RIVERSIDE UNIFIED SCHOOL DISTRICT

MEAUSRE O CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

THURSDAY SEPTEMBER 10, 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 electronically 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. Sergio San Martin provided this introduction in Spanish.

Call Meeting to Order:

George Frahm called the Measure O Citizens' Bond Oversight Committee meeting to order at 4:39 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 per person once the agenda item was introduced, with a maximum limit of 20 minutes per agenda item. No comments will be accepted for items not on the meeting agenda but will be considered for future agenda items.

Members Present:

Dale Kinnear, Tina Grande-Field, Keith Nelson, George Frahm, David Bristow, Bob Garcia, Terry Walling, Tom Evans

Member Absent:

Sarah Simpson, Diane Kwasman

Staff Present:

Sergio San Martin, Ana Gonzalez, Mays Kakish, Gaby Adame, Eric Walker, Nadia Zeien, Brandy Wiegand, Sonia Barron

Consultants Present:

Tarana Alam from KeyAnalytics; David Casnocha, Ruben Duran, legal counsel for the Riverside District School Board

Public Present:

Jason Hunter

Action Items:

1. Approval of Meeting Minutes of May 27, 2020
   George Frahm asked for a motion to approve the meeting minutes of May 27, 2020. Motion made by Keith Nelson and seconded by Tina Grande-Field.

   Community Input
   None

   Committee Discussion
   None on the minutes, but it was asked that in lieu of the abrupt end to the last meeting, is it lawful to have a meeting with the taxpayer advocate position unfilled. David Casnocha, legal counsel said yes, it is lawful to conduct a meeting with this position vacant as the board has yet to find a replacement.

   A vote was taken via roll call vote per the Brown Act. The vote was as follows.

   Yes: Dale Kinnear, Tina Grande-Field, Keith Nelson, George Frahm, Terry Walling

   Abstain: Tom Evans, Bob Garcia

   Motion carries unanimously.

2. Approval of Meeting Minutes of August 26, 2020
   George Frahm asked for a motion to approve the meeting minutes of August 26, 2020. Motion made by Bob Garcia and seconded by Keith Nelson.

   Community Input
   None

   Committee Discussion

   None

   A vote was taken via roll call vote per the Brown Act. The vote was as follows.

   Yes: Dale Kinnear, Tina Grande-Field, Keith Nelson, George Frahm, Terry Walling, Bob Garcia

   Abstain: Tom Evans

Motion carries unanimously.

Discussion Items

3. Measure O Project Update

George Frahm introduced the first discussion item. Asked if there were any public comments.

Community Input

None

The project updates then began. Nadia Zeien presented the update for Harrison Elementary School. Over the summer the single story five classroom special education building was completed as well as the kindergarten conversion from three classrooms to two. The administration building is being upgraded now.

Ana Gonzalez, presented the update on Phase II of the Highgrove Elementary School construction. Project is 98% complete. The new two story twelve classroom building is complete as is the kindergarten play area and drop off area.

Committee Discussion

The question was raised as to whether the retiring of portables is saving the district money. The district owns he portables and they are kept for future growth, so no, there is no savings when the portables are no longer needed on a site.

Eric Walker presented the update on Phase II of the Jefferson Elementary School. Six new classrooms have been completed. Currently working on the landscape and hardscape and the last 2 classrooms.

Committee Discussion

It was asked whether solar was being added to the new buildings. The answer is no, the schools are under the city public utilities and payback from converting to solar is not advantageous as it would be if they were under Southern California Edison.

Eric Walker also presented Madison Elementary School. 80% complete on the new six classroom, three teacher workroom building. Working on kindergarten area. All classrooms are being remodeled as well as the Administration Building and multi - purpose room.

Nadia Zeien presented the update on Jackson Elementary School. New two story eight classroom building is underway. New sewer, gas lines and storm drain were added. Multi-purpose room and Administration building are being upgraded and a new parking lot is being added.

Nadia Zeien presented the update on Magnolia Elementary School. Construction includes two single story five classroom buildings, a new kindergarten play area, drop off area and sewer system. Four portables were moved for interim housing.

Committee Discussion

Question was asked as to whether the classrooms are replacing the portables. Yes, as the classrooms are added, the portables are moved out.

Nadia Zeien presented update on Adams Elementary School. Portables were moved here as well for interim housing. They are getting a new five classroom kindergarten building and playground area, a new parking lot, new gas lines and new electrical. ADA upgrades were done to existing parking lots, asphalt was removed and replaced.

Gaby Adame presented the update on the Sunshine Early Childcare Center. This facility is run by California Children Services and services all the special need children in the entire county. Modernization and expansion is taking place. A new portable is being added, as well as a new play area and a new gate.

Committee Discussion

Question was asked if the state agency is contributing to some of the costs of these upgrades or does RUSD fund the entire project? No, RUSD is mandated by the state to provide these services on this site. The project is partially funded by developer fees. The whole project is not being funded by Measure O funds.

Eric Walker presented the updates on Phase I of Poly High School. Construction. This school is fifty years old and is receiving utility upgrades, ADA compliance upgrades and a new quad area. The center of the campus is being gutted and redone.

Committee Discussion

Question was asked if additional security is being provided ie for active shooters? Security is handled in the design phase; some schools have added infrastructure for cameras and such.

The following schools are inline to start bidding and will begin construction next spring and summer:

Alcott Elementary
Monroe Elementary
Fremont Elementary
Longfellow Elementary: 2 properties were acquired to expand this school and add an onsite parking lot.
University Heights Middle School
Arlington High School- Finishing Stadium- add bleachers, restrooms and concession stands, renovate pool and add practice gym, ADA compliance upgrades
John W North High School- architect has been chosen; starting planning stage

Committee Discussion

The list went from Arlington High School in group C to John W North High School in group E- What happened to Group D? Why was North High School moved up? Board reviewed the project list and the cash flow and made some modifications to the order of projects while waiting for state funds. There is funds for the planning stage of North High School but the construction phase will have to wait until more bonds are sold in 2022 or 2023.

The following schools are not started yet:
Casa Blanca Neighborhood School: Acquired property and received site approval from the department of education. The architect has been assigned and this project has entered the planning stage.

Eastside Neighborhood School: Eight of twenty-three properties have been purchased for this school. One more is in escrow. The architect was been assigned.

Committee Discussion

Concern was raised as to the closing of Park Avenue and the expansion of the Metro Link and its impact on the bus station that is adjacent to the proposed location of the school. The city has a process that has to be followed to vacate a street for a school; Impact on traffic will be studied and the school district will work with the city, metro link and surrounding businesses to find a resolution that works for everyone.

One of the Eastside Neighborhood School architects lives in the neighborhood, so it was asked how the architects are vetted? An RFQ is sent out and the responding architect's qualifications are reviewed as well as what they can bring

to the community. Attention is paid to the budget, the state accepted fee structure and rates vs their quote, but most importantly is what they can bring to the community.

Spring Mountain Ranch Neighborhood School: Slated to serve 3000 new homes. 13 acres of vacant land is owned for this, and Department of Education approval has been received. Architect has been assigned; now the design team is being created.

Committee Discussion

In prior projects in new neighborhoods, Mello Roos funds have been used to build the schools. Why is the district paying for this school and not the developer and the homeowners?
The developer did not create a CFD. They did pay their developer fees, level 2 fees, so they have paid their fair share. The land was purchased for 3.8 million dollars and the school is going to cost 40 million dollars to build. CFD and developer fees would not cover the entire cost of the school.

All these schools are worthy projects. One of the functions of this committee is to determine if they should be recipients of Measure O funding. We need to evaluate the language of the ballot measure to determine if these projects are appropriate. Then the board and the public should be made aware of our findings.
This was established and addressed many months ago. The ballot language was reviewed, and legal counsel was involved as well.

Continuing with this comment it was questioned whether the committee's determination was made public. It was debated several times and legal consultation from two attorneys was received, but was the determination made public?
It was discussed and voted on and put in the annual report to the board.

All the new schools seem to have the same budget. Is this an estimate until the actual cost can be determined?
That amount is a place holder when the BOE went through the list of projects to allocate funds to schools. The numbers will be revisited as each project progresses.

King High School parking Lot project- Bidding came in way too high, so it has been decided that this project will be rolled into the modernization project.

STEM High School- Will not move forward into the construction phase until state funding is received. There are funds dedicated for the due diligence phase- the planning and engineering.

Tarana Alam provided clarification on the financial documentation and how it was accumulated and displayed. Questions on specific items were addressed.

Committee Discussion

Question on budget process- How does the BOE make sure there is enough money budgeted to finish the project?
Construction on a project would never be started unless the full amount of necessary funds was in the bank to cover all the expenditures. A project will not even go out to bid until the funding has been secured. The District does cash flow updates for all funding sources and sees what it can afford to do and when it can afford to do it. Planning dollars are separate from construction dollars.

Last year the district agreed to use another funding source for consultant types of expenditures. PlaceWorks appears to be a consultant used for many of the projects and it is being paid by Measure O funds.
Placeworks is an environmental consultant. They are involved in the planning stage. The District committed to move Citiworks to a different fund, not Place Works.

4. Annual Citizens Bond Oversight Committee (CBOC) Report

Ana Gonzalez walked the committee through the draft of the 2018 – 2019 fiscal year report.

Committee Discussion

It was suggested that the committee member's names be alphabetized, and their exact term dates be added.

Take the 2020 meetings off the list as they fall outside this fiscal period.

Under Committee Findings, the vote on the expanded project expenditures may have occurred this fiscal year. Need to confirm when it took place. Also, add the dates when the vote took place to alleviate this problem.

The report must be presented to the BOE before January 1, 2021 so if the committee wants to meet again to vote on the final draft, it will have to be soon so the chairman can get the presentation on the BOE calendar. Discussion ensued as to whether to give George Frahm the authority to make the discussed

changes and move forward as if it was approved or meet again and have it as an action item on the next agenda. It was decided to have another meeting to have the committee vote on it.

Next Meeting

Ana Gonzalez will send out dates in October and November for committee members to review and select one.

Committee Members Comments

There were multiple comments on Jason Hunter's departure from the committee and the process by which this took place.
Mr. Kinnear commented that since he has been on the board for a year, several members had continued to serve under expired terms, so why is Jason Hunter different? Did he choose to terminate his service and if not, who dismissed him? Under what circumstances was he dismissed? All other members who faced expired terms were asked, before their term was up, whether they wanted to continue serving for another term. Was this asked of Jason? The appearance is that the board didn't like Jason's opinions and that they only want people that support a particular viewpoint and he wonders what the public thinks as to how independent this committee really is.

Sergio responded that in a prior meeting it was discussed that the board was being too lax in its handling of membership terms, so the board has decided to change that. 3 members' terms ended on August 22 and all three of them were sent letters thanking them for their service. If they want to serve a second term, they are welcome to reapply, and the board will consider them to fill the vacancies. We have an active recruitment underway to fill the vacancies. Members can serve 3 consecutive terms. George Frahm's term is ending in October, and he too will receive a letter thanking him for his service. He may reapply as well on the website for consideration for another term.

Mr. Kinnear felt that this process should take place before their terms are over, so the committee is not left shorthanded.

Mr. Frahm said according to the bylaws, it is the BOE that appoints members to this committee and they took the action they felt was appropriate. Whether the committee agrees or disagrees is irrelevant.

Mr. Nelson said that he doesn't know exactly what happened, but that members of the community have approached him and said that the optics of how it was handled make it look like Mr. Hunter was singled out. He felt it is good to have committee members disagree with each other and spark conversation. If the way

membership renewal is handled is going to change, it needs to be formalized and communicated properly so that the committee's processes are open and transparent to the community.

Mr. Bristow reiterated that it is in the bylaws that the BOE is solely responsible for appointing members to the committee, and there is no mandate on continuing to serve. He also felt that a committee is more effective if members have varying viewpoints.

Ms. Grande Field thanked staff for reorganizing the website so the minutes are easily accessible as she requested.

Mr. Walling agreed that the optics on this member transition does not look good for the committee. Asked if Grant School is a project for Measure O funds. No, it is not.

Mr. Garcia again commented on the process of renewing member terms.

Mr. Evans commented on Mr. Frahm's membership ending in October and felt it should be extended so he can present the annual report to the BOE in December.

Mr. Frahm shared the concerns of the committee with regards to the optics of the committee member transition but reiterated that it is the Board's decision and in the bylaws, there is a 90 day period to have a vacancy filled. He thanked staff for their work on the annual report and for making information more easily accessible to the general public on the website. He mentioned new member orientation and developing a new process. Committee members need to think about election of officers since his term is up.

<u>Adjournment</u>
Vote to adjourn meeting at 7:29 PM

Yes: Dale Kinnear, Tina Grande-Field, Keith Nelson, George Frahm, Terry Walling, Bob Garcia, Tom Evans

Motion passed unanimously