 properties- what are the plans that OUSD has for them?

- 1 property has historical value*
- Brookfield annex- short term lease use not considered vacant.*

Why would a sell or lease be so controversial? Is it correct to assume that you do not have any facilities up for construction? 1 is being remodeled- Glennview.

V. Martinez- When are the plans going to be up finalized/reviewed? What is your timeline and how does ours fit with OUSD? Ms. Talkington decided to work with these properties because they've been vacant for years. No use. If there are any other properties by Board then the Board will come back to 7-11 committee. Right now it is still recommended that the committee meets 6 times, not official.

A concern is that 6 meetings is not enough. 7-11 needs to be: creating a list of information we need to review. The charge is not to take a priority list from Board but to make a list ourselves. 4 weeks out to fall, not enough time. V. Serrano would like to hear from teachers and parents. C. Hong stated that if we were not going to use school district property for schools it seems like we would want to generate money. Board reminded that they do not want to use property.

Public Speaker(s):

Jim Mordecai

Mike Hutchinson

Discussed



[19-1669](#)

7-11 Committee - Relationship of the 7-11 Committee - Other District Plans

Presentation to the 7-11 Committee of its relationship to other District Plans.

Presenters

Tim White, Deputy Chief, Facilities Planning and Management, Jody Talkington, Director, Strategic Projects, Superintendent's Office

Attachments: [19-1669 7-11 Committee - Relationship of the 7-11 Committee - Other District Plans](#)
[19-1669 - Community of Schools Citywide Plan](#)

Public Speaker(s):

Jim Mordecai

Mike Hutchinson

Discussed



[19-1670](#)

7-11 Committee - Criteria - Defining Surplus Property

Adoption by the 7-11 Committee of Criteria for defining Surplus Property.

Presenter:

Veronica Martinez, Chairperson

Attachments: [19-1670 7-11 Committee - Criteria - Defining Surplus Property](#)

Edits to propose to criteria- remove "lack off", it should just be school use. Is any of these properties in an opportunity zone? Can be revenue generating potential. Should consider that there is a small discussion on what is optimal? In terms of surplus- we cannot deem properties surplus.

A. Moody suggests- FCI is missing. Can that be discussed by the next meeting? What is the actual value of the properties? Mr. White responded that the first priority is to lease. They will be starting with leasing, then can discuss sale. We cannot determine a great outcome. We can recommend. Commercial broker, great issue to take account to community needs. Is it equitable? Community can usually afford lower rates. What are the lease levels that they can handle?

V. Serrano – from a teacher perspective, "natural break line still does not sound reliable".

How can anyone express interest in specific properties when not everyone has been given the notice? How can we trust them with permanent decision on properties?

Chairperson Veronica Martinez restated the proposed amendment to Legislative File ID 19-1670, by adding the following additional criteria:

- *Potential Enrollment*
- *How long have the sites been vacancy for?*
- *Building site conditions – Cost to repair, value for future income stream, financial outlook of properties*
- *Location*
- *Suitability for District's programs?*
- *Community Engagement – Stake holders, surrounding area*
- *Historical or legacy of the building – other significant considerations – equitable*

Public Speaker(s):

Jim Mordecai

Mike Hutchinson

A motion was made by Member Robins, seconded by Member Quevedo, that this Motion be Adopted as Amended . The motion carried by the following vote.

Aye: 6 - Vice Chairperson Xochitl Leon
Member James Robins
Chairperson Veronica Martinez
Member Bryan Quevedo
Member Ay'Anna Moody
Secretary Shaeonna Muhammad

Nay: 4 - Member Noni Session
Member Vilma Serrano
Member Clifford Hong
Member Tiffany Rose Lacsado

Enactment No: 19-1317

**[19-1671](#)****7-11 Committee - Approach - Property Review**

Presentation and discussion with 7-11 Committee by Facilities Staff and K12 School Facilities Team of recommended approach to property review.

Presenters:

Tim White, Deputy Chief, Facilities Planning and Management

Bill Savage, Consultant

Attachments: [19-1671 7-11 Committee - Approach - Property Review](#)

Public Speaker(s):

Mike Hutchinson

Discussed

**[19-1672](#)****7-11 Committee - Approach - Community Input and Engagement**

Presentation and discussion with 7-11 Committee by K12 School Facilities Team of recommended approach to Community input and engagement.

Presenter: Milton Reynolds, Consultant

Attachments: [19-1672 7-11 Committee - Approach - Community Input and Engagement \(9/5/19\)](#)

Not Discussed and/or Taken Up

[19-1673](#)**Meeting/Agenda Development: 7-11 Committee Meeting Timeline, Overview of Meeting Topics and Meeting Locations**

Discussion by the 7-11 Committee of Meeting/Agenda Development: 7-11 Committee Meeting Timeline, Overview of Meeting Topics and Meeting Locations.

Presenter:

Veronica Martinez, Chairperson

Not Discussed and/or Taken Up

**[19-1674](#)****7-11 Committee - Website Information**

Chairperson Veronica Martinez, to share website information regarding:

- Meeting Date

- 7-11 Website and email
- City Wide Plan
- Blueprint

Attachments: [19-1674 7-11 Committee - Website Information \(9/5/19\)](#)

Not Discussed and/or Taken Up

I. Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Committee

[19-1675](#)

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the 7-11 Committee –Up to 30 Minutes - August 22, 2019

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the 7-11 Committee -Up to 30 Minutes - August 22, 2019.

Public Speaker(s):

Mike Hutchinson

Presentation/Acknowledgment Made

J. Introduction of New Legislative Matter

None.

K. Adjournment

Prior to adjournment Chairperson announced the next meeting of the Committee is at 6 p.m., September 5, 2019, current location. Chairperson Martinez adjourned the meeting at 9:33 P.M.

Prepared By: _____

Approved By: _____