

7-11 MEETING MINUTES

EVERGREEN UNION SCHOOL DISTRICT

MEETING: 7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

DATE: TUESDAY, SEPTEMBER 15, 2026

TIME: 4:00-5:30 PM

LOCATION: MIDDLE SCHOOL LIBRARY

I. Call to Order – 4:00 pm

The meeting was called to order at 4:00 pm in the Evergreen Middle School Library.

Members in Attendance: Steve Chamblin, Sarah Harp, Breanna Houchins, James Miller Jr., Stephen Nelson, Khris Rulon, Michelle Rushing, Brad Mendenhall.

All members were in attendance.

II. Establishment of Quorum

A quorum was established.

III. Approval of Agenda

On a motion by Stephen Nelson and a second by Breanna Houchins, the Agenda was unanimously approved.

IV. Public Comments

There were no public in attendance.

V. Overview of Brown Act

Supt. Mendenhall reviewed the Brown Act. He noted that The Brown Act is a California law that requires meetings of local government bodies, including 7-11 Committees, to be open and accessible to the public. It promotes transparency by requiring proper public notice of meetings and agendas and allowing the public to attend and participate.

VI. Overview of Conflict of Interest

Supt. Mendenhall reviewed Conflict of Interest. He noted that a conflict of interest occurs when a board or committee member has a personal or financial interest that could improperly influence—or appear to influence—their recommendations or decisions about district property.

Members should disclose potential conflicts and, when legally required, recuse themselves from discussion and decision-making.

VII. Overview of Role of Committee Members

Supt. Mendenhall reviewed the role of the committee members. He noted that Committee members serve as an advisory body that reviews district enrollment and property information, considers community priorities for surplus property, gathers public input, and determines appropriate potential uses. The committee then provides a final recommendation to the Board of Trustees regarding options such as the sale, lease, or other use of the property. More specifically, the committee will review and make a recommendation for the Evergreen Road property.

VIII. Overview of Surplus Property Process

Supt. Mendenhall reviewed the Surplus Property Process. He noted that the committee's role is to recommend whether property should be declared surplus to the Board of Trustees. From there, the Board oversees the legal process, including declaring its intent to sell or lease, offering the property to required public agencies and services, and, if applicable, proceeding to public bidding.

IX. Selection of Chairperson

There was one chairperson appointed at this meeting.

Committee Chair

On a motion by Breanna Houchins and a second by James Miller Jr., by unanimous vote, the committee appointed Khris Rulon as the Chairman of the 7-11 committee meeting.

X. Review of Updated Facility and Property Data

Supt. Mendenhall reviewed site data and locations of both the current vacant properties owned by the district.

XI. Previous 7-11 Committee Recommendations

Supt. Mendenhall reviewed the previous 7-11 Committee recommendations. The previous committee recommended expanding and improving existing school facilities, including moving additional grades to the Middle School and replacing aging portables. It also recommended retaining the Evergreen and Bowman properties for potential future educational uses and considering a local bond measure to help fund facility improvements.

XII. Review Enrollment Projections

Supt. Mendenhall reviewed the enrollment projections provided by King Consulting.

XIII. Comments from Committee Members

The committee discussed several challenges with retaining and using the Evergreen Road property, including limited access, infrastructure needs, and ongoing maintenance costs. Concerns included Evergreen Road traffic and safety, having only one way in and out, no existing water or power, and the potential need for a costly bridge to access portions of the property across the creek.

The committee also questioned the long-term value and purpose of retaining the property, including whether the District would realistically build a school there and what alternative uses might be feasible. Potential revenue-generating uses—such as winter pasture, wood cutting, or hunting rights—were discussed, but concerns were raised that these options may not generate enough revenue to offset taxes, fencing, fire prevention, and other maintenance costs.

The committee also noted that the property has not been appraised recently and that obtaining a new appraisal could take approximately six months. Questions were raised about the original intent behind Mr. Cevasko's donation of the property and whether that should be considered when determining its future use.

XIV. Future Meetings

The future meeting dates were reviewed and set; there were no objections. The upcoming meetings are as follows:

- **September 22, 2026** – Second Meeting & Recommendations to the Board of Trustees

XV. Adjournment

On a motion by Steve Chamblin and a second by Khris Rulon, the 7-11 committee meeting was adjourned at 5:24 pm.