

RIVERSIDE UNIFIED SCHOOL DISTRICT
MEASURE O CITIZENS' BOND OVERSIGHT COMMITTEE MEETING
TUESDAY, MARCH 15, 2022
4:30 P.M.

Call Meeting to Order:

The Measure O Citizens' Bond Oversight Committee meeting commenced at 4:32 p.m.

Members Present:

Tina Grande-Field, Keith Nelson, Terry Walling, Lara Martin, Martin De Campo, David Bristow, Bob Garcia, Diane Kwasman, Amanda DeLaO, Douglas Kroon.

Member Absent:

Marilyn Robinson, Art Alcaraz.

Staff Present:

Sergio San Martin, Ana Gonzalez, Superintendent Renee Hill, Gaby Adame, Eric Walker, Rene Castro, Belen Bobadilla, Samir Arreola, Tiffany Farris Scott, Tori Black.

Consultants Present:

Tarana Alam from KeyAnalytics

A. Call Meeting to Order

B. Welcome and Introductions

C. Action Items:

1. Appointment/Election of Officers

Mr. San Martin commenced the meeting by explaining that the first order of business was to elect a new Chair and Vice Chair for the Committee. There are five continuing members and two new members which makes a quorum, but the members who have termed out are encouraged to continue until their positions are filled.

Ms. Grande-Field asked why they were electing a new Chair and Vice-Chair since several of the members in attendance had termed out. She stated they would not be returning for the new session and should not be involved in this process.

Mr. San Martin acknowledged this and said that they could not continue the meeting without a Chair and a Vice-Chair, so they needed to elect someone even it was just for this meeting.

The Community had the opportunity to comment on this item.

Community Input

None

Ms. Martin motioned to re-elect Dr. Nelson as Committee Chair. Mr. Garcia seconded the re-election of Dr. Nelson. A vote was taken via roll call vote per the Brown Act. The vote was as follows:

Yes: Keith Nelson, Terry Walling, Lara Martin, Martin De Campo, Diane Kwasman, Bob Garcia, Amanda DeLaO, Douglas Kroon

No: Tina Grande-Field

Not Present During this Item: David Bristow

Motion carried.

2. Appointment/Election of Officers

Dr. Nelson took over the meeting and asked for nominations for a Vice Chair. Tina Grande-Field nominated Mr. Garcia.

The Community had the opportunity to comment on this item

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, Tina Grande-Field, Lara Martin, Martin De Campo, Diane Kwasman, Amanda DeLaO, Douglas Kroon, Bob Garcia

Not Present During this Item: David Bristow

Motion carried.

D. Public Comment for Items not on the Agenda

The Community had the opportunity to comment on items not on the agenda.

Community Input

Jason Hunter

E. Action Items

1. Approval of Meeting Minutes of October 13, 2021

Dr. Nelson asked for a motion to approve the meeting minutes of October 13, 2021.

The Community had the opportunity to comment on this item.

Community Input

None

A motion was made by Mr. Kroon and seconded by Mr. De Campo.

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

Yes: Keith Nelson, Terry Walling, Tina Grande-Field, Lara Martin, Martin De Campo, Diane Kwasman, Bob Garcia, Amanda DeLaO, David Bristow

Abstain: Douglas Kroon

Motion carried.

2. Approval of Meeting Minutes of February 26, 2021

Dr. Nelson asked for a motion to re-approve the meeting minutes of February 26, 2021.

The Community had the opportunity to comment on this item.

Community Input

None

A motion was made by Mr. De Campos and seconded by Ms. Kwasman.

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

Yes: Keith Nelson, Terry Walling, Tina Grande-Field, Lara Martin, Martin De Campo, Diane Kwasman, Bob Garcia, Amanda DeLaO, David Bristow

Abstain: Douglas Kroon

Motion carried.

F. Tour of Jefferson Elementary School Measure O Improvements

Mr. Walker, project manager for Riverside Unified School District took the group on a tour of the school, he highlighted all the improvements that were completed with Measure O Bond funds.

The question was asked if the buildings are up to code. Mr. Walker said yes, they are all up to code. The project came in within budget.

G. Discussion Items

1. February 3, 2022, Board of Education Overview

Ms. Hill communicated that at the last Board of Education meeting, she presented to the Board members, an update of the Citizens Bond Oversight Committee (CBOC), and that some changes were being requested. She shared the legal requirements of the committee. Her team had done research on the requirements and responsibilities of a CBOC. Research included talking to other districts and reading documents such as the Hoover Commission Report.

From their findings, the recommendations were made to improve performance, expand training, allow additional meetings and subcommittees, and to improve communication and provide greater transparency when it comes to member selection. Some recommendations will require changes to the bylaws and will need further discussion. The Community had the opportunity to comment on this item.

Community Input

Jason Hunter

Committee Discussion

Dr. Nelson was at the meeting when Ms. Hill made her presentation and he felt that the Board of Education was listening. They want to do things with more transparency. They would like communication from this committee after each meeting, either written or presented at the following Board of Education meeting. They'd like to hear what this committee hears, especially from public comment. They are interested in the committee being able to form subcommittees and will further discuss the possibility of having an independent legal counsel. Most importantly, this committee would like to move forward vetting member applicants.

Mr. De Campo suggested getting a recruiter, getting on LinkedIn, talking to our networks.

Mr. Bristow asked if they could discuss this without it being an agenda item.

Dr. Nelson asked that this be placed on the agenda for the next meeting and asked staff to confirm the process required to recruit members.

Ms. Grande-Field wanted clarification as to whether the Board of Education was asking this committee to make the recommendations or asking if it wants to be involved in making the recommendations.

Dr. Nelson said they asked if the committee would like to make recommendations. Mr. San Martin said that under the current bylaws, the Board of Education appoints new members to the CBOC. They are asking this committee to look at the existing bylaws and make suggestions on updating them.

Mr. Bristow suggested the agenda item could be to evaluate the bylaws to allow the committee to make recommendations on membership.

Ms. Martin asked if last time the selection was made, was this committee presented with the list of applicants being considered for the positions. To improve transparency, it would be nice to see the applicants being considered even though they retain the power to appoint.

Dr. Nelson said that the committee was not directly given the applicants' names, but that they were disclosed in a different manner. Ms. Grande-Field agreed and said the item should be agendaized to have a more robust conversation on this matter.

Mr. De Campo would like to understand the process as it is now and once this committee understands it, they can discuss how it can integrate into it, and where it will fit into the process.

2. Measure O Project Updates

The Community had the opportunity to comment on this item.

Community Input

None

Mr. San Martin summarized the progress being made with new construction and renovations of projects as of March 2022.

Completed Schools: Highgrove Elementary, Harrison Elementary, Jefferson Elementary, Sierra Middle School, Madison Elementary, Sunshine Early Childhood Center, Magnolia Elementary and Adams Elementary.

Projects Under Construction: Jackson Elementary is 95% complete, and Poly High School is 85% complete. Also under construction: Arlington High School is 90% complete, Alcott Elementary is 70% complete, Fremont Elementary is 55% complete, and Monroe Elementary is now 65% complete.

Shovel Ready Schools: Longfellow Elementary and University Height Middle School have both gone to bid. Longfellow Elementary has a budget of \$24.3 million and University Middle School has a budget of \$9.6 million. Construction is scheduled to start this summer.

Planning Stage: Casa Blanca: Revised budget of \$53 million, started to work with the design team, anticipated shovel ready in Summer 2023, and ready for occupancy August 2025. Highgrove II: a design committee has been created, kick off meeting is next month. This school is located on 13 acres of land, the land was bought by the District using developer fees and Measure O funds. One million dollars have been allocated to get this site shovel ready. At that point it can get in line for state funding. North High School: budget raised to \$61.5 million, \$50 million from Measure O and \$11.5 million for an HVAC upgrade to be sourced from somewhere else. Estimated shovel ready in a year to a year and a half. Eastside Neighborhood School: budget is \$62 million, CEQA stage, expect approval at the end of the year, then the project moves to the design stage. STEM High School: in CEQA stage, anticipated Board approval in 14 months. \$1 million has been designated to get this site shovel ready.

Mrs. Alam presented the overview of the Measure O expenditures.

The Community had the opportunity to comment on this item.

Community Input

Jason Hunter

Ms. Alam further expanded on the expenditure transactional detail.

Committee Discussion

Dr. Nelson reiterated the District is waiting for \$70 million in state funding and asked if it gets thrown into this bond. Mr. San Martin stated an example: if the state is out of money, Measure O funds would be used for modernization, and when the state has money, the fund will be reimbursed. The money has to be used to fund the next project in line under Measure O.

Ms. Martin would like the reports sorted differently. She would like to have the summary and detail sorted the same way. Ms. Alam said it is doable but explained that if all detail behind each project was given, the report would be 500 pages.

Discussion was held as to how to best sort and present the data from inception, and how certain expenses that are not allocated to one specific project are handled.

If anyone has questions after further reviewing the detail, they are to email Mr. San Martin and he will get the information to them. Ms. Alam offered to bring her laptop to the next meeting and provide any historical information the members would like to see. All the old reports are online and can be reviewed there as well.

Mr. De Campo feels more detail will be nice as he gets solicitations from the public as to what the committee are overseeing.

Ms. Alam will bring an example of a report sorted as they are requesting to see if it is what they would like to see going forward.

3. Measure O Project & Performance Audit

Dr. Nelson said that it is the committee's responsibility to the Board to acknowledge receipt and review of the annual audit, part of the committee's annual duty.

Ms. Gonzalez said this report went to the Board on February 24. The Board had questions, which the staff researched and made the revisions on the report. It is going back to the Board to be re-reviewed and accepted. It is being presented to this committee for review as there is a statutory requirement for this committee to have this report ready for review by March 31. If there are any questions or concerns, we will address them. If you would like the auditor to come in to address your concerns, that can be arranged as well.

The Community had the opportunity to comment on this item.

Community Input

Jason Hunter

Committee Discussion

Mr. De Campo asked how often the audits are done and how many years does one firm do the audit before they are replaced.

Mr. San Martin said an audit firm typically works with a district for three years and then rotates out. Audits are done each year. There is a district wide audit and one specifically for Measure O Funds.

4. Annual Calendar

Staff has been receiving inquiries as to whether or not there is an annual calendar for committee meetings. Normally meetings are set within the quarterly meeting timeline. There was discussion whether the committee will be keeping the same procedure.

Committee agreed to continue to set each meeting within the quarterly structure. Committee discussed the need to do a better job of having meetings quarterly. Meetings get cancelled and then are not rescheduled for some time, causing the committee to meet less than four times a year. Also, it was asked that more notice be given for each meeting.

The committee will continue to visit a different school each meeting to see work that is being performed with Measure O funds. Staff will send out reminders to confirm meeting dates.

5. Board Quarterly Reporting

Dr. Nelson asked if there is anything the committee would like him to convey to the Board either in writing or in person that was discussed during the meeting that is outside the minutes. He stated that the Board of Education could get the minutes, but if there is anything specific other than the minutes they would like conveyed. Committee had nothing to be conveyed outside the minutes.

H. Next Meeting

Next meeting will be June 9 at 4:30 P.M. at Alcott Elementary School.

Committee Member Comments

None

Meeting adjourned 7:00. P.M.