

**Fallbrook Union High School District  
Real Property Advisory Committee**

*Report to the Board of Trustees*

November 14, 2011



**FALLBROOK UNION  
HIGH SCHOOL DISTRICT**  
A MODEL IN EDUCATIONAL EXCELLENCE

**Real Property Advisory Committee**

Jack Wood, Chair  
Lou Riddle, Vice Chair  
Jill Alperstein  
Liduvina "Lido" Favela  
Eric Jones  
Felipe Jimenez  
Sam Logan  
Wilson Hatcher

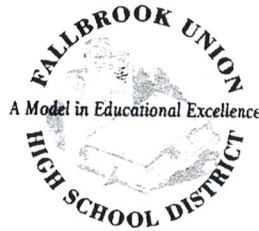
Administrative Support  
Kim Espejo, Executive Assistant to Superintendent

Committee Advisors  
Eric J. Hall & Bob Nicholson

**Eric Hall & Associates LLC**

*Helping your school facility program measure up*

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**Fallbrook Union High School**  
**7/11 Property Advisory Committee**  
**Meeting Minutes**  
**August 16, 2011**

**I. PRELIMINARY**

**A. Open Meeting, Call to order**

Chairperson Jack Wood called to order the regular meeting of the Fallbrook Union High School 7/11 Advisory Committee at 5:01 PM on August 16, 2011 in Fallbrook High School room 200.

**B. Introductions**

The following persons were present: Jill Alperstein, Sam Logan, Liduvina Favela, Wilson Hatcher, Lou Riddle, and Jack Wood. Also in attendance: Eric Hall and Bob Nicholson of Eric Hall & Associates, LLC, Tyree Doward of Best, Best, and Krieger, LLC, and Kim Espejo, recording secretary. The following persons were absent: Kathy Beal, Eric Jones, and Filipe Jimenez.

Each member was introduced to the group, and provided brief background remarks about him/herself.

**C. Selection of Vice Chair**

Mr. Wood called for a nomination for a Vice Chair. Mr. Logan nominated Mr. Riddle. The nomination was supported by Ms. Alperstein. Mr. Wood called for a vote for Mr. Riddle to be appointed as Vice Chair.

Ayes: 6

Noes: 0

Abstentions: 0

Vote passed unanimously.

**D. Approval of Agenda**

Mr. Wood called for a motion to approve the meeting agenda. Mr. Riddle made the motion to approve the agenda. The motion was supported by Mr. Hatcher.

Ayes: 6

Noes: 0



Abstentions: 0

Motion passed unanimously.

## **II. ITEMS OF BUSINESS**

### **A. Review of Brown Act requirements**

The legal requirements for the real property advisory committee were reviewed. A PowerPoint hand-out was provided that included key points of the legal requirements.

It was suggested, in the future, the meeting notices be placed at the Fallbrook Public Library, in addition to the high school website and door of meeting room. This may help increase public awareness of the meetings.

It was noted the notice of the required Public Hearings associated with the committee's activities will be posted in the local newspapers in addition to the aforementioned locations.

### **B. Review of purpose of committee**

The purpose of the committee was reviewed, which is to study data and materials regarding the property, the District, and the surrounding community. In turn, the committee will provide a recommendation to the District Board of Trustees regarding future options for the property.

It was the consensus of the committee to request projected growth data and demographic reports, for Fallbrook and the surrounding communities, as well as enrollment data for Fallbrook High School. This information will be provided to the committee at its next meeting.

### **C. Review of role of committee and advisor**

The role of the committee and advisor was reviewed. The advisor will work with the committee to obtain resources and answer questions for the committee members. As discussed in item II B, the role of the committee is to review the provided/requested resources and then provide a recommendation to the district Board regarding future options for the property.

### **D. Real Property Profile – Gird Road site**

The committee discussed the real property in question (located on Gird Road). Currently, the District is paying a non-use assessment to the State of \$50,000 annually for the property. The topography would make it very expensive to build a school on the property. There is a huge concern about the future use of the property for building a school due to environmental obstacles and traffic issues. Additionally, this property may have been used for agricultural purposes, which may involve the possibility of residual toxins in the soil. The abutting golf course has an encroachment of approximately 1 acre, which may lead to problems selling the property. A concern was expressed about an alarming increase in the number of properties being bought by Indian tribes and turning the properties into Tribal Trusts which removes them



from tax obligations. A third alternative may be for the district to exchange the property for other property. The use of the land does have restrictions. Information regarding these restrictions will be provided to the committee at the next meeting.

**E. Future meeting dates**

The proposed meeting dates for the committee, which had been provided in a letter dated July 7, 2011 from Mr. Hatcher to the committee members, as well as a start time of 5:00 PM, were amenable with each member. It was the consensus of the committee to set the committee meeting dates as:

- **August 30: Meeting** – data: future growth, enrollments, space and capacity
- **September 6: 1<sup>st</sup> Public Hearing** and additional data/information
- **September 20: 2<sup>nd</sup> Public Hearing** and committee recommendation
- **October 18: Draft report** to the Board of Trustees
- **November 14: Present report** to the Board of Trustees

Additionally, it was the consensus of the group to set the length of the meetings as 5:00 – 7:00 PM, with flexibility.

**F. Determination of time limit for public comment**

It was the consensus of the committee to have public comment at the beginning of the meetings with a 3-minute time limit per speaker, with flexibility.

**G. Conflict of Interest reporting requirement**

Form 700 (conflict of interest) will be provided to each committee member at the next meeting. Mr. Doward will answer questions about the forms and will provide assistance with their completion.

**III. COMMUNICATION**

**A. Public Comments**

There were none.

**B. Adjournment**

Mr. Wood adjourned the meeting at 6:31 P.M.

Minutes submitted by: Kim Espejo

Minutes approved by: \_\_\_\_\_



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**Fallbrook Union School District**  
**7/11 Committee**  
**Real Property Advisory Committee**

**REVIEW MEETING**  
of August 16, 2011 Meeting

**August 30, 2011, 4:15 P.M.**  
**Room 201 – Fallbrook High School**  
**2400 South Stage Coach**  
**Fallbrook, CA 92028**

Fallbrook Union High School District  
Bond Oversight and 7/11 Committee  
Members  
(Real Property Advisory Committee)

Jill Alperstein	Kathy Beal
Liduvina “Lido” Favela	Sam Logan
Eric Jones	Jack Wood
Lou Riddle	Wilson Hatcher
Felipe Jimenez	

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