RIVERSIDE UNIFIED SCHOOL DISTRICT

MEAUSRE O CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

WEDNESDAY MAY 27, 2020

4:30 P.M.

Virtual Meeting

Before the meeting was called to order, Committee Chair George Frahm informed the committee and those watching on ZOOM that due to the orders and guidelines handed down from the governor of California, the health officer of the County of Riverside and the CDC, this meeting would be held virtually only and that there was no physical meeting for the public to attend. He asked that anyone in the public wishing to comment on any particular item to follow the link at the bottom of the screen to submit their request. Requests would be accepted until that specific item came up for discussion.

Call Meeting to Order:
George Frahm called the Measure O Citizens' Bond Oversight Committee meeting to order at 4:38 p.m.

Committee Chair George Frahm asked that anyone in the public wishing to comment on any particular item follow the link at the bottom of the screen and submit their request electronically. Comments would be limited to three minutes or less once the agenda item was introduced.

Members Present:
Jason Hunter, Dale Kinnear, Jose Alcala, Tina Grande-Field, Keith Nelson, Janice Bielman, George Frahm, David Bristow, Diane Kwasman, Sarah Simpson

Members Absent:
Bob Garcia, Terry Walling and Tom Evans

Staff Present:
Sergio San Martin, Ana Gonzalez, Gaby Adame, Eric Walker, Nadia Zeien, Trisha Degrood, Richard Prince

District Consultants Present:
Tarana Alam from KeyAnalytics;

District Legal Counsel
David Casnocha – Stradling Yoca Carlson & Ruth, Ruben Duran – BBK Law

Action Items:

1. Approval of Meeting Minutes of January 29, 2020

George Frahm asked for a motion to approve the meeting minutes of January 29, 2020. Motion made by Dale Kinnear and seconded by Janice Bielman.

Public Comment
None

Committee Discussion
Jason Hunter requested that the legal counsel be specifically identified as district legal counsel, and general comment should have a better definition as to the topic discussed. Dale motioned again with proposed revision; Janice seconded with proposed revisions. A vote was taken.

Vote Taken:
Yes: Jason Hunter, Dale Kinnear, Tina Grande-Field, Keith Nelson, Janice Bielman, George Frahm, David Bristow, Diane Kwasman, Sarah Simpson

Abstain: Jose Alcala
Motion carries.

General Public Comment
None

Discussion Items

1. Staff Update
   Sergio provided an extensive update of the Capital Facilities Program Cashflow.

   Public Comment
   None

   Committee Discussion
   Questions were raised with regards to obtaining additional funds from the state to fund some of the projects. The process required in order to get in line to receive the funds was explained. It was asked if the reports could be modified to reflect whether each project was underbudget, over budget or on budget, as it affects schools farther down the list.

   There was a concern brought up that the public is not really involved in this meeting and that the chat stream is not visible to the public and should not be used. The district's legal counsel looked at the chat stream and said that there is nothing of substance being discussed that violated the Brown Act. He confirmed the public does have a right to attend the meeting and said that since this meeting is being live streamed and public has the ability to submit comment on each topic. It was asked that since the public could not actually read their own comments as opposed to someone else reading them, is that that a violation?

Under the current guidelines, there only must be one form of communication and the avenue chosen for this meeting is via electronic submission.
It was mentioned that the attachments for the meeting were not available on the website for the public to see prior to the meeting. Staff advised that the attachments were accessible on the website as of last Friday.

2. Measure O Project Update

Nadia Zeien presented the update on the Harrison Elementary School construction project. Project is on budget at this time.

Ana Gonzalez presented the update on Phase II of the Highgrove Elementary School construction. Project is on budget at this time.

Eric Walker presented the update on Phase II of the Jefferson Elementary School and Madison Elementary School. Projects are on budget at this time. Jefferson is slated to be finished in October. If students don't come back early, it may be completed in September.

Gaby Adame presented the update on Sierra Middle School. The project is completed. Gabby went over all the improvements that were made. The project was completed under budget by $1.6 million.

Nadia Zeien presented the update on Jackson Elementary School. This project started early since the students were not on site. It started April 28. Project just started but is within budget.

Nadia Zeien presented the update on Magnolia Elementary School. Construction was started early as well, on May 18.

Nadia Zeien presented update on Adams Elementary School. Mobilized early on May 18 as well.

Gaby Adame presented the update on the Sunshine Early Childcare Center. The budget was 3.5 million and bids came back at 7.1 million. The budget was revised to 10 million.

Eric Walker presented the updates on Phase I of Poly High School. Construction was started the beginning of May and as of now is under budget.

Sergio also updated committee that King High School Parking Lot Project will be combined with the modernization project as bids have come in too high to move forward as an individual project.

Tarana with Key Analytics presented the financial information.

Public Comment
None

Committee Discussion
George asked if construction was moving more quickly now that the students were not present at the schools due to COVID. It was responded that, yes, new projects have been able to mobilize sooner than anticipated. The projects already under construction are still on the same schedule.

It was asked if all the portables are being replaced and removed from the schools. Staff responded that not all of the portables will be removed. These schools were designed for 300-500 students. They are now each serving between 800-1000 students. Portables will continue to be used because there are more students at this time than the new permanent classrooms can accommodate.

Questions were asked regarding bids coming in high. Sergio explained there is a large variance between the original budget and the bids received. Budgets typically increase due to phasing schedules, unforeseen conditions, market and the pandemic.

Staff further explained that engineers and construction managers are recommending that the projects should move forward. The students are out of schools and this allows the current projects to move forward more quickly. Also, construction costs next year may double. The Board has heard these recommendations and voted to move forward with the projects.

Committee asked what is done with the interest earned from the bonds. Staff stated that the interest is added to augment project cost. It is used for projects.

Tarana asked if the committee would like to see the funds broken out by type of fund so they can see how much Measure O money is being used on each project. The members said they would like to see this additional detail.

Public Comment
Public comment was heard from Melody Clark

3. How Funds are Spent
   Diane Kwasman was concerned after the last meeting that the committee was not staying on task and instead was discussing items not relevant to what they were appointed to address. She felt there had been so many extraneous

discussions last meeting she wanted to bring it to the committee's attention to direct their focus back to the matters that they were appointed to oversee.

Public Comment
None

Committee Discussion
Committee member Jason Hunter felt that the committee's independence is still in question and that there will be multiple discussions concerning the topics Diane referred to in the coming months.

4. Current Budgets and Timelines for all Projects
   Dale Kinnear said all his questions had been answered under the staff report section

   Public Comment
   None

   Committee Discussion
   None

5. Failure of State Bond Impact on Measure O
   Dale Kinnear said all his questions had been answered under the staff report section

   Public Comment
   None

   Committee Discussion
   It was asked if the split roll initiative is still on the ballot for November, and if the funds are still earmarked for school construction. Legal counsel stated as far as he knows it is still on the ballot, and the material states the funds are for school construction.

6. Measure O funds for Planning Meetings and Public Relations for UCR STEM School

   Dale Kinnear is following up on his comments last meeting with regards to two consultants being paid from Measure O funds. He is asking for more clarification as to what their role is in the project.

   Public Comment
   None

   Committee Discussion

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It was explained that outside firms are used to prepare expenditure reports and help apply for state funding. The STEM project is multi-funded, but at this point there is no state money available, so Measure O funds were used to move the project forward. If the members would like, alternate funding can be used for these expenses instead. The members are in agreement that they would like alternative funding used to pay for the outside consultant firms.

7. Measure O CBOC Website

   George Frahm is following up on his discussion from the last meeting with regards as to what should be available on the website to keep transparency at its highest level. He asked if any of the members had looked at the webpage and if they have any comments or suggestions.

   Public Comment

   None

   Committee Discussion

   To improve transparency, the attachments for the current meeting should be easily accessible to the public on the webpage. Right now, they are nested in several folders on the webpage, and very hard to find. Staff said they would look into remapping the documents into one location, but it could take a few months. There was discussion as to whether the committee has the right to ask staff to take on such a huge task. It was agreed that staff would only collate meeting materials for future meetings.

   Another suggestion to improve transparency would be to add a section where after each meeting, the committee can post information they want to present to the school board and the public.

8. Measure O CBOC New Member Orientation

   Mr. Frahm stated that this topic is discussed every meeting, but the committee has not moved forward on it. It is felt there needs to be a plan developed to finally move forward.

   Public Comment

   None

   Committee Discussion

   New members shared their experiences with the current onboarding processes. They felt that the interaction with staff and doing their own research prepared them for their first meeting. They did feel that the Chair's involvement in the orientation may be beneficial, but respecting people's time is also an important consideration as well. It was felt that attending the meeting itself was a large commitment of time and requiring too much more may turn people off to joining

the committee. The Chair said that his involvement in the process may make people more comfortable at their first meeting and would work on creating a standard process.

Next Meeting

The next meeting will be held in August. The exact date will be worked out with staff and communicated to the members. The annual report is due the end of the year, so it will be a priority going into the next meeting.

Committee Members Comments

Jason Hunter- If the next meeting is still over ZOOM, he feels the public needs to attend the meeting and be able to express their own thoughts. He also thinks that George Frahm and Keith Nelson should get started on the annual report before the next meeting.

Dale Kinnear- Wants to revisit David Bristow's suggestion of summarizing the discussions and voting on what to forward to the board and the public. Prior meeting minutes should be reviewed to ensure that everything is put on the next meeting agenda that was supposed to be.

Sarah Simpson- Appreciated the discussions with regards to the CBOC webpage and its relationship to the school board site, staff involvement and how public comments are handled in this ZOOM environment.

George Frahm- Thanked the members and staff for their time and patience. Need to find a way to have the public participate directly in the meeting. Will start working on the annual report prior to the next meeting. If any members have anything they would like included in the annual report, please forward to him. Sergio also thanked the committee and staff for their time and hard work getting the meeting organized.

George Frahm adjourned the Measure O Citizens' Bond Oversight Committee meeting at 7:34 p.m.

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