

WCCUSD



CITIZENS' BOND

OVERSIGHT COMMITTEE

MEETING PACKET FOR FEBRUARY 10, 2025

2010 MEASURE D ~ 2012 MEASURE E ~ 2020 MEASURE R

1400 MARINA WAY SOUTH RICHMOND, CA 94804

[HTTPS://WCCUSD.ZOOM.US/J/95267496270](https://wccusd.zoom.us/j/95267496270)

TO JOIN BY

TELEPHONE: 1-669-444-9171 MEETING ID 95267496270#

CBOC

GROUND RULES AND NORMS

Every team has two components that team members must keep in mind if the team is going to succeed.

- The team must pay attention to the Committee's purpose.
- The team must also carefully shape and monitor the team process it uses to accomplish its purpose.

Team process includes:

- How team members interact with and communicate with each other
- How team members will be responsible and accountable for accomplishing the CBOC's purpose

These team norms or ground rules are established with all members of the team participating equally:

- Recognize cross-disciplinary interaction requires patience and openness to diverse perspectives
- All views are important
- Participation needs to be equitable and balanced
- Expect, respect, and accept disagreements
- Reducing defensiveness is the responsibility of all
- Be tough on issues not on each other
- Place cell phones on silent
- Read agenda packet before the meeting

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

BASIC PARLIAMENTARY PROCEDURES

THE CBOC CONDUCTS THEIR AFFAIRS USING ROBERTS RULES OF ORDER DEVIATIONS MAY BE FOUND IN THE CBOC BY-LAWS

All discussions and actions go through the Chair.

All actions require a MOTION and a SECOND before proceeding.

- Once a MOTION has been seconded, it then belongs to the body.
- There is no such thing as a friendly (or unfriendly) amendment. Amendments are made and seconded, discussed and then the amendment is voted on for acceptance or rejection.
- If an amendment is passed, then the AMENDED MOTION is voted on.

Motions and amendments need to be clear and concise in what is being discussed and voted on. The CBOC does not vote on general ideas—they vote on specific language. Words matter.

A **MOTION TO END DEBATE** must be seconded and requires a 2/3 majority for passage.

- A MOTION TO TABLE is used to postpone the vote on an issue **until a later date**.
- A MOTION TO TABLE **cannot** be used as a means to kill a motion—only postpone it.
- When a MOTION TO TABLE is made, it must also be stated when the item is to be removed from the table for a vote.
- Motions require a simple majority (50%+1 of those voting in the affirmative) for passage.
- An ABSTENTION does not count as a 'YES' or a 'NO' vote. An ABSTENTION is used to validate that a quorum exists. A "PRESENT" vote Does not count as a 'YES' or a 'NO'.

A quorum (50%+1 of the total number of CBOC members) must be present to vote on any issue.

A MOTION TO ADJOURN is always in order.



**WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE**

**Brendan
Havenar-Daughton**
Vice Chair

**Don
Gosney**
Chair

**Ariel
Xi**
Secretary

**WEST CONTRA COSTA
UNIFIED SCHOOL DISTRICT
CBOC**

2010 Measure D 2012 Measure E 2020 Measure R

AGENDA

Monday February 10, 2025 at 6:15 PM

Note: Links in this document are PDFs on Google Drive. Clicking on the links should open the PDFs in a web browser on your computer. The full agenda packet may be viewed on the CBOC website or by clicking this link:

[02.10.25 CBOC AGENDA PACKET](#)

A) OPENING PROCEDURES

B) CALL TO ORDER

C) ROLL CALL

Don Gosney ~ Chair
Brendan Havenar-Daughton ~ Vice Chair
Ariel Xi ~ Secretary
Jia Ma
Andrew Butt
Andrea Landin
Tashiana Johnson
Lin Johnson
Lorraine Humes
[9 members ~ 5 required for a quorum]

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CITIZENS' BOND OVERSIGHT COMMITTEE

D) APPROVAL OF AGENDA

To discuss a Consent Calendar item, it must be removed from the agenda.

E) PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Items already on the agenda may not be spoken on in this section. Speakers must fill out a Speaker Form with the appropriate agenda item listed. If speaking remotely, the speaker must raise their hand. Speakers will be allowed three minutes

D I S T R I C T R E P O R T S

F) BOND PROGRAM PROJECTS STATUS and FINANCIAL REPORTS

(Melissa Payne/Ellen Meija Hooper)

Presentation on progress of current Bond Projects including newsletters and financial reports

D I S C U S S I O N O N L Y

[02.10.25 Project Status Update Presentation](#)

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[01.17.25 JFK Project Status Report](#)

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[02.01.25 Lake Elementary Project Status Report](#)

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[02.01.25 Shannon Project Status Report](#)

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[02.25 Kennedy Newsletter](#)

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[02.25 Lake Newsletter](#)

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CITIZENS' BOND OVERSIGHT COMMITTEE

02.25 Shannon Newsletter

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01.25 A/P Checklist

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---Call for Public Comment---

Due to unscheduled weather anomalies, the regular suite of financial reports were unavailable in time for insertion into this agenda packet.

They will, however, be disseminated for review before this meeting and will be available for presentation.

U S E F U L L I N K S

PROJECT MANAGEMENT PLAN

<https://www.wccusd.net/Page/13520>

REPORTING PORTAL

<https://aareports-staging.colbitech.net/wccusd>

C B O C R E P O R T S

C O N S E N T I T E M S

D I S C U S S I O N O N L Y

Unless pulled from the consent calendar by a member of the CBOC, staff or the public, consent items are approved without discussion

G) CBOC MEMBER INFORMATION REQUEST LOG

(Don Gosney)

02.10.25 CBOC Member Information Requests Status Log

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CITIZENS' BOND OVERSIGHT COMMITTEE

H) MINUTES

[04.08.24 CBOC/BOE Joint Meeting Minutes](#)

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[01.13.25 CBOC Draft Meeting Minutes](#)

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COMMITTEE REPORTS

I) NEW MEMBER APPLICATIONS

(Don Gosney)

F O R I N F O R M A T I O N O N L Y

[Shamarla McCoy CBOC Application](#)

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---Call for Public Comment---

J) ROLLING ATTENDANCE LOG

(Don Gosney)

F O R I N F O R M A T I O N O N L Y

[CBOC Attendance Log](#)

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---Call for Public Comment---

K) CBOC MEMBERSHIP

Discuss and act on the CBOC Membership Application Process

(Don Gosney)

A C T I O N I T E M

---Call for Public Comment---

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CITIZENS' BOND OVERSIGHT COMMITTEE

L) CHAIRPERSON REPORT

(Don Gosney)

Reports on issues relevant to the operation of the CBOC

---Call for Public Comment---

M) 2024 FINANCIAL AND PERFORMANCE AUDITS

(Don Gosney)

Receive and discuss the WCCUSD Bond Program Financial and Performance Audits and the Forensic Accounting Investigation

D I S C U S S I O N I T E M

---Call for Public Comment---

N) BY-LAWS AMENDMENTS

(Don Gosney)

Review proposed amendments to the new CBOC By-Laws

A C T I O N I T E M

'25 CBOC Meeting Minutes Guidelines

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'25 CBOC Minutes Template

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CA Ed Codes

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2000 Prop 39 Text

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Prop 39 Analysis (Attorney General)

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---Call for Public Comment---

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

O) 2020 ANNUAL REPORT

(Lorraine Humes)

Receive a report on the status of the 2024 Annual Report.

D I S C U S S I O N O N L Y

---Call for Public Comment---

O) CALENDAR

F O R I N F O R M A T I O N O N L Y

[2025 CBOC Meetings Calendar](#)

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P) FUTURE AGENDA TOPICS

(Don Gosney)

Suggest and discuss issues that the CBOC and members of the public want to see brought up at future meetings of the CBOC.

D I S C U S S I O N O N L Y

[02.10.25 Future Agenda Items Log](#)

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---Call for Public Comment---

Q) ADJOURNMENT

NEXT SCHEDULED CBOC MEETING:

March 10th, 2025

Disability Information

Upon written request to the District, disability related modifications or accommodations—including auxiliary aids or services—will be provided.

Contact the Superintendent's Office at (510) 231-1101 at least 48 hours in advance of the meeting.



Projects Status Update

Citizens' Bond Oversight Committee
February 10, 2025

Project Status Update

	SITE	PROJECT	TYPE	STATUS
DESIGN	Steger ES	Campus Replacement	Design Build	Preliminary Design
	Kennedy HS	Modernization	Lease Lease Back	Design Development for New Construction Phase
	Richmond HS	Modernization	Lease Lease Back	Design Development for New Construction Phase
	Kennedy HS	Critical Needs: Demo 100 and 200 Building	Several Small Projects	• Temp Housing Small Projects – Closeout • Boiler Room Renovation –Closeout • Admin Relocation – Construction • Demolition of the 100, 200, and 500 Buildings – Bidding
	SITE	PROJECT	TYPE	STATUS
CONSTRUCTION	Lake	Campus Replacement	Design Build	Increment 1 – Complete Increment 2 – Construction
	Hercules M/HS	Critical Needs: Science Building	Design Bid Build	Turnover and Close Out
	Pinole Valley HS	Fields Restoration & Bleachers	Design Bid Build	Architectural Contract in Progress
	Shannon ES	Critical Needs: MPR	Design Bid Build	Construction

Lake Elementary School Campus Replacement



This two-phase project is the replacement of the Lake ES campus. The first phase includes new classrooms, library, and admin buildings and site work on the East half of the campus. The second phase will include new kindergarten and cafeteria buildings and remaining site work on the West half of the campus.

Lake Elementary School Campus Replacement



Building F – Ductwork installation

Lake Elementary School Campus Replacement



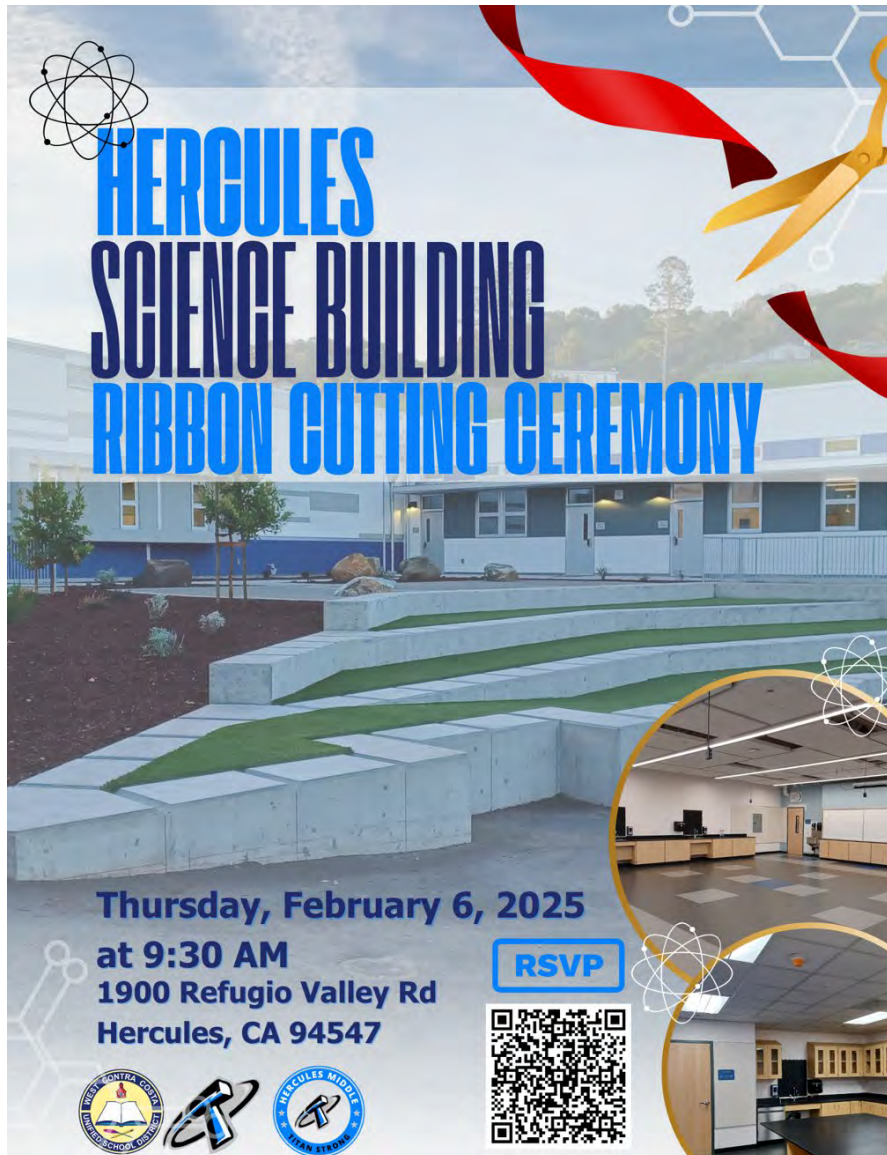
Building D – Framing

Hercules Middle and High School Critical Needs Project



The primary purpose of this project is to build eight permanent high-quality science labs for both the Middle and High Schools. This project was identified in the Facilities Master Plan as Critical Needs Project. Support spaces include science teacher workrooms and student and staff restrooms. By the end of the project, nine portables will be removed from the campuses.

Hercules M.S. & H.S. Critical Needs Project



**HERCULES
SCIENCE BUILDING
RIBBON CUTTING CEREMONY**

**Thursday, February 6, 2025
at 9:30 AM
1900 Refugio Valley Rd
Hercules, CA 94547**

RSVP

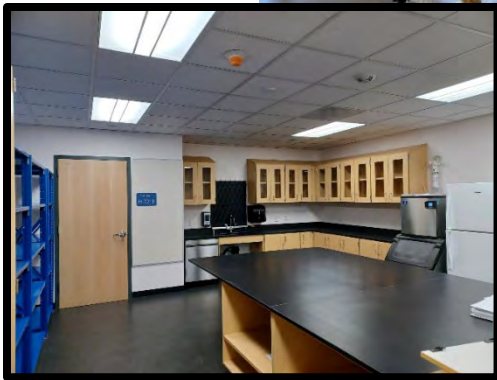


Logos for Hercules Middle School and Hercules High School are at the bottom left.

The ribbon cutting ceremony is scheduled for February 6th at 9:30am. This event will feature speeches from current and former students and parents, appearances by local officials, and a student-led tour of the new building.

Please RSVP by Friday, January 31, 2025 at 5pm.

Hercules M.S & H.S. Critical Needs Project



Teachers moving furniture in

Shannon Multipurpose Room Replacement Project



The primary purpose of this project is to build a new multi purpose room with dining area, stage, and food services kitchen, server, and support spaces. After the completion of the new building, the existing cafeteria portable will be removed. The project will include roll-up doors to support connection to the exterior, landscaping around the building, and infrastructure for a new garden.

Shannon Multipurpose Room Replacement Project



Structural Steel and Beams

Shannon Multipurpose Room Replacement Project



Sheathing on the main dining area

Kennedy Critical Needs Project



The Kennedy High School Critical Needs projects includes the relocation of the 100 and 200 Building occupants and the demolition of the buildings.

Admin Relocation Project



Utility Trenching

Admin Relocation Project



New Data Racks



Kennedy High School Admin Relocation Project

Project No: 1000004435

DSA No: 01-121318

Project Scope

Relocating fire panel to new MDF room. Install annunciator and pull station in new administration office at portable #12. Reconnect existing buildings to fire alarm panel.- Relocating the existing panels and equipment for the Alarm System, Clock/Speaker System, Security Alarm System, and Telephone System from existing MDF Room to new MDF Room in Bldg. 300. -Provide new 12 strand single mode fiber optics cable to all existing IDF's from MDF.

Schedule

Notice to Proceed	11/1/2024	
Original Project Duration	115	
Final Completion	3/10/2025	
Approved Time Extensions	0	
Revised Project Duration	115	
Revised Completion Date	3/10/2025	
Calendar Days Elapsed	88	77%

Project Team

Owner	WCCUSD	
Contractor	Beals Martin	
Construction Manager	Roebbelen Construction Management Services, Inc	
Inspector	Nemanja Vorkapic	

Contract Summary

Original Contract Amount	\$2,261,774	
Executed Change Orders	\$0.00	
Unforeseen Conditions	\$0.00	
Owner Requested	\$0	
Design Changes	\$0	
Outside Agency/ Other	\$0	
Revised Contract Amount (contract + \$ Executed CO)	\$2,261,774	
No. of Cos	0	
Pending PCOs	\$5,165.00	0%
Rejected/Voided PCOs	\$902.00	0%
Completed, Stored, Billed and Processed to Date	\$381,892.00	
Stop Notices	\$0	

Project Updates

Activities Last Month:

Remaining Undergraund utility trench excavated, Conduit layed, poured Slurry, back filled and graded. Compacted and poured concrete in service area next to bldg. 600. Roof conduits have been installed on all buildings with added sleepers. Installed the new water heater in custodian room, and new door to MDF room. Compaction of parking lot trench passed. Work on Boegen system has been completed. Painted interior and exterior of the MDF room.

Upcoming Work:

Fire alarm and new intercom interface and data racks at building 300. Buildin number signage installation. Asphalt over the area that were excavated for trenches. Drinking fountain guard rail and Bollard installation, Construction clean up, and punch list.

Project Status Report: 2/1/2025



**Lake Elementary School
Replacement Project**

2700 11th St.
San Pablo, CA, 94806

Project No: 1000003734 DSA No: 01-119938

Project Scope

Replacement of existing campus with construction of six new buildings. The first phase includes demolition of existing Kindergarten Building and construction of three of the new buildings and site work on the East half of the campus. The second phase will include the other three new buildings and remaining site work on the West half of the campus.

Schedule

Notice to Proceed	8/5/2021
Original Project Duration	1258
Final Completion	1/24/2025
Approved Time Extensions	297
Revised Project Duration	1555
Revised Completion Date	11/17/2025
Calendar Days Elapsed	1273 82%

Project Team

Owner	WCCUSD
Design Build Entity	Alten Construction & Co.
Construction Manager	Cumming Management Group
Inspector	DSA School Inspectors, Inc.

Contract Summary

Amended Base Contract Amount	\$50,466,705
Amended Project Contingency	\$781,522
Amended District Contingency	\$3,406,055
Original Contract Amount	\$54,654,282
Contract Ammendments	\$2,500,000
Revised Contract Amount	\$57,154,282
Amended Project Contingency	\$781,522
Executed CO	\$455,611
Remaining Contingency	\$325,911
Open PCOs	\$84,150
Rejected PCOs	\$37,786
Amended District Contingency	\$3,406,055
Executed CO	\$1,324,425
Remaining Contingency	\$2,081,630
Open PCOs	\$204,889
Rejected PCOs	\$53,598
Completed & Stored & Billed & Processed to Date	\$39,538,707 72%
Stop Notices	\$0

Project Updates

Activities Last Month:
Phase 1A: Continue punch list. Backcheck punch list items completed.
Phase 1B: Building F Rough framing and rough frame inspections. Start roofing and building dry-in. Building E Rough framing and frame inspections. Building D stage formwork, stemwall and slab, pier footings for canopy, start rough framing. Temporary rock road access to building D.
Upcoming Work
Phase 1B: Building F MEPs and Fire sprinkler rough and main lines, interior wall framing and blocking, roofing and building dry-in. Building E MEPs and Fire sprinkler rough and main lines, interior wall framing and blocking, roofing and building dry-in. Building D rough framing, stage ramp and stairs.



Shannon Elementary School CNP - Multipurpose Building

Project No: 1000004297 DSA No: 01-120507

Project Scope
Replace the multipurpose building, provide new site improvements and a trash enclosure.

Schedule	Notice to Proceed	4/30/2024	
	Original Project Duration	425	
	Final Completion	8/1/2025	
	Approved Time Extensions	0	
	Revised Project Duration	425	
	Revised Completion Date	8/1/2025	
	Calendar Days Elapsed	278	65%

Project Team	Owner	WCCUSD
	Contractor	Strawn Construction Inc.
	Construction Manager	Cumming Management Group
	Inspector	MWC & Associates

Contract Summary	Original Contract Amount	\$7,852,000	
	Executed Change Orders	\$0.00	
	Unforeseen Conditions	\$0.00	
	Owner Requested	\$0	
	Design Changes	\$0	
	Outside Agency/ Other	\$0	
	Revised Contract Amount (contract + \$ Executed CO)	\$7,852,000	
	No. of Cos	0	
	Pending PCOs	\$17,533.57	0%
	Rejected/Voided PCOs	\$28,853.00	0%
	Completed, Stored, Billed and Processed to Date	\$2,211,610.00	
	Stop Notices	\$0	

Project Updates	Activities Last Month: Rough framing.
	Upcoming Work: Continue Rough framing, Start MEPs and Fire Sprinkler rough and main lines. Start building dry-in and roofing.



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



KENNEDY HIGH SCHOOL ADMIN RELOCATION PROJECT



Project Updates - February 2025

Construction Activity

- Data racks are placed in the new MDF room
- On roof and in ground conduit is completed
- Accessibility improvements are in progress



Construction Work Planned for this Month

- New data lines will be pulled in the new conduit
- System testing is planned for the February Break



Project Website



New Hot Water Heater

Contact Information

Architect:
HKIT Architects

Construction Manager:
Tim Haley
tim.haley@wccusd.net



Installing Underground Conduit



KHS Project Newsletter
WCCUSD Facilities Planning & Construction

Subscribe





WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



LAKE ELEMENTARY CAMPUS REPLACEMENT PROJECT

Project Updates - February 2025

Construction Activity

Building E and F (Kindergarten Wings)

- Rough framing is complete
- Install the roof underlayment
- Continue installing in wall and above ceiling piping, duct work, and conduit
- Beginning the canopy structure



Building D (Cafeteria)

- Stage concrete pad has been completed
- Rough framing has started
- Once wall framing is complete, installing in wall and above ceiling piping, duct work, and conduit will begin



Project Overview

- **Project Scope:** The primary purpose of this project is to replace the school campus. Campus will be occupied during the duration of this project. The project has two main construction

phases. The first phase included new buildings and site work on the East half of the campus and the second phase will include new buildings and remaining site work on the West half of the campus. Project design started in August 2021 and the first phase of construction is complete. Phase 2 is scheduled through Fall 2025. This project is an investment in our community through the use of taxpayer bond dollars.

- **Architect:** Quattrocchi Kwok Architects - QKA
- **Anticipated Completion:** Fall 2025

Join the CBOC!

We are accepting applications to join the Citizens' Bond Oversight Committee (CBOC). The CBOC reviews bond-funded school projects and informs the public about bond expenditures and uses.

Sign up here: bit.ly/CBOCWCCUSD23



Project Website

Additional information and past newsletters can be found on the project website. To receive an email of this monthly newsletter or ask a project question, please email: askfacilities@wccusd.net



Canopy Structure



Installing the roof underlayment



Lake Construction Newsletter
WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



SHANNON ELEMENTARY MULTI PURPOSE ROOM REPLACEMENT PROJECT

Project Updates - February 2025

Construction Activity

- Finish wall framing and installing the plywood shear wall panels
- The main activities next month include, in wall mechanical, electrical, and plumbing system installation and apply the roof sheathing



Project Overview

- **Project Scope:** The primary purpose of this project is to build a new multi purpose room with dining area, stage, and food services kitchen, server, and support spaces. After the completion of the new building, the existing cafeteria portable will be removed. The project will include roll-up doors to support connection to the exterior, landscaping around the building, and infrastructure for a new garden. This project is an investment in our community through the use of taxpayer bond dollars.
- **Architect:** Hamilton + Aitken Architects
- **Anticipated Completion:** Fall/Winter 2025

Join the CBOC!

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Sign up here: bit.ly/CBOCWCCUSD23

**SEE YOUR
TAX DOLLARS
AT WORK IN WCCUSD SCHOOLS**

Join the Citizens' Bond Oversight Committee

What is CBOC?
The Citizens' Bond Oversight Committee (CBOC) reviews bond-funded school projects and informs the public about bond expenditures and uses. Current projects include Shannon Elementary, Hercules Middle High, Kennedy High, Richmond High, and Ortega Elementary School.

Openings
• 1 Local Business Organization Member
• 2 "At Large" Community Members

What We Do
✓ Publish an Annual Report to inform the public
✓ Meet monthly to review project and financial reports
✓ Get updates on bond-funded facility projects

SIGN UP HERE: [BIT.LY/CBOCWCCUSD23](https://bit.ly/CBOCWCCUSD23)



Project Website

Additional information and past newsletters can be found on the project website. To receive an email of this monthly newsletter or ask a project question, please email: askfacilities@wccusd.net



Interior Image

Looking from the dining area to the stage and serving area

Contact Information

Construction Contractor:
Strawn Construction, Inc

Construction Manager:
Cumming Management Group
Matthew Medeiros
matthew.medeiros@wccusd.net

Your Project Team



Interior Image

Support areas for the Kitchen



Shannon Construction Newsletter

WCCUSD Facilities Planning & Construction

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A/P Check List
January, 2025
Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 108 - CAMERON						25,811.00	
DIVISION OF STATE ARCHITECT	242296	01/28/25	21-9745-6205-108	01-14037	12/02/24	25,811.00	CAMERON DSA CLOSE OUT FEE
Site 134 - LAKE						917,776.85	
ALAN KROPP AND ASSOCIATES INC	242234	01/28/25	21-9745-6190-134	29351	12/04/24	21,770.42	LAKE ES CAMPUS REPLACEMENT 10/7/2024-11/27/2024
ALTEN CONSTRUCTION INC	242236	01/28/25	21-9745-6201-134	1000003734-40B	01/08/25	14,640.24	LAKE ES CAMPUS REPLACEMENT PRO THRU DEC 31 2024
ALTEN CONSTRUCTION INC	242236	01/28/25	21-9748-6211-134	1000003734-40A	01/08/25	865,915.56	LAKE ES CAMPUS REPLACEMENT PRO THR DEC 31 2024
CONSOLIDATED ENGINEERING LABOR	242286	01/28/25	21-9745-5890-134	225577	11/18/24	6,936.26	LAKE ES TESTING & INSPECTION S THRU 11/8/2024
CONSOLIDATED ENGINEERING LABOR	242286	01/28/25	21-9745-5890-134	225956	12/04/24	7,463.37	LAKE ES TESTING & INSPECTION S THRU 11/22/2024
STATE WATER RESOURCES CONTROL	242407	01/28/25	21-9745-6207-134	SW-0295328	11/20/24	1,051.00	SWRCB-ANNUAL PERMIT FEE LAKE ELEMENTARY
Site 360 - KENNEDY HIGH						678,726.71	
ACHIEVEMENT ENGINEERING CORP	242231	01/28/25	21-9745-6214-360	6194DSABA-INV#01-NOV	12/18/24	1,008.00	KENNEDY HS ADMIN RELOCATION SP NOV 2024
BEALS MARTIN INC	242260	01/28/25	21-9745-6219-360	3785-01	01/06/25	362,797.40	KENNEDY HS ADMINISTRATION RELO DEC 2024
HKIT ARCHITECTS	241658	01/07/25	21-9747-6201-360	15	10/31/24	184,787.40	KENNEDY HS MODERNIZATION PROJ OCTOBER 2024
HKIT ARCHITECTS	241658	01/07/25	21-9747-6201-360	16	11/30/24	123,133.91	KENNEDY HS MODERNIZATION PROJ NOVEMBER 2024
MAN WAH CHENG	241975	01/22/25	21-9745-6219-360	01.A	01/10/25	7,000.00	IOR SERVICES KHS RELO SVCS NOV, DEC 2024
Site 362 - PINOLE VALLEY HIGH						1,770.00	
THUNDER MOUNTAIN ENTERPRISES,	242419	01/28/25	21-9745-5860-362	31127	12/18/24	1,770.00	PVHS FIELD HOUSE AND BLEACHERS 11/18/24-12/18/24
Site 364 - RICHMOND HIGH						691,495.14	
DLR GROUP INC, A CALIFORNIA CO	241646	01/07/25	21-9747-6201-364	0241973A	12/12/24	691,495.14	RICHMOND HS MODERNIZATION PROJ THRU 11/15/24
Site 376 - HERCULES SR HIGH						21,488.80	
ATLAS TECHNICAL CONSULTANTS LL	242249	01/28/25	21-9745-6190-376	015659	01/03/25	237.50	HERCULES MS/HS - NEW SCIENCE B 10/23/24-12/6/24
DSK LLP	242299	01/28/25	21-9745-6201-376	022-4037	01/15/25	14,636.30	HERCULES M/H SCHOOL CNP ARCHIT DEC 2024
EDWARD SIT	242309	01/28/25	21-9745-6214-376	17	01/16/25	6,615.00	HERCULES MHS SCIENCE BLDG CNP NOVEMBER 2024
Site 615 - OPERATIONAL SUPPT SRVS CE						42,887.10	
BLUEPRINT EXPRESS CORPORATION	241969	01/22/25	21-9748-6207-615	RICH-52507	07/10/24	259.95	RFP KHS MOVE SERVICES 7/10/24
BLUEPRINT EXPRESS CORPORATION	241969	01/22/25	21-9748-6207-615	RICH-52647	07/12/24	785.90	RFQ/P COMISSIONING SVCS FOR SCIENCE BLDG 7/12/24
BLUEPRINT EXPRESS CORPORATION	241969	01/22/25	21-9748-6207-615	RICH-53913	08/13/24	1,223.05	RFQP 2025LLB KHS&RHS MODERNIZATION PROJ 8/13/24
ORBACH HUFF & HENDERSON LLP	242363	01/28/25	21-9790-5895-615	108220	01/21/25	8,663.20	ORBACH, HUFF, & HENDERSON CONTRACT DEC 2024
ROEBBELEN CONSTRUCTION MANAGEM	242394	01/28/25	21-9745-6217-615	3422065-30	10/31/24	31,955.00	VARIOUS SITES PROJECT COORDINA 10/4/24-10/25/24
Grand Total						2,379,956	

* Does not include: Payroll, Retention withholds.

BOND FUND 21
RESOURCE 9745- MEASURE D (2010)
RESOURCE 9747- MEASURE R (2020)
RESOURCE 9748- MEASURE E (2012)

NAME of REQUESTER	DATE OPERATIONS OFFICE RVCD.	SUBJECT	FORWARDED FOR RESPONSE TO:	RESPONSE	RESP. DATE
162)Lorraine Humes	8/15/2022	Reports for 6-30-22-Rpt. #2, Consolidate Fund 21&35, Master Plan Projects 2016, Measure R Projects	8-18-22 S. Cha	Sent to L. Humes 9-23-22-Additional documents sent on 10-5-22	9/23/2022 & 10-5-22
163)Lorraine Humes	8/15/2022	Estimated tax rates after Measure R	8-18-22 S. Cha	Sent to L. Humes 10-7-22	10/7/2022
164)Lorraine Humes	8/15/2022	FMP Implementation update for Measure D(2010) & Measure E(2012), 6-20-21-slide #5-project status	8-18-22 E. Mejia-Hooper	Sent to L. Humes 8-22-22	8/22/2022
165)Lorraine Humes	8/15/2022	FMP Updating the 2016 Facilities Master Plan Prioritization for Project Sequencing of Measure R 2020, June 23, 2021-slide 6 & 5	8-18-22 E. Mejia-Hooper	Sent to L. Humes 8-19-22 & 9-6-22	8-19-22 & 9-6-22
166)Lorraine Humes	8/15/2022	FAI Implementation reports Phase 1.5 & 2.0	8-18-22 M. Payne	Sent to L. Humes 9-8-22	9/8/2022
167)Lorraine Humes	8/15/2022	KPI Summary-Report #1, Bonds Authorized chart through June 30, 2022	8-18-22 S. Cha	Sent to L. Humes and CBOC committee-10-5-22	10/5/2022
168)Anton Jungherr	3/31/2023	John Anderson's letter referred to in the minutes of 6-16-21 Facilities Committee Meeting Minutes	4-4-23 M. Payne & S. Garfield	Sent to A. Jungherr	4/11/2023
169)Anton Jungherr	7/11/2023	Colbi Amendment 4-20-23	7-12-23 M. Payne & S. Garfield	Sent to A. Jungherr	7/24/2023
170)Anton Jungherr	7/11/2023	Tami Dunning's Contract with CBOC	7-12-23 L. Freese & S. Garfield	Sent to A. Jungherr	7/24/2023
171)Lorraine Humes	7/12/2023	Group email for PTA Councils & School Councils	7-12-23 S. Garfield	Sent response to L. Humes	7/26/2023
172)Lorraine Humes	8/29/2023	cpy of July and August 2023 A/P check losts for Building Fund, Code 21	8-29-23 -M. Payne, L. Freese	Response given at 9-11-23 CBOC meeting	9/11/2023
173)Anton Jungherr	9/11/2023	Copy of Colby invoice 9704	9-11-23 M. Payne at CBOC mtg.	Response sent to A. Jungherr 9-18-23	9/18/2023
174)Anton Jungherr	9/11/2023	Copy of Orbach Henderson, Huff & Henderson invoices 101035,101038,101493,101495	9-11-23 M. Payne at CBOC mtg.	Response sent to A. Jungherr 9-18-23	9/18/2023
175)Lorraine Humes	9/25/2023	Copy of Fund 21 Checklist for Sept. 2023	9-25-23 M. Payne	Response sent to L. Humes 10-10-23	10/10/2023
176)Lorraine Humes	10/23/2023	Copy of 2023 Bond KPI Summary Report	10-24-23 M. Payne	M. Payne had a conversation with L. Humes explaining that this is not a routine report and is not available at this time.	11/13/2023
177)Lorraine Humes	9/16/2024	Excell spreadsheet for FY 2024 checklist data.	9-16-24 M. Payne	10-2-24 M. Falk emailed excel doc to L. Humes	10/2/2024



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

JOINT MEETING WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION CBOC

2010 Measure D, 2012 Measure E & 2020 Measure R

April 8th, 2024

DRAFT MINUTES

The District's video link to this meeting can be found here:

<https://www.youtube.com/watch?v=hPxh60APtFU>

A.1-3 WELCOME AND MEETING PROCEDURES

The Joint Meeting of the West Contra Costa Unified School District's (WCCUSD) Board of Education and the Citizens' Bond Oversight Committee (CBOC) was held in the multipurpose room at DeJean Middle School WCCUSD Facilities Building (3400 Macdonald Ave, Richmond, CA 94805) on Wednesday April 8th, 2024. The meeting was called to order at 6:25 PM by BOE President Jamela Smith-Folds.

President Smith-Folds delineated meeting procedures (including the Pledge of Allegiance and the Land/Labor and Body Acknowledgement).

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CBOC Vice Chair welcomed all attendees and thanked staff for putting the meeting together.

A.4 Roll Call

BOARD MEMBERS PRESENT

Jamela Smith-Folds ~ President
Otheree Christian ~ Trustee
Leslie Reckler ~ Trustee
Mister Phillips ~ Trustee (arrived late)

BOARD MEMBERS ABSENT

Demetrio Gonzalez-Hoy ~ Clerk

CBOC MEMBERS PRESENT

Lorraine Humes ~ Vice Chair
Ariel Xi ~ Secretary
Don Gosney

CBOC MEMBERS ABSENT

Brendan Havemar-Daughton ~ Chair
Lin Johnson
Jia Ma

STAFF PRESENT

Dr. Kenneth C. Hurst ~ Superintendent
Raechelle Forrest ~ Interim Director of Communications
Melissa Payne ~ Director of Contract Administration
Nancy Ortiz-Perez

A.5 PUBLIC COMMENT

Jack Weir spoke as a representative of the Contra Costa Taxpayers Association. Mr. Weir praised the District for finally being in compliance with the CA Education Code by filling the mandated

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positions on the CBOC. {Most of Mr. Weir's comments were inaudible due to a audio system difficulties.]

A.6 Agenda Review and Adoption

President Amith-Folds asked both the Board and Committee for a motion to approve the agenda.

No Public Comment was solicited.

Without dissent the agenda was adopted as presented.

A.7 COMMENTS FROM THE BOARD PRESIDENT AND CBOC CHAIRPERSON

CBOC Vice Chair Humes spoke briefly of the need for independent community oversight of the Bond Program and how the CBOC is working towards that end.

President Smith-Folds also thanked everyone involved for their efforts with regards to the Bond Program and for enabling this meeting.

B. DISCUSSION ITEMS

Before getting into the three discussion items, President Smith-Folds explained that the public would be allotted no more than 10 minutes total with 1 minute per speaker.

She also explained that the Board and CBOC would be allowed up to three questions followed later by 2 minutes for comments.

If another round of questions and comments was necessary, that would be addressed at that time.

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[Audio problems continued to plague the meeting. Trustee Reckler went on record pointing out that she is hard of hearing and the poor acoustics in this meeting room makes it very difficult for her to hear what's being said at this meeting. President Smith-Folds paused the meeting to ensure that all participants were accommodated.]

B.1 CBOC RECRUITMENT PLAN

Ms. Forrest made a presentation on the District's recruitment efforts to fill the CBOC positions.

Ms. Forrest showed a slide explaining some of the means the District uses to reach out to the community:

ParentSquare ~ 99% Families & Staff
Website ~ 19,000 visits/month
Newsletters ~ 9,700 Community Subs
Peach Jar ~ 21,700 Families & Staff
Facebook ~ 7,900 Followers
Instagram ~ 3,100 Followers
LinkedIn ~ 3,400 Followers
YouTube ~ 1,200 Subscribers
Press release/advisories ~ 150+ Press Contacts
DMV ~ 267,400 Annual Visits
Community Partner ~ 250 Business Contacts

She spoke of her team's strategies and tactics to solicit applications for the CBOC. These included speaking before the El Cerrito and San Pablo City Councils and utilizing the Superintendents speaking engagements to advertise the CBOC.

In particular, she spoke of partnering with the Principals at Richmond and Kennedy High Schools; Shannon, Stege and Lake Elementary schools as well as Hercules Middle High School to solicit membership from parents of students at schools that are being rebuilt.

Public Comment: None

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Questions / Discussion / Comment:

Mr. Gosney pointed out that County Supervisor Gioia's office was singled out but asked why Supervisor Glover's office—with the 70,000 adults he represents—had not been included. Ms. Forrest agreed that she would reach out there as well.

Ms. Humes suggested, and Ms. Forrest agreed, that reaching out to retired persons that might be able to utilize their skills from their pre-retirement years.

Ms Xi pointed out that the outreach seemed to be limited to ONLY the San Pablo and El Cerrito City Council meetings and suggested to expand that outreach to Richmond, Pinole, Hercules and the eight unincorporated areas as well.

Mr. Gosney expressed his appreciation for the presentation and efforts but he explained that even with his vast experience with the Bond Program and the CBOC, he's seen where the public has noticed that the CBOC has not always been treated with respect by the District and by some Board members. He explained that with this being so widely known, members of the public have been reticent to seek membership on a volunteer body where they might be totally ignored and/or treated with little respect. He specifically pointed out hoe some members of the Board have gone on record saying that the independent CBOC actually worked for the very body they were providing oversight over.

Mr. Gosney further commented that there were well over a quarter of a million residents of West County but he has remarked on numerous occasions that the District seems to think that their universe is limited only to the parents of current students.

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Trustee Reckler commented on the value of social media but impressed that face to face interactions with people and groups is far more effective.

She also praised Ms Humes about her efforts to educate CBOC members and train them about what the committee does.

Ms Humes encouraged the District to seek out persons with useful skills and hope they would meet the application criteria.

Trustee Phillips reminded the group that Trustees used to be able to appoint CBOC members but others felt that was a conflict of interest and the Board Policy was changed. He further commented that now people are reaching out to the Board to find applicants to join the CBOC. Mr. Phillips suggested that the Board might amend their policy to revert back to allowing the individual Board members to make their own appointments to the CBOC. [Mr. Gosney rebutted that individual Board members NEVER had direct appointments. They could nominate an applicant that then went through a public interview process and then went before the full Board at a public meeting for consideration, discussion and vote.]

President Smith-Folds suggested putting together a sheet outlining what the CBOC is looking for and what kinds of obligations and skills the District is looking for.

B.2 IMPLEMENTATION PLAN

Ms. Payne presented reports and plans for the Bond Program audits—broken into four subreports:

- 1) **Overview and status of Annual Bond Performance and Financial Audits for FY 2023** ~ Even though there was a statutory deadline of March 31 for the draft audits to be presented to the Board and the CBOC, an extension was requested to ensure that the audits were as complete as possible.

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Above the annual audits, there are supplemental audits—including the FAI Audit (covering 2008 thru 2016), the Program effectiveness Audit (covering 2017 thru 2019) and the Independent Review of the implementation of the FAI recommendations.

Ms. Payne invited the Board and the public to attend a presentation and discussion for both of the annual audits at the CBOC meeting of April 15 before being brought back before the Board sometime in May.

- 2) **Overview and status of implementation Plan for the Forensic Accounting Investigation (FAI)** ~ Ms Payne presented a brief history and background for the FAI.

She told of the 112 recommendations made in the FAI and the establishment of the Implementation Task Force..

Part of the process included a third party of the actual implementation of the recommendations.

Ms. Payne pointed out that there were still a large number of recommendations where it could not be verified that they had been implemented.

- 3) **Challenges and Opportunities** ~ Ms. Payne reported that some of the challenges the District faces in these post pandemic years including staffing and resources shortage, the implementation of outdated recommendations, demonstrating the implementation of new systems and processes, and public perception and trust.

She pointed out that there has been a radical change in personnel as well as that many of the recommendations are outdated.

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Personnel who would have historical recollections of the issues brought up in the FAI are no longer with the District.

- 4) **Commitments** ~ Ms Payne explained that until the District can demonstrate to the public that they have adequately dealt with the issues included in the FAI that they will have a difficult time winning back the public's trust.

Ms. Payne reported that the District has partnered with The International Partnering Institute with a program called the Momentum System which has four steps:

- Get aligned
- Create a forum for co-creation
- Implement one initiative at a time
- Measure and monitor results

She then explained how the Facilities team was implementing those four steps—in detail—including the creation and implementation of the Project Management Plan (PMP).

Questions / Discussion / Comment:

Mr. Gosney pointed out when the CBOC receives the audits and then makes suggestions for information to be included or the way it's presented, these suggestions never seem to be implemented in the FINAL version of the audits. He asked if the CBOC might expect their requests to be honored.

Ms Payne replied that these audits must meet very specific standards established through the State and GAGAS (Generally Accepted Government Auditing Standards). She pointed out that even though the auditors will come before the CBOC with open minds, it's their

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professional reputation and license that is at risk so their actions will reflect that above whatever the CBOC might want.

Mr. Gosney added that the CBOC has to go back to the public with audits that they may not stand behind.

Replying to Trustee Reckler's concerns about the ranking assigned to each of the 112 FAI recommendations to determine which would be addressed first, Ms. Payne referenced 7 recommendations that were deemed by the Board and the District's legal team to be confidential. As such the CBOC was never told what they were, the public was never told what they were and even the auditors trying to verify whether they had been properly addressed were not allowed to know what they were or what actions were taken in regards to their implementation.

President Smith-Folds solicited a **MOTION** to extend the meeting until 8:45 PM to allow for the third presentation with questions and comments. Mr. Gosney made the **MOTION**. Before a second could be heard, Trustee Phillips questioned whether these joint meetings allowed for a vote that included CBOC members.

The concern was that the CBOC did not have a quorum while the Board did. It was determined that a **MOTION** could be made with only the Board involved.

A **MOTION** was made by Trustee Phillips and **SECONDED** by Trustee Reckler to extend the meeting to 8:45 PM. The **MOTION** was **APPROVED** with Trustees Smith-Folds, Reckler and Phillips voting in the affirmative with Trustee Gonzales-Hoy and Christian not in attendance.

In the second round of questions, Trustee Reckler asked about the composition of the Implementation Task Force. Ms Payne replied that there were a couple of vacancies. Members of the Task Force currently include Superintendent Hurst, Associate Superintendent

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Freese, Associate Superintendent Moses and Ms Payne. There is no representative from the CBOC, the Solutions Team or an internal auditor. Trustee Reckler expressed her concerns that absent an internal auditor, she asked who was actually auditing whether these recommendations were being implemented. Ms Payne reported that sometimes a third party auditor was called in.

Ms Humes pointed out that specific auditors (the person—not the firm) were only allowed to audit the same programs 6 years in a row. Ms Humes requested that data be shared with the CBOC, the Board and the public about the actual individual auditors performing the auditing. Ms Payne replied that these types of questions should be brought forth when the CBOC meets on April 15th when the auditors will be present.

Mr. Gosney asked who the last CBOC member was that served on the Implementation Task Force. Ms Payne confirmed that it was Cameron Moore—who has been off of the CBOC for three years (meaning that the CBOC has not had representation on this task force for three years).

Trustee Phillips commented that in all of the audits—especially the FAI—there was nothing found that was above and beyond simple procedural errors. He stressed that the District—including the Board and the CBOC—needs to get away from this misperception that the District, individual Board and CBOC members ever did anything actionable.

Mr. Gosney commented that the District has known about alleged deficiencies for eight years but the District, the Board and the CBOC cannot say with any certainty that all 112 of the recommendations have been addressed. Some of his concerns include that the District has spent millions of dollars on the FAI and subsequent audits and they still cannot put this behind them.

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Mr. Gosney spoke to the group—especially the newer staff, Board and CBOC members that the Board spent \$968,000 of borrowed money for the FAI, an additional \$1.4 million in interest plus an additional \$800,000 in legal fees and administrative costs for a total of \$3.2 million for the FAI and eight years later no one can clearly state whether all of the recommendations have been addressed.

Speaking from the public, Mr. Weir (Contra Costa Taxpayers Association) remind everyone that they had recommended that the District take legal action to recoup misspent funds. He claimed that the District had misspent about 11% of the bond program transactions and further claimed that an auditor had told him that there was “high probability of significant fraud, waste and abuse”.

B.3 BOND PROGRAM UPDATE ON FINANCIAL REPORTS

Ms. Payne reported how important it has been to provide the CBOC and the public with timely financial reports. She explained that over the years the CBOC and staff has come up with a suite of reports that provided the CBOC and then public with the information they needed on a regular basis.

She explained how difficult it has been to provide these reports. She explained that staffing has been significantly less than what is needed.

She further reported on a Reporting Module Development process so anyone can go online and pull up current data on any project.

Ms. Payne then showed a demonstration of the Reporting Portal.

She further reported that the trial version was being vetted by outside firms. She also reported that she expected the system to go live by the June 10th CBOC meeting.

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Public Comment:

There were no public comments.

Questions / Discussion / Comment:

Mr. Gosney praised the Facilities team but also questioned why the District could not provide the personnel to provide the CBOC and the public with the financial reports they need. He further pointed out that the new CBOC members could not learn how to do their jobs when they had no financial reports to learn from.

He advised the Board that if they want the public to believe there is actual oversight of the Bond Program, they need to get the CBOC the financial reports they need.

C) COMMENTS FROM BOARD PRESIDENT AND CBOC CHAIRPERSON

Closing comments were made by members of the Board of Education and the CBOC.

Trustee Phillips opined that these 112 recommendations came at a time with a different Board of Trustees, a different Superintendent and a different Facilities director. He questioned whether the Board should expect staff to continue to work on these recommendations—and spend District funds—when they may no longer be relevant or important to the current Board. He suggested that the current Board should revisit their commitment to continuing with the implementation and auditing of these recommendations.

D) ADJOURNMENT

President Smith-Folds adjourned the meeting at 8:44 PM.

Prepared by Don Gosney



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF MEETING January 13th, 2025

DRAFT
(February 10th, 2025)

The District's video link to this meeting can be found here:
https://youtu.be/EPt_BQzbBBw?si=R4FGM8c6j8YAOibP

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) Citizens' Bond Oversight Committee (CBOC) was held at the WCCUSD Facilities Building (1400 Marina Way South) on Monday January 13th, 2025. The meeting was called to order at 6:25 PM by CBOC Chair Don Gosney.

B ~ The ROLL CALL of attendees showed the following:

PRESENT

Brendan Havenar-Daughton (Chair)
Lorraine Humes (Vice-Chair)
Ariel Xi (Secretary)
Don Gosney (Member)
Andrew Butt (Member)
Tashiana Johnson (Member)
Andrea Landin (Member)

ABSENT

Lin Johnson (Member)

ALSO IN ATTENDANCE

Melissa Payne (Interim Associate Superintendent ~ Operation and Executive
Director of Contracts Administration)
Ellen Mejia-Hooper (Director of Facilities, Planning & Construction)
Megan Falk (Fiscal Coordinator-Bond, Facilities, M&O)
Leslie Reckler (WCCUSD Board President, Trustee Area 5)

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With seven of the eight appointed CBOC members in attendance, a quorum was confirmed.

C ~ APPROVAL OF AGENDA

The agenda was approved as presented.

D ~ APPROVE MINUTES

- February 12, 2024 Meeting Minutes
- March 11, 2024 Meeting Minutes
- June 10, 2024 Meeting Minutes
- August 12, 2024 Meeting Minutes

Mr. Gosney provided comments on the February meeting minutes:

- **Typographical Errors:** Mr. Gosney pointed out typographical errors, specifically noting that on page 7, "Christine" should be corrected to "Christian."

Mr. Gosney also provided general comments on all the meeting minutes, noting several areas for improvement:

- **Zoom Link vs. YouTube Link:** He recommended replacing the Zoom meeting link with the YouTube video link in the minutes.
- **Meeting Minutes Format:** Mr. Gosney suggested transitioning from "action minutes" to a "discussion minutes" format. This change would provide more context for readers by including the substance of comments and discussions.
- **Font Size and Readability:** He recommended increasing the font size for improved readability, suggesting a font like Garamond 16 as an example.

Vice Chair Humes responded to Mr. Gosney's comments regarding the format of the meeting minutes.

- The current practice of recording meeting minutes is based on Robert's Rules of Order, and this was the training the Secretary received from the previous Parliamentarian. Any change to the established meeting minute format would require the adoption of new bylaws.

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MINUTES OF 01.13.25 MEETING

Chair Daughton made a **MOTION** to approve all the meeting minutes.
Pursuant to the Small Board Rules, a second was not required.

Vote:

Ayes: Chair Daughton, Vice-Chair Humes, Secretary Xi, Ms. Landin

Abstentions: Mr. Gosney, Mr. Butt, Ms. Johnson

With a vote of 4 ayes and 3 abstentions, the **MOTION WAS APPROVED.**

E ~ COMMENTS FROM THE CBOC CHAIR

Chair Daughton delivered the Land Acknowledgement Statement and encouraged CBOC members to consider serving on the executive committee of the CBOC.

F ~ PUBLIC COMMENT FOR NON AGENDIZED ITEMS

Trustee Reckler extended New Year's greetings to the CBOC members and announced that she will serve as the CBOC Liaison through the next election, which will be held in mid-December 2025. She also stated that she and Trustee Hernandez will serve on the CBOC Selection Committee. Finally, she noted that Ms. Payne will contact the CBOC to schedule a joint meeting with the Board of Education this spring.

G ~ PUBLIC COMMENT FOR AGENDIZED ITEMS

One Written Public Comment on agenda item L was offered. The comment has been attached to the meeting minutes.

H ~ ELECTION OF OFFICERS

Chair Election

Mr. Don Gosney was nominated and elected as the new Chair of CBOC.

Vice-Chair Election

Mr. Brendan Havenar-Daughton was nominated and elected as the new Vice-Chair of CBOC.

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Secretary Election

Ms. Ariel Xi was nominated and elected as the new Secretary of CBOC.

I ~ APPROVE ANNUAL CBOC MEETING CALENDAR

Vice-Chair Humes made a **MOTION** to approve the annual CBOC meeting calendar. Secretary Xi seconded the motion.

With no objections, the **MOTION WAS APPROVED.**

J ~ BOND PROGRAM PROGRESS AND STATUS REPORT

Ms. Mejia-Hooper reported on projects falling under the Facilities Team:

A general project status update on all projects being worked by the District

- Lake Elementary School Campus Replacement Project Update, Status Report (1/1/2025), and Construction Newsletter
- Hercules Middle and High School Critical Needs Project Update and Construction Newsletter
- Shannon Multipurpose Room Replacement Project Update, Status Report (1/1/2025), and Construction Newsletter
- Kennedy Critical Needs Project Update
- Kennedy High School Admin Relocation Project Update, Status Report (1/6/2025), and Construction Newsletter
- Hercules Middle & High New Science Building Status Report (1/6/2025)

K ~ BOND PROGRAM FINANCIAL REPORT UPDATE

Ms. Payne reported on the suite of financial reports which included:

- A/P Check Lists (October/2024)
- A/P Check Lists (November/2024)
- A/P Check Lists (December/2024)

Vice-Chair Humes made a **MOTION** to postpone agenda items L, N, O, Q, R.

With no objections, the **MOTION WAS APPROVED.**

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M ~ STEGE ELEMENTARY SCHOOL

Mr. Gosney raised concerns regarding the Stege Elementary School project, specifically citing insufficient time to adequately review the project's funding and timeline prior to the school district board meeting. He also noted a lack of direct communication access to board members and stated that he had several questions regarding the Stege project for staff.

Ms. Payne suggested adding these questions to the agenda for the next meeting. She also provided other information about the Stege project.

P ~ NEW BUSINESS

Vice-Chair Humes requested the 2024 report from K&N, the firm that handles the sale of school district bonds, from school district staff.

S ~ NEXT SCHEDULED MEETING

The next scheduled meeting is on February 10, 2025.

T ~ ADJOURNMENT

With no other business before it the meeting was adjourned at 8:22 PM. The next scheduled meeting will be held on February 10, 2025 at 6:15 PM at WCCUSD Facilities Building (1400 Marina Way South).

DRAFTED BY ARIEL XI



West Contra Costa Unified School District Citizens' Bond Oversight Committee Application

The purpose of the Committee is to inform the public concerning the expenditures and uses of bond revenues. The Committee's legal charge is to actively review and report on the expenditures of taxpayer's money for school construction.

**SHAMARLA MCCOY
SAN PABLO**

At Large WCCUSD Community Member

YES Do you live or work within the boundaries of WCCUSD?

NO Are you an elected official? (No elected official shall be appointed to the CBOC)

NO Are you an employee or official of the WCCUSD? (No employee or official shall be appointed to the CBOC)

NO Are you a vendor, contractor or consultant of the WCCUSD? (None shall be appointed to the CBOC.)

YES Can you serve a full two-year term?

YES Can you attend monthly in-person CBOC meetings?

NO Do you know of any reason such as a potential conflict of interest, which would adversely affect your ability to serve on the CBOC?

Please provide a personal statement explaining why you want to serve on the Citizens' Bond Oversight Committee and what special areas of expertise or experience that you think would be helpful to the Committee

I currently work as the Community Schools Director with the Bay Area Community Resources (BACR) and I work to connect parents, families and students to community resources. I would like to serve on the Citizens' Bond Oversight Committee because I know that it is the most equitable governance approach and that accountability to community members is important. I have a Juris Doctor in law and I am able to read large amounts of documents quickly with a keen eye on what's important. I also am great at facilitating discussions and asking the appropriate relevant questions.

CBOC ATTENDANCE LOG

2024 ~2025																			
	Term of Office	Dec 11	Jan 08	Feb 12	Mar 11	Apr 08	Apr 15	May 20	Jun 10	Jul 08	Aug 12	Sep 09	Oct 28	Nov 18	Dec 09	Jan 13	Feb 10	Mar 10	Mar 19
Don Gosney	11/01/23 – 10/31/25 (1)	P	P	P	P	P	P	X	P	P	P	P	P	X	X	P			
Brendan Havenar-Daughton	03/15/23 – 03/14/25 (1)	P	P	P	P	A+	P	X	P	P	P	P	P	X	X	P			
Ariel Xi	04/12/23 – 04/11/25 (1)	A	P	P	A+	P	P	X	A+	A	A	P	P	X	X	P			
Jia Ma	02/05/25 – 02/04/27 (2)	P	P	P	P	A	A	X	P	P	P	P	P	X	X	X			
Andrew Butt	12/04/24 – 12/03/26 (1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P			
Andrea Landin	06/26/24 - 06/25/26 (1)	X	X	X	X	X	X	X	X	P	P	P	A+	X	X	P			
Lin Johnson	12/06/23 – 12/05/25 (1)	A+	P	P	A+	A-	A	X	A-	A-	A+-	A-	P	X	X	A			
Tashiana Johnson	11/06/24 – 11/05/26 (1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P			
Lorraine Humes	03/24/23 – 03/23/25 (3)	P	P	P	P	P	P	X	A-	A	P	P	P	X	X	P			
P = Present																			
A+ = Absent with notification																			
A- = Absent without notification																			
X = No meeting																			



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

CBOC MEETING MINUTES GUIDELINES

Meeting minutes are a critical part of any meeting. They become the official record of what happened at a meeting. This is one of the reasons why **meeting minutes need to be complete and they need to be accurate.**

Long after the meeting has concluded, anyone should be able to retrieve a set of minutes and have a **reasonable expectation of understanding**—from ONLY reading the minutes—**what the meeting was about**, what subjects were covered and what actions were taken.

These guidelines will help to explain different types of minutes, what **MUST** be included, what **SHOULD** be included and what **SHOULD NOT** be included.

TYPES OF MINUTES

The main types of meeting minutes include:

- **ACTION MINUTES** (focusing on key decisions and assigned tasks) and
- **DISCUSSION MINUTES** (recording the details of discussions leading to decisions).

ACTION MINUTES

Considered the most common type, highlighting key decisions and action items assigned to attendees. Quick, simple and easy to draft.

Action Minutes are popular because they are quick and relatively easy to draft, they warrant little review and discussion when brought back for

CBOC MEETING MINUTES GUIDELINES

approval, and they severely limit liability when meetings are scrutinized by the public and oversight bodies.

Action minutes are a type of meeting documentation that focus on the actions that need to be taken after a meeting. They are also known as decision-only minutes.

What do action minutes include?

- **Action items:** The tasks that need to be completed after the meeting
- **Who is responsible:** The person or people who are responsible for each action item
- **Deadlines:** The date by which each action item should be completed

One complaint about Action Minutes is that there is so little information included in these minutes that members of the public often see these minutes as a tool to keep important information from the public. They do not promote transparency.

DISCUSSION MINUTES

Provide a more comprehensive record of the conversation during the meeting, including different perspectives and reasoning behind decisions.

While NEVER being an actual transcript of the meeting, discussion minutes include brief summaries of the discussions—which may include pro and con viewpoints.

Discussion minutes greatly expand on what happened at the meeting above and beyond simple actions taken. Discussion minutes include what would be included in Action Minutes but go into more detail.

For the purpose of these guidelines, DISCUSSION MINUTES will be the only type of minutes considered.

CBOC MEETING MINUTES GUIDELINES

FORMATTING

FONT AND FONT SIZE

Minutes are pulled and read by members of the committee, staff and members of the public. These are made up by a wide variety of persons of all ages. Since many of the readers may be elderly, they appreciate a larger font. Also, the font needs to be one that is clear and easy to read (not too thick but not too thin).

Not only for readability but also for consistency, it is suggested to use:

GARAMOND 15pt

Minutes should initially be a draft and submitted as a Microsoft Word document.

USE OF A TEMPLATE

The use of a meeting minute template can be very beneficial. Many of the items would already be included meaning that the CBOC Recording Secretary would not be tasked with any more work than necessary. The Secretary would only need to fill in the gaps.

A sample template is attached here.

ACRONYMS

Before using an acronym, the full name of the acronym should be used followed by the acronym (in parentheses). Thereafter, the acronym may be used.

CBOC MEETING MINUTES GUIDELINES

REQUIRED ITEMS

TITLE BLOCK

Use the following as a template:

MINUTES OF MEETING MARCH 11, 2024

MEETING VIDEO LINK:

The District's video link to this meeting can be found here:

<https://youtu.be/2dJZovCihWQ>

OPENING PARAGRAPH

"The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) Citizens' Bond Oversight Committee (CBOC) was held at the WCCUSD Facilities Building (1400 Marina Way South) on Monday XXX, 2025. The meeting was called to order at 6:28 PM by CBOC Chair Joe Blow."

[Record it accordingly if it is a Special Called meeting or a Joint Meeting.]

ATTENDANCE

List those CBOC members in attendance as well as those CBOC members not in attendance. Also list which staff members and other District provided persons (with titles) are present. State whether a quorum was met.

An example would look like this:

The ROLL CALL of attendees showed the following:

PRESENT

Brendan Havenar-Daughton (Chair)

Lorraine Humes (Vice Chair)

Don Gosney (Member)

Jia Ma (Member)

CBOC MEETING MINUTES GUIDELINES

ABSENT

Ariel Xi (Secretary)
Lin Johnson (Member)

ALSO IN ATTENDANCE

Luis Freese (Associate Superintendent ~ Operation)
Melissa Payne (Executive Director of Contracts Administration)
Ellen Mejia-Hooper (Director of Facilities, Planning & Construction)
Tami Dunning (Professional Parliamentarian)

With four of the seven appointed CBOC members in attendance, a quorum was confirmed.

If a member of the Board of Education is attending either in person or remotely, include that in the minutes.

If a CBOC member is attending remotely, include this but make it clear whether that member is attending as a CBOC member or a member of the public.

If a member arrives late or departs early, that should be spoken into the recorded record (either by the CBOC Chair or the Secretary) and noted in the minutes.

There are no 'excused' absences to be included in the minutes. [These will be listed on the rolling attendance log included in the Agenda Packet. The purpose of the roll call in the minutes is ONLY to show who was here and who was not. If 'excused' absences are allowed, this would be shown in the rolling attendance log included in the agenda packet.]

ACTIONS TAKEN

Any motions must be recorded along with the name of the person making the motion. The name of the seconder is not required but is advised.

CBOC MEETING MINUTES GUIDELINES

VOTING

All votes must be recorded with the text of the motion being voted on and the names of those voting for, against, abstaining or voting as ‘present’.

Record whether the vote was affirmed or rejected.

PUBLIC COMMENT

At the end of EVERY report on an agenda item, all public comments should be reported. If no public comments are offered, the following MUST be included in the minutes:

“There were no public comments offered.”

[Absent this there might be the assumption that public comment was not even solicited.]

RECOMMENDATIONS/REQUESTS

Whether by the CBOC or by members of the public, any and all recommendations/requests should be mentioned. If there is a discussion by the CBOC, this should be reported.

[The importance of reporting on these recommendations is that future readers will know that the recommendations were made and addressed.]

REPORTS

All reports—especially financial and project reports—should have a date attached to differentiate it from any other report with a similar name.

APPLICATIONS

If there is a CBOC Application included in the agenda packet this must be referenced in the minutes.

STANDING REPORTS

If a Standing Report presented to the Board/Public is a part of the agenda packet and/or meeting it must be referenced in the minutes.

CBOC MEETING MINUTES GUIDELINES

AGENDA ITEMS

All agenda items as listed in the Agenda Packet (along with identifying tags) must also be included in the minutes to ensure that every agenda item has been referenced in the minutes.

CLOSING

The minutes should be closed with the following:

“With no other business before it the meeting was adjourned at X:XX PM. The next scheduled meeting will be held on XXX, 2025 at 6:XX PM at XXX [State the location].”

And:

“Minutes prepared by Suzy Smith”

DRAFT, PRE-DRAFT AND FINAL

On every page (either by watermark, in the title or in a header/footer), it should be noted whether the version is a

- **PRE-DRAFT**—the version put out for initial review for fact checking prior to submission as a DRAFT version (this can eliminate lengthy and sometimes contentious discussions at the CBOC meeting)
- **DRAFT**—the version submitted in the agenda packet for review, discussion and acceptance/amendment/rejection
- **FINAL**—after a set of minutes has been approved at a meeting, the date of the approval should be affixed.

FILENAME

The filename for the minutes should include

- The date of the meeting
- The status of the minutes (Pre-Draft, Draft or Final)

CBOC MEETING MINUTES GUIDELINES

ITEMS THAT SHOULD BE INCLUDED

BANNER

The minutes should have a title banner on the first page similar to:



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

TITLE BLOCK

Use the following as a template:

MINUTES OF MEETING MARCH 11, 2024

MEETING VIDEO LINK:

The District's video link to this meeting can be found here:

<https://youtu.be/2dJZovCihWQ>

NAMES

When referencing the name of any speaker, respect must be shown by referring to them as Mr./Ms and by any title. First names should not be used here.

Examples would include:

- **Chair Smith**
- **Mr. Jones**
- **Ms Smith**

The first time a person's name is used, when possible, their first and last name should be used. Most of these would be included in the list of

CBOC MEETING MINUTES GUIDELINES

attendees (CBOC members, staff and Board members). Subsequent use of their names would only refer to them by their last name.

Members of the public are NOT required to state their name. The Chair and/or the Secretary should ask if they will share their name for the record but no one may insist that they identify themselves.

MOTIONS

Anytime a motion or actions on a motion are made, that text should be bold faced and capitalized.

An example might look like this:

Mr. Gosney made a **MOTION** to make the April 8th meeting a regularly scheduled CBOC meeting. Ms Ma seconded the motion.

With no objections, the **MOTION WAS APPROVED.**

WATERMARK

The word DRAFT should be affixed (diagonally) on each page. The opacity should be set at 25%.

ACTION vs DISCUSSION

If an item is marked as either an ACTION or a DISCUSSION item in the agenda, it should be noted as such in the minutes as well.

LINE NUMBERING

Continuous line numbering for the Pre-Draft and Draft versions should be used. This makes discussions of particular lines easier to reference both in writing and in verbal discussions.

CBOC MEETING MINUTES GUIDELINES

ITEMS THAT SHOULD NOT BE INCLUDED

- Negative personal comments about other CBOC members, Staff or members of the Board of Education. Exceptions would include professional comments about actions taken by CBOC members, Staff or members of the Board of Education.
- Verbatim transcriptions. Exceptions would ONLY include a phrase or sentence where the exact wording is necessary.
- Do NOT reprint the agenda and merely add notations.
- Do NOT include links to other documents [reference only the name of the document]. If the document is included in the CBOC meeting Agenda Packet it may be referenced. [If the written. minutes are used at a later date and there is no access to the Internet or if the URL is no longer valid, the referenced item will not be accessible.]
- Do NOT list hotlinks. The minutes should be a ‘stand alone’ document that can be printed and archived and still be fully usable and accessible.



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF MEETING **XXX**, 2025

PRE-DRAFT, DRAFT or FINAL
(DATE)

The District's video link to this meeting can be found here:
<https://youtu.be/2dJZovCihWQ>

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) Citizens' Bond Oversight Committee (CBOC) was held at the WCCUSD Facilities Building (1400 Marina Way South) on Monday **XXX**, 2025. The meeting was called to order at 6:28 PM by CBOC Chair Don Gosney.

B ~ The **ROLL CALL** of attendees showed the following:

PRESENT

Don Gosney (Chair)

Brendan Havenar-Daughton (Vice Chair)

Ariel Xi (Secretary)

Lorraine Humes (Member)

Jia Ma (Member)

Andrew Butt (Member)

Tashiana Johnson (Member)

ABSENT

Lin Johnson (Member)

ALSO IN ATTENDANCE

Melissa Payne (Interim Associate Superintendent ~ Operation and Executive
Director of Contracts Administration)

Ellen Mejia-Hooper (Director of Facilities, Planning & Construction)

Megan Falk (Fiscal Coordinator-Bond, Facilities, M&O)

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE MINUTES OF 0X.XX.25 MEETING

With **XXX** of the nine appointed CBOC members in attendance, a quorum was confirmed.

C ~ APPROVAL OF AGENDA

The agenda was approved as presented.

D ~ COMMENTS FROM THE CBOC CHAIR

Chair Gosney welcomed everyone and thanked them for engaging and showing up.

E ~ PUBLIC COMMENT FOR NON AGENDIZED ITEMS

There were no public comments submitted.

F ~ PUBLIC COMMENT FOR AGENDIZED ITEMS

XXX

G ~ BOND PROGRAM FINANCIAL REPORTS

Melissa Payne reported on the suite of financial reports which included:

- A/P Check Lists (XX/2025)
- Consolidated Budget Status Report (XX/25)
- Consolidated Budget Status Report (XX/24)
- Bond Program Spending to Date by Site (Report #2) (XX/25)
- Bond Program Financial Status (Report #13) (XX/25)

H ~ BOND PROGRAM PROJECT STATUS REPORTS

Ms. Mejia-Hooper reported on projects falling under the Facilities Team:

A general project status update on all projects being worked by the District:

- Lake Elementary School Campus Replacement
- Hercules Middle and High School Critical Needs Project
- Project Status Report: Lake Elementary School Replacement Project
- Project Status Report: Hercules Middle & High New Science Building
- Lake Elementary School Replacement Project Newsletter
- Hercules Middle and High School Critical Needs Science Building Newsletter

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE MINUTES OF 0X.XX.25 MEETING

- Richmond High School Modernization Project Newsletter

I ~ CONSENT CALENDAR

The Consent Calendar was approved as submitted.

J ~ ANNUAL REPORT

XXX

K ~ SITE VISITS

XXX

L ~ BY-LAWS COMMITTEE REPORT

XXX

M ~ XXX

N ~ XXX

O ~ XXX

P ~ XXX

Q ~ XXX

R ~ XXX

S ~ XXX

T ~ NEW AND OLD BUSINESS

XXX

U ~ FUTURE AGENDA ITEMS

XXX

V ~ ADJOURNMENT

With no other business before it the meeting was adjourned at X:XX PM.

The next scheduled meeting will be held on XXX, 2025 at 6:XX PM at XXX [State the location].”

These minutes were drafted by XXX



CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

EDUCATION CODE - EDC

TITLE 1 GENERAL EDUCATION CODE PROVISIONS [1. - 32527]

(Title 1 enacted by Stats. 1976, Ch. 1010.)

DIVISION 1 GENERAL EDUCATION CODE PROVISIONS [1. - 32527]

(Division 1 enacted by Stats. 1976, Ch. 1010.)

PART 10. SCHOOL BONDS [15100 - 17204]

(Part 10 repealed and added by Stats. 1996, Ch. 277, Sec. 2.)

CHAPTER 1.5. Strict Accountability in Local School Construction Bonds Act of 2000 [15264 - 15288]

(Chapter 1.5 added by Stats. 2000, Ch. 44, Sec. 3.)

ARTICLE 1. General Provisions [15264 - 15288]

(Article 1 added by Stats. 2000, Ch. 44, Sec. 3.)

15264

It is the intent of the Legislature that all of the following are realized:

- a) Vigorous efforts are undertaken to ensure that the expenditure of bond measures, including those authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution, are in strict conformity with the law.
- b) Taxpayers directly participate in the oversight of bond expenditures.
- c) The members of the oversight committees appointed pursuant to this chapter promptly alert the public to any waste or improper expenditure of school construction bond money.
- d) That unauthorized expenditures of school construction bond revenues are vigorously investigated, prosecuted, and that the courts act swiftly to restrain any improper expenditures.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

15266

- a) As an alternative to authorizing and issuing bonds pursuant to Chapter 1 (commencing with Section 15100) or Chapter 2 (commencing with Section 15300), the governing board of a school district, community college district, or a school facilities improvement district may decide, pursuant to a two-thirds vote and subject to Section 15100 to pursue the authorization and issuance of bonds pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and subdivision (b) of Section 18 of Article XVI of the California Constitution. An election may only be ordered on the question of whether bonds of a school district, community college district, or a school facilities improvement district shall be issued and sold pursuant to subdivision (b) of Section 18 of Article XVI of the California Constitution at a primary or general election, a regularly scheduled local election at which all of the electors of the school district, community college district, or school facilities improvement district, as appropriate, are entitled to vote, or a statewide special election.
- b) Upon adopting a resolution to incur bonded indebtedness pursuant to subdivision (b) of Section 18 of Article XVI of the California Constitution and after the question has been submitted to the voters, if approved at the election, the bonds shall be issued pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and this chapter, and the governing board may not, regardless of the number of votes cast in favor of the bond, subsequently proceed exclusively under Chapter 1 (commencing with Section 15100) or under Chapter 2 (commencing with Section 15300), as appropriate. Where not inconsistent, the provisions of Chapter 1 (commencing with Section 15100) or Chapter 2 (commencing with Section 15300), as appropriate, shall apply to this chapter.

(Amended by Stats. 2007, Ch. 670, Sec. 6. Effective January 1, 2008.)

15267

- a) Two or more small school districts that have had the issuance of bonds authorized by the voters pursuant to this chapter may form a joint powers authority in accordance with the provisions of Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code for the purpose of issuing or selling those bonds for raising money for the purposes authorized.
- b) A joint powers authority described in subdivision (a) shall be deemed a school district for purposes of this chapter only and may exercise all authority granted to

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

a school district under this chapter under the conditions imposed by this chapter for the issuance and sale of bonds.

- c) Each small school district shall be responsible for its respective voter-approved bonds pursuant to this chapter. A joint powers authority formed pursuant to this section shall serve the purpose of sharing administrative costs associated with the issuance and sale of bonds and shall not otherwise affect the terms of the respective voter-approved bonds.
- d) For purposes of this section, “small school district” means a school district with fewer than 2,501 units of average daily attendance.

(Added by Stats. 2017, Ch. 451, Sec. 2. (AB 1550) Effective January 1, 2018.)

15268

The total amount of bonds issued, including bonds issued pursuant to Chapter 1 (commencing with Section 15100), shall not exceed 1.25 percent of the taxable property of the district as shown by the last equalized assessment of the county or counties in which the district is located. The bonds may only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution in the case of indebtedness incurred by a school district pursuant to this chapter, at a single election, would not exceed thirty dollars (\$30) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the district to increase in accordance with Article XIII A of the California Constitution. For purposes of this section, the taxable property of a district for any fiscal year shall be calculated to include, but not be limited to, the assessed value of all unitary and operating nonunitary property of the district, which shall be derived by dividing the gross assessed value of the unitary and operating nonunitary property within the district for the 1987–88 fiscal year by the gross assessed value of all unitary and operating nonunitary property within the county in which the district is located for the 1987–88 fiscal year, and multiplying that result by the gross assessed value of all unitary and operating nonunitary property of the county on the last equalized assessment roll.

(Amended (as added by Stats. 2000, Ch. 44) by Stats. 2000, Ch. 580, Sec. 2. Effective January 1, 2001.)

15270

- a) Notwithstanding Sections 15102 and 15268, any unified school district may issue bonds pursuant to this article that, in aggregation with bonds issued pursuant to Chapter 1 (commencing with Section 15100), may not exceed 2.5 percent of the taxable property of the district as shown by the last equalized assessment of the

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

county or counties in which the district is located. The bonds may only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution in the case of indebtedness incurred pursuant to this chapter at a single election, by a unified school district, would not exceed sixty dollars (\$60) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the district to increase in accordance with Article XIII A of the California Constitution.

- b) Notwithstanding Sections 15102 and 15268, any community college district may issue bonds pursuant to this article that, in aggregation with bonds issued pursuant to Chapter 1 (commencing with Section 15100), may not exceed 2.5 percent of the taxable property of the district as shown by the last equalized assessment of the county or counties in which the district is located. The bonds may only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution in the case of indebtedness incurred pursuant to this chapter at a single election, by a community college district, would not exceed twenty-five dollars (\$25) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the district to increase in accordance with Article XIII A of the California Constitution.
- c) In computing the outstanding bonded indebtedness of any unified school district or community college district for all purposes of this section, any outstanding bonds shall be deemed to have been issued for elementary school purposes, high school purposes, and community college purposes, respectively, in the respective amounts that the proceeds of the sale of those outstanding bonds, excluding any premium and accrued interest received on that sale, were or have been allocated by the governing board of the unified school district or community college district to each of those purposes respectively.
- d) For purposes of this section, the taxable property of a district for any fiscal year shall be calculated to include, but not be limited to, the assessed value of all unitary and operating nonunitary property of the district, which shall be derived by dividing the gross assessed value of the unitary and operating nonunitary property within the district for the 1987–88 fiscal year by the gross assessed value of all unitary and operating nonunitary property within the county in which the district is located for the 1987–88 fiscal year, and multiplying the result by the gross assessed value of all unitary and operating nonunitary property of the county on the last equalized assessment roll. In the event of the unification of two or more school districts subsequent to the 1987–88 fiscal year, the assessed value of all unitary and operating

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

nonunitary property of the unified district shall be deemed to be the total of the assessed value of the taxable property of each of the unifying districts as that assessed value would be determined under Section 15268.

- e) For the purposes of this article, “general obligation bonds,” as that term is used in Section 18 of Article XVI of the California Constitution, means bonds of a school district or community college district the repayment of which is provided for by this chapter and Chapter 1 (commencing with Section 15100) of Part 10, and includes bonds of a school facilities improvement district the repayment of which is provided for by this chapter and Chapter 2 (commencing with Section 15300).
(Amended by Stats. 2001, Ch. 132, Sec. 2. Effective January 1, 2002.)
-

15271

The governing board of a school district or community college district may proceed pursuant to this chapter on behalf of a school facilities improvement district that is created by and under the exclusive authority of the school district or community college district and act on behalf of the school facilities district as provided pursuant to Chapter 2 (commencing with Section 15300).
(Added by Stats. 2001, Ch. 132, Sec. 3. Effective January 1, 2002.)

15272

In addition to the ballot requirements of Section 15122 and the ballot provisions of this code applicable to governing board member elections, for bond measures pursuant to this chapter, the ballot shall also be printed with a statement that the board will appoint a citizens’ oversight committee and conduct annual independent audits to assure that funds are spent only on school and classroom improvements and for no other purposes.
(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15274

If it appears from the certificate of election results that 55 percent of the votes cast on the proposition of issuing bonds pursuant to subdivision (b) of Section 18 of Article XVI of the California Constitution are in favor of issuing bonds, the governing board shall cause an entry of that fact to be made upon its minutes. The governing board shall then certify to the board of supervisors of the county whose superintendent of schools has jurisdiction over the district, all proceedings had in the premises. The county superintendent of schools shall send a copy of the certificate of election results to the board of supervisors of the county.
(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

15276.

Notwithstanding any other provision of law, a county board of education may not order an election to determine whether bonds may be issued under this article to raise funds for a county office of education.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

ARTICLE 2. Citizens' Oversight Committee [15278 - 15282]

(Article 2 added by Stats. 2000, Ch. 44, Sec. 3.)

15278

- a) If a bond measure authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and subdivision (b) of Section 18 of Article XVI of the California Constitution is approved, the governing board of the school district or community college shall establish and appoint members to an independent citizens' oversight committee, pursuant to Section 15282, within 60 days of the date that the governing board enters the election results on its minutes pursuant to Section 15274.
- b) The purpose of the citizens' oversight committee shall be to inform the public concerning the expenditure of bond revenues. The citizens' oversight committee shall actively review and report on the proper expenditure of taxpayers' money for school construction. The citizens' oversight committee shall advise the public as to whether a school district or community college district is in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution. The citizens' oversight committee shall convene to provide oversight for, but not be limited to, both of the following:
 - (1) Ensuring that bond revenues are expended only for the purposes described in paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
 - (2) Ensuring that, as prohibited by subparagraph (A) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution, no funds are used for any teacher or administrative salaries or other school operating expenses.
- c) In furtherance of its purpose, the citizens' oversight committee may engage in any of the following activities:
 - (1) Receiving and reviewing copies of the annual, independent performance audit required by subparagraph (C) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

- (2) Receiving and reviewing copies of the annual, independent financial audit required by subparagraph (C) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- (3) Inspecting school facilities and grounds to ensure that bond revenues are expended in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- (4) Receiving and reviewing copies of any deferred maintenance proposals or plans developed by a school district or community college district, including any reports required by Section 17584.1.
- (5) Reviewing efforts by the school district or community college district to maximize bond revenues by implementing cost-saving measures, including, but not limited to, all of the following:
 - (A) Mechanisms designed to reduce the costs of professional fees.
 - (B) Mechanisms designed to reduce the costs of site preparation.
 - (C) Recommendations regarding the joint use of core facilities.
 - (D) Mechanisms designed to reduce costs by incorporating efficiencies in schoolsite design.
 - (E) Recommendations regarding the use of cost-effective and efficient reusable facility plans.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15280

- a)
 - (1) The governing board of the district shall, without expending bond funds, provide the citizens' oversight committee with any necessary technical assistance and shall provide administrative assistance in furtherance of its purpose and sufficient resources to publicize the conclusions of the citizens' oversight committee.
 - (2) The governing board of the district shall provide the citizens' oversight committee with responses to any and all findings, recommendations, and concerns addressed in the annual, independent financial and performance audits required by subparagraphs (C) and (D) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution within three months of receiving the audits.
- b. All citizens' oversight committee proceedings shall be open to the public and notice to the public shall be provided in the same manner as the proceedings of the governing board of the district. The citizens' oversight committee shall issue regular reports on the results of its activities. A report shall be issued at least once a year.

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

Minutes of the proceedings of the citizens' oversight committee and all documents received and reports issued shall be a matter of public record and be made available on an Internet Web site maintained by the governing board of the district.

(Amended by Stats. 2013, Ch. 91, Sec. 1. (SB 581) Effective January 1, 2014.)

15282

- a) The citizens' oversight committee shall consist of at least seven members who shall serve for a minimum term of two years without compensation and for no more than three consecutive terms. While consisting of a minimum of at least seven members, the citizens' oversight committee shall be comprised, as follows:
- (1) One member shall be active in a business organization representing the business community located within the school district or community college district.
 - (2) One member shall be active in a senior citizens' organization.
 - (3) One member shall be active in a bona fide taxpayers' organization.
 - (4) For a school district, one member shall be the parent or guardian of a child enrolled in the school district. For a community college district, one member shall be a student who is both currently enrolled in the community college district and active in a community college group, such as student government. The community college student member may, at the discretion of the governing board of the community college district, serve up to six months after his or her graduation.
 - (5) For a school district, one member shall be both a parent or guardian of a child enrolled in the school district and active in a parent-teacher organization, such as the Parent Teacher Association or schoolsite council. For a community college district, one member shall be active in the support and organization of a community college or the community colleges of the district, such as a member of an advisory council or foundation.
- b) An employee or official of the school district or community college district shall not be appointed to the citizens' oversight committee. A vendor, contractor, or consultant of the school district or community college district shall not be appointed to the citizens' oversight committee. Members of the citizens' oversight committee shall, pursuant to Sections 35233 and 72533, abide by the prohibitions contained in Article 4 (commencing with Section 1090) and Article 4.7 (commencing with Section 1125) of Chapter 1 of Division 4 of Title 1 of the Government Code.

(Amended by Stats. 2013, Ch. 76, Sec. 27. (AB 383) Effective January 1, 2014.)

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

15284

- a) (An action to obtain an order restraining and preventing any expenditure of funds received by a school district or community college district through the sale of bonds authorized by this chapter pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and subdivision (b) of Section 18 of Article XVI of the California Constitution may be maintained against any officer, agent, or other person acting on behalf of, that school district or community college district, by a citizen residing in the school or community college district who is assessed and is liable to pay an ad valorem tax on real property within the school or community college district, or who has paid an ad valorem tax on real property within the school or community college district within one year before the commencement of the action if it appears by the complaint or affidavits that any of the following conditions are present:
- (1) An expenditure of funds received by a school district or community college district through the sale of bonds authorized by this chapter is for purposes other than those specified in paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
 - (2) The expenditure is not in compliance with paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
 - (3) That an expenditure in violation of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution will be made or will continue to be made during the litigation that would produce waste or great or irreparable injury.
 - (4) The governing board of a school district or community college has willfully failed to appoint the citizens' oversight committee in violation of the requirements of Section 15278.
- b) An action brought pursuant to this section shall take special precedence over all civil matters on the calendar of the court except those matters granted equal precedence by law.
- c) The rights, remedies, or penalties established by this section are cumulative to the rights, remedies, or penalties established under other laws, including subdivision (a) of Section 526 of Chapter 3 of Title 7 of Part 2 of the Code of Civil Procedure.
- d) If an order is obtained to restrain and prevent an expenditure of funds pursuant to subdivision (a), a court may award attorneys' fees pursuant to Chapter 6

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

(commencing with Section 1021.5) of Title 14 of Part 2 of the Code of Civil Procedure.

- e) The action authorized by this section shall be known as a “School Bond Waste Prevention Action.”

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15286

Consistent with the provisions contained in subparagraphs (C) and (D) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution, the required annual, independent financial and performance audits for the preceding fiscal year shall be submitted to the citizens’ oversight committee established pursuant to Section 15278 at the same time they are submitted to the school district or community college district, no later than March 31 of each year. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial and performance audits.

(Amended by Stats. 2013, Ch. 91, Sec. 2. (SB 581) Effective January 1, 2014.)

15288

It is the intent of the Legislature that upon receipt of allegations of waste or misuse of bond funds authorized in this chapter, appropriate law enforcement officials shall expeditiously pursue the investigation and prosecution of any violation of law associated with the expenditure of those funds.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

PROPOSITION 39

TEXT OF PROPOSED LAW

This initiative measure is submitted to the people of California in accordance with the provisions of Section 8 of Article II of the California Constitution.

This initiative measure amends provisions of the California Constitution and the Education Code; therefore, existing provisions proposed to be deleted are printed in ~~strikeout-type~~ and new provisions proposed to be added are printed in italic type to indicate that they are new.

PROPOSED LAW

SMALLER CLASSES, SAFER SCHOOLS AND FINANCIAL ACCOUNTABILITY ACT

SECTION ONE. TITLE

This act shall be known as the Smaller Classes, Safer Schools and Financial Accountability Act.

SECTION TWO. FINDINGS AND DECLARATIONS

The people of the State of California find and declare as follows:

- a) Investing in education is crucial if we are to prepare our children for the 21st Century.
- b) We need to make sure our children have access to the learning tools of the 21st Century like computers and the Internet, but most California classrooms do not have access to these technologies.
- c) We need to build new classrooms to facilitate class size reduction, so our children can learn basic skills like reading and mathematics in an environment that ensures that California's commitment to class size reduction does not become an empty promise.

PROPOSITION 39

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- d) We need to repair and rebuild our dilapidated schools to ensure that our children learn in a safe and secure environment.
- e) Students in public charter schools should be entitled to reasonable access to a safe and secure learning environment.
- f) We need to give local citizens and local parents the ability to build those classrooms by a 55 percent vote in local elections so each community can decide what is best for its children.
- g) We need to ensure accountability so that funds are spent prudently and only as directed by citizens of the community.

SECTION THREE. PURPOSE AND INTENT

In order to prepare our children for the 21st Century, to implement class size reduction, to ensure that our children learn in a secure and safe environment, and to ensure that school districts are accountable for prudent and responsible spending for school facilities, the people of the State of California do hereby enact the Smaller Classes, Safer Schools and Financial Accountability Act. This measure is intended to accomplish its purposes by amending the California Constitution and the California Education Code:

- a) To provide an exception to the limitation on ad valorem property taxes and the two-thirds vote requirement to allow school districts, community college districts, and county offices of education to equip our schools for the 21st Century, to provide our children with smaller classes, and to ensure our children's safety by repairing, building, furnishing and equipping school facilities;
- b) To require school district boards, community college boards, and county offices of education to evaluate safety, class size reduction, and information technology needs in developing a list of specific projects to present to the voters;

PROPOSITION 39

TEXT OF PROPOSED LAW

- c) To ensure that before they vote, voters will be given a list of specific projects their bond money will be used for;
- d) To require an annual, independent financial audit of the proceeds from the sale of the school facilities bonds until all of the proceeds have been expended for the specified school facilities projects; and
- e) To ensure that the proceeds from the sale of school facilities bonds are used for specified school facilities projects only, and not for teacher and administrator salaries and other school operating expenses, by requiring an annual, independent performance audit to ensure that the funds have been expended on specific projects only.

SECTION FOUR

Section 1 of Article XIII A of the California Constitution is amended to read:

SEC. 1.

- a) The maximum amount of any ad valorem tax on real property shall not exceed One percent (1%) of the full cash value of such property. The one percent (1%) tax to be collected by the counties and apportioned according to law to the districts within the counties.
- b) The limitation provided for in subdivision (a) shall not apply to ad valorem taxes or special assessments to pay the interest and redemption charges on ~~(1)~~ any ~~indebtedness~~ of the following:
 - 1) Indebtedness approved by the voters prior to July 1, 1978. ~~, or (2) any bonded~~
 - 2) Bonded indebtedness for the acquisition or improvement of real property approved on or after July 1, 1978, by two-thirds of the votes cast by the voters voting on the proposition.

PROPOSITION 39

TEXT OF PROPOSED LAW

- 3) Bonded indebtedness incurred by a school district, community college district, or county office of education for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, approved by 55 percent of the voters of the district or county, as appropriate, voting on the proposition on or after the effective date of the measure adding this paragraph. This paragraph shall apply only if the proposition approved by the voters and resulting in the bonded indebtedness includes all of the following accountability requirements:
- A. A requirement that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3), and not for any other purpose, including teacher and administrator salaries and other school operating expenses.
 - B. A list of the specific school facilities projects to be funded and certification that the school district board, community college board, or county office of education has evaluated safety, class size reduction, and information technology needs in developing that list.
 - C. A requirement that the school district board, community college board, or county office of education conduct an annual, independent performance audit to ensure that the funds have been expended only on the specific projects listed.
 - D. A requirement that the school district board, community college board, or county office of education conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for the school facilities projects.
- c) Notwithstanding any other provisions of law or of this Constitution, school districts, community college districts, and county offices of

PROPOSITION 39

TEXT OF PROPOSED LAW

education may levy a 55 percent vote ad valorem tax pursuant to subdivision (b).

SECTION FIVE

Section 18 of Article XVI of the California Constitution is amended to read:

SEC. 18.

- a) No county, city, town, township, board of education, or school district, shall incur any indebtedness or liability in any manner or for any purpose exceeding in any year the income and revenue provided for such year, without the assent of two-thirds of the ~~qualified electors thereof~~, voters of the public entity voting at an election to be held for that purpose, except that with respect to any such public entity which is authorized to incur indebtedness for public school purposes, any proposition for the incurrence of indebtedness in the form of general obligation bonds for the purpose of repairing, reconstructing or replacing public school buildings determined, in the manner prescribed by law, to be structurally unsafe for school use, shall be adopted upon the approval of a majority of the ~~qualified electors~~ voters of the public entity voting on the proposition at such election; nor unless before or at the time of incurring such indebtedness provision shall be made for the collection of an annual tax sufficient to pay the interest on such indebtedness as it falls due, and ~~also provision to constitute~~ provide for a sinking fund for the payment of the principal thereof, on or before maturity, which shall not exceed forty years from the time of contracting the ~~same; provided, however, anything to the contrary herein notwithstanding, when~~ indebtedness.
- b) Notwithstanding subdivision (a), on or after the effective date of the measure adding this subdivision, in the case of any school district, community college district, or county office of education, any proposition for the incurrence of indebtedness in the form of general obligation bonds for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping

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of school facilities, or the acquisition or lease of real property for school facilities, shall be adopted upon the approval of 55 percent of the voters of the district or county, as appropriate, voting on the proposition at an election. This subdivision shall apply only to a proposition for the incurrence of indebtedness in the form of general obligation bonds for the purposes specified in this subdivision if the proposition meets all of the accountability requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A.

- c) When two or more propositions for incurring any indebtedness or liability are submitted at the same election, the votes cast for and against each proposition shall be counted separately, and when two-thirds or a majority or 55 percent of the ~~qualified electors~~ voters, as the case may be, voting on any one of ~~such~~ those propositions, vote in favor thereof, ~~such~~ the proposition shall be deemed adopted.

SECTION SIX

Section 47614 of the Education Code is amended to read: 47614. ~~A school district in which a charter school operates shall permit a charter school to use, at no charge, facilities not currently being used by the school district for instructional or administrative purposes, or that have not been historically used for rental purposes provided the charter school shall be responsible for reasonable maintenance of those facilities.~~

- (a) The intent of the people in amending Section 47614 is that public school facilities should be shared fairly among all public school pupils, including those in charter schools.
- (b) Each school district shall make available, to each charter school operating in the school district, facilities sufficient for the charter school to accommodate all of the charter school's in-district students in conditions reasonably equivalent to those in which the students would be accommodated if they were attending other public schools of the district. Facilities provided shall be

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contiguous, furnished, and equipped, and shall remain the property of the school district. The school district shall make reasonable efforts to provide the charter school with facilities near to where the charter school wishes to locate, and shall not move the charter school unnecessarily.

- 1) The school district may charge the charter school a pro rata share (based on the ratio of space allocated by the school district to the charter school divided by the total space of the district) of those school district facilities costs which the school district pays for with unrestricted general fund revenues. The charter school shall not be otherwise charged for use of the facilities. No school district shall be required to use unrestricted general fund revenues to rent, buy, or lease facilities for charter school students.
- 2) Each year each charter school desiring facilities from a school district in which it is operating shall provide the school district with a reasonable projection of the charter school's average daily classroom attendance by in-district students for the following year. The district shall allocate facilities to the charter school for that following year based upon this projection. If the charter school, during that following year, generates less average daily classroom attendance by in-district students than it projected, the charter school shall reimburse the district for the over-allocated space at rates to be set by the State Board of Education.
- 3) Each school district's responsibilities under this section shall take effect three years from the effective date of the measure which added this subparagraph, or if the school district passes a school bond measure prior to that time on the first day of July next following such passage.
- 4) Facilities requests based upon projections of fewer than 80 units of average daily classroom attendance for the year may be denied by the school district.

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- 5) The term “operating,” as used in this section, shall mean either currently providing public education to in-district students, or having identified at least 80 in-district students who are meaningfully interested in enrolling in the charter school for the following year.
- 6) The State Department of Education shall propose, and the State Board of Education may adopt, regulations implementing this subdivision, including but not limited to defining the terms “average daily classroom attendance,” “conditions reasonably equivalent,” “in-district students,” “facilities costs,” as well as defining the procedures and establishing timelines for the request for, reimbursement for, and provision of, facilities.

SECTION SEVEN. CONFORMITY

The Legislature shall conform all applicable laws to this act. Until the Legislature has done so, any statutes that would be affected by this act shall be deemed to have been conformed with the 55 percent vote requirements of this act.

SECTION EIGHT. SEVERABILITY

If any of the provisions of this measure or the applicability of any provision of this measure to any person or circumstances shall be found to be unconstitutional or otherwise invalid, such finding shall not affect the remaining provisions or applications of this measure to other persons or circumstances, and to that extent the provisions of this measure are deemed to be severable.

SECTION NINE. AMENDMENT

Section 6 of this measure may be amended to further its purpose by a bill passed by a majority of the membership of both houses of the Legislature and signed by the Governor, provided that at least 14 days prior to passage in each house, copies of the bill in final form shall be made available by the clerk of each house to the public and the news media.

PROPOSITION 39
TEXT OF PROPOSED LAW

SECTION TEN. LIBERAL CONSTRUCTION

The provisions of this act shall be liberally construed to effectuate its purposes.

https://repository.uclawsf.edu/cgi/viewcontent.cgi?article=2185&context=ca_ballot_props

Official Title and Summary Prepared by the Attorney General
SCHOOL FACILITIES. 55% LOCAL VOTE. BONDS, TAXES.
ACCOUNTABILITY REQUIREMENTS.
Initiative Constitutional Amendment and Statute

- Authorizes bonds for repair, construction or replacement of school facilities, classrooms, if approved by 55% local vote for projects evaluated by schools, community college districts, county education offices for safety, class size, and information technology needs.
- Accountability requirements include annual performance and financial audits on use of bond proceeds.
- Prohibits use of bond proceeds for salaries or operating expenses.
- Requires facilities for public charter schools.
- Authorizes property taxes in excess of 1% limit by 55% vote, rather than current two-thirds, as necessary to pay school bonds.

Summary of Legislative Analyst's Estimate of Net State and Local Government Fiscal Impact:

- Increased debt costs for many school districts, depending on local voter approval of future school bond issues (these costs would vary by individual district). District costs throughout the state could total in the hundreds of millions of dollars each year within a decade.
- Potential longer-term state savings to the extent local school districts assume greater responsibility for funding school facilities.

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ANALYSIS BY THE LEGISLATIVE ANALYST

BACKGROUND

Property Taxes

The California Constitution limits property taxes to 1 percent of the value of property. Property taxes may only exceed this limit to pay for (1) any local government debts approved by the voters prior to July 1, 1978 or (2) bonds to buy or improve real property that receive two-thirds voter approval after July 1, 1978.

School Facilities

Kindergarten Through Twelfth Grade (K-12). California public school facilities are the responsibility of over 1,000 school districts and county offices of education. Over the years, the state has provided a significant portion of the funding for these facilities through the state schools facilities program. Most recently, this program was funded with \$6.7 billion in state general obligation bonds approved by the voters in November 1998.

Under this program, the state generally pays:

- 50 percent of the cost of new school facilities.
- 80 percent of the cost of modernizing existing facilities.
- 100 percent of the cost of either new facilities or modernization in “hardship cases.”

In addition to state bonds, funding for school facilities has been provided from a variety of other sources, including:

- School district general obligation bonds.
- Special local bonds (known as “Mello-Roos” bonds).
- Fees that school districts charge builders on new residential, commercial, and industrial construction.

Community Colleges. Community colleges are part of the state’s higher education system and include 107 campuses operated by 72 local districts. Their facilities are

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funded differently than K-12 schools. In recent years, most facilities for community colleges have been funded 100 percent by the state, generally using state bonds. The state funds are available only if appropriated by the Legislature for the specific facility. There is no requirement that local community college districts provide a portion of the funding in order to obtain state funds. However, community college districts may fund construction of facilities with local general obligation bonds or other nonstate funds if they so choose.

Charter Schools

Charter schools are independent public schools formed by teachers, parents, and other individuals and/or groups. The schools function under contracts or “charters” with local school districts, county boards of education, or the State Board of Education. They are exempt from most state laws and regulations affecting public schools.

As of June 2000, there were 309 charter schools in California,

serving about 105,000 students (less than 2 percent of all K-12 students). The law permits an additional 100 charter schools each year until 2003, at which time the charter school program will be reviewed by the Legislature. Under current law, school districts must allow charter schools to use, at no charge, facilities not currently used by the district for instructional or administrative purposes.

PROPOSAL

Provisions of the Proposition

This proposition (1) changes the State Constitution to lower the voting requirement for passage of local school bonds and (2) changes existing statutory law regarding charter school facilities. The constitutional amendments could be changed only with another statewide vote of the people. The statutory provisions could be changed by a majority vote of both houses of the Legislature and approval by the Governor, but only to further the purposes of the proposition. The local school jurisdictions affected by this proposition are K-12 school districts, community college

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districts, and county offices of education.

Change in the Voting Requirement. This proposition allows (1) school facilities bond measures to be approved by 55 percent (rather than *two-thirds*) of the voters in local elections and (2) property taxes to exceed the current 1 percent limit in order to repay the bonds.

This 55 percent vote requirement would apply only if the local bond measure presented to the voters includes:

- A requirement that the bond funds can be used only for construction, rehabilitation, equipping of school facilities, or the acquisition or lease of real property for school facilities.
- A specific list of school projects to be funded and certification that the school board has evaluated safety, class size reduction, and information technology needs in developing the list.
- A requirement that the school board conduct annual,

independent financial and performance audits until all bond funds have been spent to ensure that the bond funds have been used only for the projects listed in the measure.

Charter School Facilities. This proposition requires each local K-12 school district to provide charter school facilities sufficient to accommodate the charter school's students. The district, however, would not be required to spend its general discretionary revenues to provide these facilities for charter schools. Instead, the district could choose to use these or other revenues--including state and local bonds. The proposition also provides that:

- The facilities must be reasonably equivalent to the district schools that these students would otherwise attend.
- The district may charge the charter school for its facilities if district discretionary revenues are used to fund the facilities.
- A district may decline to provide facilities for a charter school with a current or

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projected enrollment of fewer than 80 students.

Provisions of Related Legislation

Legislation approved in June 2000 would place certain limitations on local school bonds to be approved by 55 percent of the voters. The provisions of the law, however, would take effect only if this proposition is approved by the voters. These provisions require that:

- Two-thirds of the governing board of a school district or community college district approve placing a bond issue on the ballot. (Current law requires a majority vote.)
- The bond proposal be included on the ballot of a statewide primary or general election, a regularly scheduled local election, or a statewide special election. (Currently, school boards can hold bond elections throughout the year.)
- The tax rate levied as the result of any single election be no more than \$60 (for a unified school district), \$30 (for a school district), or \$25 (for a

community college district), per \$100,000 of taxable property value. (Current law does not have this type of restriction.)

- The governing board of a school district or community college district appoint a citizens' oversight committee to inform the public concerning the spending of the bond revenues. (Existing law does not require appointment of an oversight committee.)

These requirements are not part of this proposition and can be changed with a majority vote of both houses of the Legislature and approval by the Governor.

FISCAL EFFECT

Local School Impact

This proposition would make it easier for school bonds to be approved by local voters. For example, between 1986 and June 2000:

- **K-12 Schools.** K-12 bond measures totaling over \$18 billion received the necessary two-thirds voter approval. During the same period, however, over \$13 billion of

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bonds received over 55 percent but less than two-thirds voter approval and therefore were defeated.

- **Community Colleges.** Local community college bond measures totaling almost \$235 million received the necessary two-thirds voter approval. During the same period, though, \$579 million of bonds received over 55 percent but less than two-thirds voter approval and therefore were defeated.

Districts approving bond measures that otherwise would not have been approved would have increased debt costs to pay off the bonds. The cost to any particular district would depend primarily on the size of the bond issue. (See box for the impact on a typical property owner.) The total cost for all districts throughout the state, however, could be in the hundreds of millions of dollars annually within a decade.

How Would the Proposition Affect the Average Homeowner?

As noted in the text, this proposition would only have an impact on property owners in cases where a school district bond issue is approved by less than two-thirds but at least 55 percent of the voters. In these instances, the impact on a property owner (business or homeowner) would depend on two factors: (1) the tax rate “add-on” needed to pay the debt on the bonds and (2) the assessed value of a particular property.

The following illustrates the possible impact of the proposition. A homeowner lives in a unified school district that places a bond before the voters. The bond is approved with a 58 percent vote and the size of the bond requires a tax rate levy of \$60 per each \$100,000 of assessed value. If the assessed value of the owner’s home is the statewide average (about \$170,000), the owner would pay about \$100 in additional property taxes each year for the life of the bond (typically between 20 and 30 years).

State Impact

The proposition’s impact on state costs is less certain. In the near term, it could have varied effects on demand for state bond funds. For instance, if more local bonds are approved, fewer local jurisdictions

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would qualify for hardship funding by the state. In this case, state funding would be reduced from 100 percent to 50 percent of the cost for a new local school. On the other hand, there are over 500 school jurisdictions that do not currently participate in the state school facilities program. To the extent the reduced voter-approval requirement encourages some of these districts to participate in the state program, demand for state bond funds would increase.

In the longer run, the proposition could have a more significant fiscal impact on the state. For instance, if local districts assume greater funding responsibility for school facilities, the state's debt service costs would decline over time.

The actual impact on state costs ultimately would depend on the level of state bonds placed on the

ballot in future years by the Legislature and the Governor, and voters' decisions on those bond measures.

Charter Schools

The requirement that K-12 school districts provide charter schools with comparable facilities could increase state and local costs. As discussed above, districts are currently required to provide facilities for charter schools only if unused district facilities are available. The proposition might lead many districts to increase the size of their bond issues somewhat to cover the cost of facilities for charter schools. This could also increase state costs to the extent districts apply for and receive state matching funds. The amount of this increase is unknown, as it would depend on the availability of existing facilities and the number and types of charter schools.

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ARGUMENT IN FAVOR OF PROPOSITION 39

**FIX CLASSROOMS.
FIX THE WAY SCHOOLS SPEND
MONEY.**

Taxpayers, seniors, teachers, businesses, and parents agree: If we vote “YES” on Proposition 39, we can fix the way our schools spend money AND fix our schools!

We’re all aware of financial abuses in some of our schools—the waste, bureaucracy and mismanagement. If we’re going to make California’s schools among the best in the nation, we must make

our schools accountable for the way they spend our tax dollars. PASSING PROP. 39 WILL:

***HOLD ADMINISTRATORS
ACCOUNTABLE FOR SPENDING
SCHOOL BOND CONSTRUCTION
MONEY:***

- Prohibit using funds for administration or bureaucracy.
- Require school administrators to produce a detailed list of specific school construction and repair projects to be funded.
- Require schools to undergo two rigid, independent financial and performance audits every year.
- Require bonds to be passed by a tough 55% super-majority vote.

***ADD MORE PROTECTION FOR
TAXPAYERS AND
HOMEOWNERS:***

When Prop. 39 passes, legislation automatically goes into effect that:

- Mandates citizen watchdog committees of local taxpayers, homeowners, parents and business leaders to make sure the money is not wasted.
- Empowers watchdog committees to stop any project if audits show wasteful or unauthorized spending, inform the public of abuse or waste and vigorously investigate and prosecute violations.
- Prohibits these bond votes except at regularly scheduled elections.
- Caps and limits how much property taxes can be raised by a local school bond.

“Proposition 39 and supporting legislation impose a strict cap on property tax increases which may result from an election held under the provisions of this initiative. For an average California home, the cost would be less than \$100 per year. Based on my thorough analysis, the claim of a ‘doubling of property tax’ is significantly overstated and historically inaccurate.”

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**Thomas W. Hayes, Former State
Treasurer and Auditor General
HELP FIX OUR SCHOOLS.**

- Our classrooms are overcrowded—California has more students per classroom than any other state except one.
- If we're going to reduce class size, we've got to build more classrooms. Just to keep up with the school population growth expected over the next ten years, experts say we'll need 20,000 new classrooms.
- Students in some districts go to class in trailers or in cafeterias, libraries and gyms that have been converted to classrooms.
- Many schools need repairs and updating so children can use computers and get connected to the Internet where they can learn to use the tools they will need to succeed in the future.

"This initiative helps fix classroom overcrowding and provides much needed repairs of unsafe and outdated schools. It mandates the strictest accountability requirements to ensure that bond funds are spent only on schools and classrooms, protecting taxpayers."

Gail D. Dryden, President, League of Women Voters of California

**JOIN GOVERNOR GRAY DAVIS
AND FORMER GOVERNOR PETE
WILSON, SENIORS, TEACHERS,
PARENTS, BUSINESS AND
COMMUNITY LEADERS,
TAXPAYERS, LABOR, ETHNIC
AND PUBLIC SAFETY
ORGANIZATIONS:
VOTE YES ON PROPOSITION
39.**

LAVONNE MCBROOM, *President
California State PTA*

JACQUELINE N. ANTEE *AARP
State President*

ALLAN ZAREMBERG, *President
California Chamber of Commerce*

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REBUTTAL TO ARGUMENT IN FAVOR OF PROPOSITION 39

Incredible! The very heart of the Arguments FOR Proposition 39 are about provisions NOT IN PROPOSITION 39!

Provisions NOT IN 39:

- NO watchdog committees.
- NO election rules.
- NO limits on property tax increases.

The ENTIRE SECTION titled “More Protections for Taxpayers and

Homeowners” is NOT IN 39!

These provisions were added by 39’s promoters in the Legislature AFTER 39 was filed. They can be removed or changed anytime WITHOUT VOTER APPROVAL.

United States Justice Foundation
Executive Director Gary Krep
certifies:

“The Watchdog Committees, Election Rules and Tax Limitations referenced in the promoters’ Arguments are not in 39. Therefore, these provisions

may be waived anytime without voter approval.”

These “Special Provisions” risks are unnecessary! GOOD BONDS PASS NOW. Since 1996, 62% passed, with two-thirds voter approval. \$13 Billion worth! Do you *really* want every bond, good or bad, approved? Each bond creates a new lien on your home, usually for 30 years.

Remember, PROPOSITION 39 has NO PROPERTY TAX LIMITS. Meaning:

“Proposition 39 could realistically lead to actions more than doubling current property taxes, putting them back to pre-1978 levels.”

Joseph Skeeahan, Certified Public Accountant

Join seniors, educators, parents, small businesses, newspapers, Democrats, Republicans, Independents, homeowners and renters throughout California.

HELP SAVE OUR HOMES.

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**VOTE NO ON
PROPOSITION 39.**

GIL A. PEREZ *Retired School
District Administrator*

JOAN C. LONGOBARDO,
*Governing Board Member
Covina-Valley Unified School District*

Does promoters' Rebuttal, to
right, raise questions? Have other
questions? Want to help Save Our

Homes? Get answers NOW. Visit:
SaveOurHomes.com. We, 39's
opponents, wrote "NOTICE TO
VOTERS", which follows, to help
voters understand 39's "Special
Provisions" risks.

JON COUPAL, *Chairman
Save Our Homes Committee, Vote No
on Proposition 39, a Project of the
Howard Jarvis Taxpayers Association*

PROPOSITION 39

NOVEMBER 7, 2000

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ARGUMENT AGAINST PROPOSITION 39

NOTICE TO VOTERS: After Proposition 39 was filed, its promoters introduced a special law in the Legislature adding provisions which only take effect if Proposition 39 passes. Therefore, all the changes which will occur if 39 passes are not in Proposition 39 itself. These added provisions DO NOT appear in *Proposition 39: Text of the Proposed Law* in this Voter Information Guide. If Proposition 39 passes, these added “Special Provisions” could be changed or revoked anytime in the future without voter approval.

ARGUMENTS AGAINST PROPOSITION 39:

The “Special Provisions,” dealing with critically important tax increase and accountability issues, were either added because of drafting errors, or because the promoters wanted to be free to make changes after the election without voter approval.

In either case, these “Special Provisions” create huge risks. What changes will be made later WITHOUT VOTER APPROVAL?

These “Special Provisions” risks are reason enough to reject Proposition 39.

However, Proposition 39 is also misleading. It says it’s about schools. Actually it’s about your home and your taxes.

What Proposition 39 does:

1. Permits local bond passage with 55% votes instead of the current two-thirds vote requirement. There is NO LIMIT on how much property taxes can eventually increase with passage of 55% bonds.
2. Ends our Constitution’s 121 year old provision requiring a two-thirds vote on local bonds. These bonds put liens on your home, usually for 30 years. Tax collectors foreclose if homeowners cannot pay. Prior to voter approved property tax limitations in 1978, excessive taxes often forced home sales.
3. Proposition 39 bonds increase apartment taxes. Landlords may increase rents to pay these taxes.
4. Proposition 39 bonds require taxpayers in the poorest districts to pay tax rates about twenty

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times higher (and taxpayers in typical districts to pay about five times higher) than taxpayers in the richest districts to raise the same amount per student.

What Proposition 39 DOES NOT do:

1. DOES NOT require student performance improvements.
2. DOES NOT require parental or taxpayer oversight. Campaign: Proposition 39's wealthy promoters reportedly pledged \$30 million. We cannot match their money. But, we outnumber them, so we can win. Pledge your help now. Visit saveourhomes.com or call (toll-free) 1-866-VOTE39NO (1-866-868-3396).

55% risks:

In 1978, property taxes were 2.6 times higher. Could history repeat? Could property taxes return to twice, even three times today's levels? Once started, 55% bonds won't stop here. Every government agency will demand 55%. PROPOSITION 39 PROVIDES NO TAX LIMITS. So, yes, 55% could lead to further actions

which eventually double, even triple, property taxes.

Conclusion:

Don't risk the "Special Provisions" without voter control. risk unlimited property tax increases.

Don't risk starting 55% bonds for all government agencies. risk new 30 year homeowner liens.

Don't risk higher rents.

Don't encourage putting the highest tax rates on the poorest districts.

And, don't give up our Constitution's two-thirds vote requirement to increase property taxes.

Help Save Our Homes. Please VOTE NO ON PROPOSITION 39.

JON COUPAL, *Chairman Save Our Homes Committee, Vote No on Proposition 39, a Project of the Howard Jarvis Taxpayers Association*

DEAN ANDAL, *Chairman Board of Equalization, State of California*

FELICIA ELKINSON, *Past President Council of Sacramento Senior Organizations*



REBUTTAL TO ARGUMENT AGAINST PROPOSITION 39

Strong accountability and taxpayer protections in 39 and the “special provisions” opponents criticize will:

- Limit how much property taxes can be raised by a local school bond.
- Prohibit using funds for administration or bureaucracy.
- Require citizen watchdog committees.
- Prohibit special elections for enacting these bonds.

NONE OF THESE REFORMS WILL BECOME LAW UNLESS WE PASS PROPOSITION 39!

That’s why the California Chamber of Commerce, California Organization of Police and Sheriffs, League of Women Voters of California, California Hispanic Chamber of Commerce, California Professional Firefighters, Consumer Federation of California and 200 other community organizations and leaders support 39.

OPPONENTS OF 39 WANT YOU TO BELIEVE ALL THESE RESPECTED GROUPS ARE LYING. BUT WHO’S REALLY LYING?

“Shame on the Jarvis political committee. They can’t make their case with facts so they resort to scare tactics, fear-mongering and misleading statements.”

AARP California State President Jacqueline N. Antee

“Contrary to the Jarvis group, passage of Proposition 39 *doesn’t* raise property taxes, *doesn’t* put a lien on your home and *doesn’t* increase rents. Local voters have the final say in passing school bonds through a tough 55% super-majority vote.”

California State PTA President
Lavonne McBroom By voting YES
on 39, we can:

- Build new classrooms, repair older ones and reduce class size.
- Cut waste and abuses that have taken place in some districts.
-

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Assure that our children and
grandchildren have safe schools

in which to learn and prepare for
the future.

YES on Proposition 39: fix the way
schools spend money AND fix
our schools.

ANDREW YSIANO, *Immediate
Past President California Hispanic
Chamber of Commerce*

WILLIAM HAUCK, *Chairman
California Business for Education
Excellence*

DAN TERRY, *President California
Professional Firefighters*

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AN OVERVIEW OF STATE BOND DEBT

This section of the ballot pamphlet provides an overview of the state's current bond debt. It also provides a discussion of the impact the bond measure on this ballot, if approved, would have on this debt level.

BACKGROUND

What Is Bond Financing? Bond financing is a type of long-term borrowing that the state uses to raise money for specific purposes. The state gets money by selling bonds to investors. The state repays this money plus interest. The money raised from bonds primarily pays for the purchase of property and construction of facilities—such as parks, prisons, schools, and colleges. The state uses bond financing mainly because these facilities are used for many years and their large dollar costs are difficult to pay for all at once.

General Fund Bond Debt. Most of the bonds the state sells are *general obligation* bonds. The state's debt payments on about three-fourths of these bonds are made from the

state General Fund. The money in the General Fund comes primarily from state personal and corporate income taxes and sales taxes. The remaining general obligation bonds (such as housing bonds) are self-supporting and, therefore, do not require General Fund support. All general obligation bonds must be approved by a majority of voters and are placed on the ballot by legislative action or by initiative.

The state also issues bonds known as *lease-payment* bonds. These bonds do not require voter approval. The state pays a higher interest rate and selling costs on these bonds than it does on general obligation bonds. The state has used these bonds to build higher education facilities, prisons, veterans' homes, and state offices. The General Fund is also used to make debt payments on these bonds.

What Are the Direct Costs of Bond Financing? The state's cost for using bonds depends primarily on the interest rate that is paid on the bonds and the number of years

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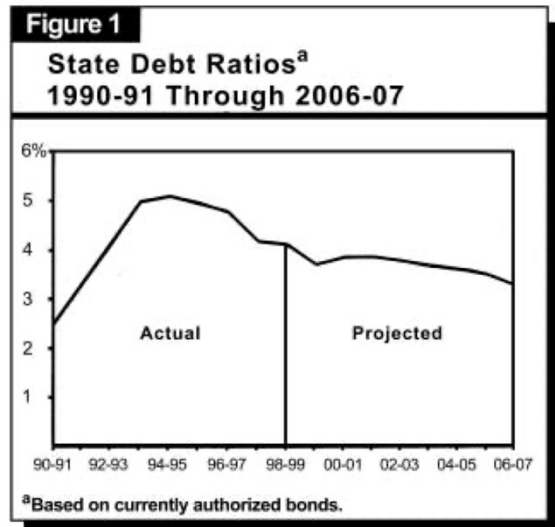
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payments are made. Most general obligation bonds are paid off over a period of 20 to 30 years. Assuming an interest rate of 5.5 percent (the current rate for this type of bond), the cost of paying off bonds over 25 years is about \$1.70 for each dollar borrowed—\$1 for the dollar borrowed and 70 cents for the interest. This cost, however, is spread over the entire period, so the cost after adjusting for inflation is less. Assuming a 3 percent future annual inflation rate, the cost of paying off the bonds in today's dollars would be about \$1.25 for each \$1 borrowed.

The State's Current Debt Situation

The Amount of State Debt. As of April 2000, the state had about \$23 billion of General Fund bond debt—\$17 billion of general obligation bonds and \$6 billion of lease-payment bonds. Also, the state has not yet sold about \$17 billion of authorized bonds because the projects to be funded by the bonds have not yet been undertaken.



Debt Payments. We estimate that payments on the state's General Fund bond debt will be around \$2.9 billion during the 2000–01 fiscal year. As currently authorized bonds are sold, bond debt payments will increase to \$3.4 billion in 2005–06 and decline thereafter.

The level of debt payments stated as a percentage of state General Fund revenues is referred to as the state's "debt-ratio." Figure 1 shows actual and projected debt ratios from 1990–91 through 2006–07. The figure shows that as currently authorized bonds are sold, the state's debt ratio will be 3.9 percent in 2001–02 and decline thereafter.

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The projected ratios will vary depending on when bonds are actually sold and on the state's actual General Fund revenues.

Bond Proposition on This Ballot

Proposition 32—the Veterans' Bond Act of 2000—provides \$500 million in self-supporting general obligation bonds. This is the only general obligation bond proposition on this ballot. As noted above, self-supporting general obligation bonds do not require General Fund support. As a result, voter approval of these bonds will not affect the state's debt ratio.



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

**Brendan
Havenar-Daughton**
Vice Chair

**Don
Gosney**
Chair

**Ariel
Xi**
Secretary

2025 CBOC MEETINGS CALENDAR

Meetings will begin at 6:15

M a r 10	J u n 09	S e p t 17
M a r 19		(proposed joint meeting)
(proposed joint meeting)		
A p r 14	J u l 14	O c t 20
A p r 13	J u l 13	N o v 17
M a y 12	A u g 11	D e c 08

SCHOOL BOARD MEETINGS

F e b 12	M a r 12	A p r 16
F e b 26	M a r 19	A p r 30
	(joint meeting)	
	M a r 26	
M a y 14	J u n 4	
M a y 28		
M a y 14	J u n 4	
M a y 28		

CBOC Bylaw Requirements

There must be a December meeting for officer elections
2 joint meetings with Board of Education

FUTURE AGENDA ITEM LOG

02/10/25

[illegible]