RIVERSIDE UNIFIED SCHOOL DISTRICT

MEAUSRE O CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

FRIDAY JANUARY 29, 2021

4:30 P.M.

Virtual Meeting

Before the meeting was called to order, Vice-Committee Chair Keith Nelson 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:

The Measure O Citizens' Bond Oversight Committee meeting commenced at 4:34 p.m. but was not officially called to order.

Members Present:

Tina Grande-Field, Keith Nelson, David Bristow, Bob Garcia, Terry Walling, Tom Evans, Sarah Simpson, Lara Martin, Amanda DeLaO, Art Alcaraz

Member Absent:

Martin De Campo, Marilyn Robinson

Staff Present:

Sergio San Martin, Ana Gonzalez, Gaby Adame, Eric Walker, Nadia Zeien

Consultants Present:

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

Public Present:

Jason Hunter, Kevin Dawson, Richard Davis

Action Items:

1. Approval of Meeting Minutes of September 20, 2020
   Mr. Nelson asked for a motion to approve the meeting minutes of September 20, 2020. Motion made by Mr. Bristow and seconded by Mr. Evans.

   Community Input
   None

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

   Yes: Keith Nelson, Terry Walling, David Bristow, Diane Kwasman, Bob Garcia, Tom Evans, Amanda LeLaO, Art Alcaraz

   Abstain: Sarah Simpson, Lara Martin

   Motion carries unanimously.

2. Appointment of New Committee Officers
   Mr. Nelson asked for nominees for the positions of Chair and Vice-Chair. Mr. Evans nominated Keith Nelson as Chair and David Bristow as Vice-Chair. Mr. Walling seconded the nomination.

   Community Input
   Jason Hunter

   Committee Discussion
   None

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

   Yes: Keith Nelson, Terry Walling, David Bristow, Diane Kwasman, Sarah Simpson Bob Garcia, Lara Martin, Amanda DeLaO, Art Alcaraz

   Motion carries unanimously.

Discussion Items

3. New Member Resource Orientation

   Mr. San Martin shared the contents of the CBOC handbook and recommended it as a helpful reference for the five new members that have joined the committee.

   Legal counsel Mr. Casnocha covered Measure O and the bylaws, summarizing what is important for the members to know.

Mr. San Martin then shared a schedule of all the projects being funded with Measure O monies and culminated with a summary showing which ones are expected to be completed and which ones will need additional state funds in order to be finished. He reiterated that this handbook is a helpful resource to the members to help them better execute their duties as committee members.

Community Input
Jason Hunter, Kevin Dawson

Committee Discussion
Mr. Nelson asked about the cost effects of COVID on the projects. Construction has been able to move forward more quickly with the students being absent from the schools.

Mr. San Martin said, yes, that construction has been able to move forward more quickly with the schools closed. Several project schedules have been accelerated.

Ms. Martin asked if there are enrollment trends and projections to support building the new schools in the annual report to the Board of Education.

Mr. Nelson answered, No, these statistics are not included in the report.

4. Measure O Project Update
   Mr. San Martin introduced the first discussion item.

   Ms. Alam explained the broad summary of Measure O funds.

   Mr. San Martin summarized the progress being made with the projects before the project managers gave their updates. In sections A, B and C there are 16 projects, 11 of which are in the construction phase. Three (3) more are entering the bidding stage.

The project updates then began. Ms. Zeien presented the update for Harrison Elementary School. All the building construction has been completed. The remaining work involves landscaping and irrigation.

Mr. Walker presented the update on of the Jefferson Elementary School. Construction is completed and under closeout.

Mr. Walker also presented Madison Elementary School. The Administration Building and multi -purpose room are being completed. The construction is scheduled to be finished in late March.

Ms. Zeien presented the update on Jackson Elementary School. New two story eight classroom building is underway, as well as renovation to two existing classrooms. Construction on the new parking lot is being finalized as well.

Ms. Zeien presented an update on Magnolia Elementary School. Construction includes the progress made on the two new single story five classroom buildings.

Ms. Zeien presented update on Adams Elementary School. Portables were relocated for interim housing. They are getting a new five classroom kindergarten building and playground area with new equipment, and a new parking lot.

Ms. Adame presented the update on the Sunshine Early Childcare Center Modernization and expansion are taking place. A new portable is being added, as well as a new ADA approved, age-appropriate play area and a new entryway. The project is a little over halfway completed.

Mr. Walker presented the updates of Poly High School construction. This school is fifty years old and is receiving underground utility upgrades, ADA compliance upgrades and a new quad area. The center of the campus is being gutted and redone. Line of sight is being improved.

Mr. Walker presented the update on Arlington High School. Construction began in December. Project includes Stadium bleachers, restrooms, ticket booth, press booth, lighting and concession stands, pool renovation, new bio-med building, renovation of media building and new auxiliary gym and ADA compliance upgrades.

The following schools are in line to start bidding and/or construction:

Alcott Elementary - Just received bids; anticipate starting construction in May.
Monroe Elementary - Preparing for bid.
Fremont Elementary - Preparing for bid; anticipate starting construction in May
Longfellow Elementary - 2 properties were acquired to expand this school and add an onsite parking lot. Anticipate bidding next year.
University Heights Middle School - Anticipate bidding Spring 2022.
John W North High School- Architect has been chosen; started designing phase.

<u>Committee Discussion</u>

Mr. Nelson asked if the vision and design committee involved with the designing phase of John W North High School, does it consist of students, parents, community members, district employees.

Mr. San Martin responded, Yes, the committee is a collection of these people who are all helping create the scope of work, determining what needs to be done to improve the site.

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: Nine of twenty-three properties have been purchased for this school. Four more are in escrow. The architect was been assigned, working on forming a design committee.

Spring Mountain Ranch Neighborhood School: Slated to serve 1400 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 committee is being formed.

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, environmental survey.

Ms. Alam provided clarification on the financial documentation and how it was accumulated and displayed.

Committee members would like to see the original budget amount vs completed budget amount for the completed projects. They would also like to see the amount of Measure O funds used highlighted on the budgets of multi funded completed projects.

Ms. Martin asked if on the Spring Mountain Ranch project there are Mello Roos being used to help fund this school. Mr. San Martin said that developers are paying their portion of developer fees, both residential and commercial developers. Ms. Alam added that there are several other funding sources as well helping to fund this project.

Mr. Evans asked about the STEM High School and what is the next step if this location does not work out. Would John W North High School be a viable option? Mr. Nelson stated this item could be brought up at the next meeting for a full discussion.

Mr. Bristow asked whether the bond assesses additional property tax on each property owner in the entire district in order to repay Measure O Bonds? Ms. Alam answered, Yes, each property owner is charged $60/$100,000 of value. This is a district wide bond, so everyone shares the cost. It is not a special area bond which would only affect the owners in a specific area.

Community Input
Jason Hunter, Kevin Dawson, Richard Davis

5. Annual Citizens Bond Oversight Committee (CBOC) Report

Mr. Nelson asked if any committee members would like to accompany him to the March 4, 2021 Board meeting to support the presentation of the report.

Community Input
Jason Hunter, Kevin Dawson

Committee Discussion

Mr. San Martin reiterated the fact that it is legal to use Measure O funds for new school sites; that there are two legal opinions on the website that support this. Also, this committee has discussed this topic numerous times and did vote to table this discussion.

Ms. Martin would like to know what law firm gave the legal opinions. Ms. Gonzalez said the letters are on the website if she would like to read them.

Next Meeting

Tentative date for the next meeting is April 28, 2021

Committee Members Comments

Mr. Evans restated his request to discuss the contingency site for the STEM High School if the UCR campus site does not work out. Wants to keep the discussion short and within the boundaries of the committee's jurisdiction.

Mr. Nelson would like to have a discussion as to the independence of the oversight committee. Members of the Board of Education are willing to discuss the level of independence of the oversight committee.

Mr. Nelson would like to add a discussion of the two legal opinions made on the legality of Measure O.

Adjournment
Motion to adjourn meeting at 7:42 PM
Motion made by Mr. Nelson and seconded by Mr. Bristow.

No vote was taken.