WCCUSD

Citizens' Bond Oversight Committee

Meeting Agenda and Packet for March 14, 2022

1400 Marina Way South Richmond, CA 94804

NORMS OF BEHAVIOR

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

CBOC Chair John Anderson can be reached at:

email janorwoodpark@gmail.com
CBOC members are requested to contact the chairperson if they are unable to attend a CBOC meeting

WCCUSD

CITIZEN'S BOND OVERSIGHT COMMITTEE

B A S I C P A R L I A M E N T A R Y P R O C E D U R E S

THE CBOC CONDUCTS THEIR AFFAIRS USING
ROBERTS RULES OF ORDER

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) 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 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.

W E S T C O N T R A C O S T A
U N I F I E D S C H O O L D I S T R I C T

Citizens' Bond Oversight Committee

A G E N D A

Monday March 14, 2022 at 6:00 PM

V i e w i n g a n d P a r t i c i p a t i n g
i n t h e C B O C M e e t i n g s

The West Contra Costa Unified School District Citizens' Bond Oversight Committee will conduct meetings via video conference/teleconference until further notice. The meeting will be streamed via Zoom using the following link:

By computer, please click the link below to join the webinar:
https://wccusd.zoom.us/j/94978999187?pwd=dGxPVnNZT2RMaThaYWJYVlkwRnR2QT09

Or by Telephone:
US: 1+(669) 900 6833
Webinar ID: 949 7899 9187
Passcode: 657852

The WCCUSD CBOC welcomes participation from concerned citizens. Participants must provide their first and last name and either an email address or phone number.

Note: The full agenda packet may be viewed on the CBOC website.

AGENDA

WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

Monday, March 14, 2022 at 6 pm

1400 Marina Way South, Richmond CA 94804

VIRTUAL MEETING

To join by computer, please click the link below to join the webinar:
https://wccusd.zoom.us/j/94978999187?pwd=dGxPVnNZT2RMaThaYWJYVlkwRnR2QT09

Or

by Telephone: US: 1+(669) 900 6833 Webinar ID: 949 7899 9187
Passcode: 657852

A. Opening Procedures
B. Call to Order/Pledge of Allegiance
C. Roll Call

John Anderson, Joseph Camacho, Maisha Cole, Sallie DeWitt
Lorraine Humes, Jason Lindsey and Tom Panas

(7 members with 4 required for a quorum)

D. Approval of Agenda

To discuss a Consent Calendar item, it must be removed from the agenda by a member of the committee or member of the public.

E. Public Comment for items not on the Agenda

Items already on the agenda may not be spoken on in this section. Speakers wishing to address a specific agenda item they must fill out a Speaker Form with the appropriate agenda item listed. Speakers will be allowed three minutes

F. Bond Program Project Status and Financial Reports (Luis Freese/Melissa Payne)

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

a. **Facilities Master Plan Project Update**
   - **Project Status Report**
   - **Newsletter**
b. **The Suite of Bond Financial Reports for February are delayed and not available at this time.**

DISCUSSION

G. Review of January 2022 Invoices (Tom Panas/Staff)

a. **Wei Jun Wang, Check 210037, $11,732.50**
b. **HMC Architects, January 2002, manual journal $43,260.00 KHS Bleachers/Press Box from MRAD to MSR R**

ACTION

H. Consent Items

Unless pulled from the agenda by a member of the committee or public. Consent items are approved without discussion by unanimous consent.

a. **CBOC Records Request Log March 7, 2022**
b. **February 14, 2022 Meeting Draft Minutes**

c. **November 15, 2021 Meeting Draft Minutes**
d. **December 13, 2021 Meeting Draft Minutes**
e. **September 27,2021 Minutes**
f. **October 11, 2021 Minutes**

I. FY2021 Audit Schedules (Tom Panas)

a. **Request Staff assistance with completing the missing items in the attachment and confirm information of the attached draft.**
b. **KNN March 2 Annual Bond Program Report**
c. **Meeting with Auditors**

DISCUSSION

J. CBOC business
a. **Calendar**
b. **Attendance**
c. **Roster and terms**
d. **In person meetings**

K. CBOC Annual Report
a. **Update on Distribution of Annual Report (Lorraine Humes)**
b. **2021 Annual Report Committee Status (Tom Panas)**

L. Update on Ad Hoc committee of CBOC and WCCUSD staff Board on revision of Policy BP 7214.2 CBOC Revision (John Anderson/Sallie DeWitt)

M. Brown Act Training (Lorraine Humes and Maisha Cole)

a. **Brown Act Primer Questions (attached)**

. **Reference: First Amendment's Coalition's Brown Act Primer** ***https://firstamendmentcoalition.org/facs-brown-act-primer***

b. **Questions to the Brown Act Under AB 361, Meeting Remotely (attached)**
ReferenceCalifornia Special Districts Association's article, AB 361 – Brown Act: Remote Meetings During a State of Emergency
https://www.csda.net/blogs/kristin-withrow1/2021/09/17/ab-361-brown-act-remote-meetings-during-emergency

N. Website Tours (Lorraine Humes)

a. **WCCUSD website**
b. **CABOC website**

O. CBOC Ad-Hoc Committee Proposal (Lorraine Humes)

a. **Committees (see attached)**
b. **Education Code 15278 (see attached)**

P. Adjournment

Next meeting April 11, 2022 at 6 pm

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
March 14, 2022

Project Status Update

	SITE	PROJECT	TYPE	STATUS
PLANNING	Kennedy HS	Site Specific Master Plan	BOND	Steering Committee Meetings
	Richmond HS	Site Specific Master Plan	BOND	Steering Committee Meetings
	SITE	**PROJECT**	**TYPE**	**STATUS**
DESIGN	Cameron School	Critical Needs: HVAC Addition	BOND	Pending DSA Approval
	Collins ES	Critical Needs: HVAC Addition	BOND	Pending DSA Approval
	Hercules M/HS	Critical Needs: Science Labs	BOND	Design
	Shannon ES	Critical Needs: MPR	BOND	Design
	Riverside ES	Site Improvements	BOND	Pending DSA Approval
	Korematsu MS	Fall Protection	BOND	Pending DSA Approval
	SITE	**PROJECT**	**TYPE**	**STATUS**
DESIGN-BUILD	Lake ES	Campus Replacement	BOND	Design; Increment 1 Site Work Submitted to DSA
	Riverside ES	Soil Stabilization	BOND	Closeout
	SITE	**PROJECT**	**TYPE**	**STATUS**
CONSTRUCTION	Pinole Valley HS	Fields Restoration & Bleachers	BOND	Construction
	E-Rate Year 24	Indoor/Outdoor Wireless Upgrades at Various Sites	E-RATE & BOND	Submittals and Beginning Construction

LEGEND & ACRONYMS (DSA) Division of the StateArchitect (RFQ) Request for Qualification
(RFQ/P) Request for Qualifications & Proposal

Riverside Elementary School



The purpose of the Critical Needs Project is to reinforce soil adjacent to Wildcat Creek. Additionally, the project affected the kindergarten playground and a secondary project will reestablish the kindergarten playground on the other side of building. This project is an investment in our community through the use of taxpayer bond dollars.

Riverside Project Transition



Area of the playground project

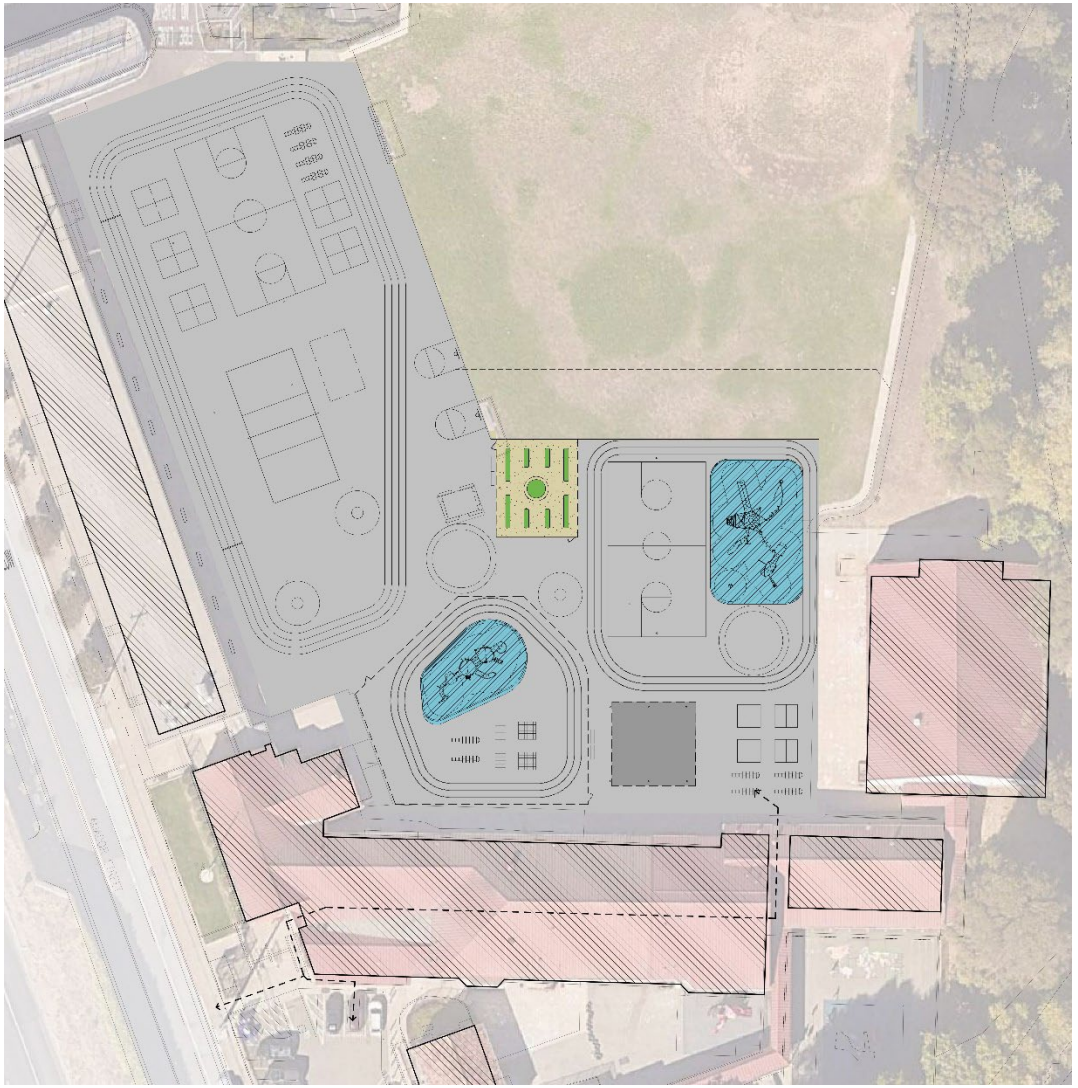
Soil Stabilization

New outdoor dining area, previously kinder play yard

New Trash Enclosure

Original outdoor dining area

Riverside Design



Pinole Valley HS Fields, Fieldhouse, and Press Box



The project will convert the temporary campus area to a combination baseball/softball field and restore the tennis and basketball courts. The project also includes building a field house, home side bleachers including a press box, and resurface the stadium field and track. This project is an investment in our community through the use of taxpayer bond dollars.

PVHS Construction Photos



Our thanks to Pinole resident Earl Combs for this wonderful aerial shot!

PVHS Construction Photos



Our thanks to Pinole resident Earl Combs for this wonderful aerial shot!

PVHS Construction Photos



Wall framing for the new field house

PVHS Construction Photos



Excavation of home bleacher footings

PVHS Construction Photos



Subgrade preparations for the pitcher’s mound

Project Status Report: 3/4/2022

Pinole Valley High School

Field, Field House, & Bleachers

2900 Pinole Valley Rd.
Pinole CA, 94564

Project No: 1000003314 DSA No: 01-113561

Project Scope

Increment 1 - Construction of Building F - Field House Site Related Improvements
Construction of tennis and basketball courts
Construction of baseball and softball fields
Track & Field surface replacement
Construction of dugout shade structures
Increment 2 - Construction of home bleachers & press box
Milestone I: Tennis and Basketball Courts
Milestone II: Field Office Building F
Milestone III: Baseball and Softball Fields
Milestone IIII: Main Stadium and Bleachers

Project Team

Owner	WCCUSD
Architect	PBK/WLC
Construction Manager	RGMK
Contractor	CWS Construction
Inspector	SI Services

Schedule

NTP	8/11/2021	
Original Project Duration	388	
Final Completion	9/2/2022	
Approved Time Extensions	0	
Revised Project Duration	**388**	
Revised Completion Date	**9/2/2022**	
Calendar Days Lapsed	213	55%

Contract Summary

Original Contract Amount	$15,185,000		
BOE Executed Cos	**0**	**$0**	**0%**
Unforeseen Conditions	0	$0	0%
Owner Requested	0	$0	0%
Design Changes	0	$0	0%
Outside Agency/Other	0	$0	0%
Revised Contract Amount (Contract + $ Executed CO)	**15,185,000**		
No. of PCOs	**44**	**$1,473,742**	**10%**
Pending PCOs	28	$1,124,331	7%
Rejected/Voided PCOs	16	$349,411	2%
Completed & Stored $ Billed to Date	**$2,658,760.73**		**18%**
Stop Notices	$0		

Project Status

Completed Work:

Phase I: Work is on hold at the basketball/tennis courts pending hillside stabilization resolution. Geo Engineer agreement has been executed and design for repairs is underway.

Phase II: Building slab has been poured. Structural steel columns and beams are placed and layout for wall framing has begun

Phase III: Final grading and lime treatment is complete. Geo fabric has been placed at the baseball fields and underground utilities for storm drain, irrigation lines and water lines are ongoing. Concrete borders around the fields, dugouts, bullpens, and batting cages are ongoing.

Phase IV: Excavation and placement of new retaining walls for East and West ramps and landings each side of home bleachers are complete. At the football field, provisions for drainage improvements are underway and shock pads are delivered.

Upcoming Work:

Phase I: Once the design for hillside stabilization is complete the temporary shoring measures will be removed and the new design will be installed

Phase II: Exterior wall framing, roof framing, and interior partition walls will be finished. Plumbing rough in above slab will be done. Roof decking should begin before the end of the month.

Phase III: Electrical trenching at light pole base installations, fence post footings, and dugout footings should be well underway by the end of the month. Drainage systems and rock under the new turf fields should be complete by the end of the month.

Phase IV: Bleacher footing excavations and concrete footing placement for ne bleachers should be complete by the end of the month in anticipation for bleacher delivery over spring break in April. At the football field, installation of rock for drainage improvement and regrading should be done mid month with the installation of the shock pad thereafter.

Project Issues:

Soil type and moisture levels continue to affect the progress of construction requiring additional work to be preformed.



Retaining wall for the bleacher ramps



Grading work for new bleacher area



Conrete placement for the field house building pad



Field house structural steel



Fabric underlayment for the softball/baseball field



Turf removed from the football field to prepare subbase for the new turf system and new shock pads have been delivered

WCCUSD | Construction News

PVHS Fields, Fieldhouse, and Bleachers Project

February 2022

Work Completed Last Month

- At the field house, the building slab has been poured, and steel columns and beams are placed.
- At the softball baseball field, the final grading and lime treatment are complete. Geo fabric has been placed, and installation of the underground utilities is ongoing.
- The stadium field drainage improvements are underway, and the shock pad material has been delivered.

Work to be Completed This Month

- Field House: Exterior wall framing, roof framing, and interior partition walls will be completed.
- Baseball and Softball Fields: Underground utility installation will continue. The fence post footings and dugout footings will be underway. Installation of the drainage system and rock under the new turf should be completed.
- Main Stadium Bleachers: Footing excavations and concrete footing placement for new bleachers are ongoing in anticipation of upcoming bleacher delivery.





Project Facts

- **Project Scope:** New fieldhouse, tennis courts, basketball courts, baseball and softball fields, track and field resurfacing, new home and away bleachers, new press box.
- **Total Square Feet:** 464,000 SF
- **Architect:** PBK/ WLC Architects
- **Anticipated Completion:** Fall 2022

Project Website:
https://www.wccusd.net/Page/15634

Contact Information
Contractor: CWS Construction
415 599-5585
Construction Manager:
RGM Kramer Inc
925 671-7717

To subscribe to this monthly newsletter or ask a project questions, please email:
askfacilities
@wccusd.net

West Contra Costa Unified School District
Facilities Planning & Construction
Payment Approval Form **2021-22**

Vendor#: 20744
Vendor Name: Wei Jun Wang
Site Name: Central
Contract#: ***1000003511***
Project Description: District-wide Facilities Management Augmentation for December 2021

Date: 1/21/2022
Invoice Date: 1/3/2022
Received Date: 1/5/2022
Invoice#: 0017
Project#: Multiple

****

Fund 21 Account Code: 21-9745-6202-615-0000-8500-400130-0-0000 01396-61500-97456202-700XBPM
RRM Account Code: 01-8150-5860-615-0000-8110-400110-0-8151
Fund 40 Account Code: 40-9690-6202-615-0000-8500-400130-0-0000
Fund 25 Account Code: 25-9025-6202-615-0000-8500-400130-0-0000

Original Contract Amount:	$45,000.00
Revised Contract Amount:	$209,500.00
Liquidated Amount:	$180,700.00
Fund 21 Balance:	$25,052.50
RRM Balance:	$680.00
Fund 40 Balance:	$3,000.00
Fund 25 Balance:	$67.50
Contract Balance:	$28,800.00

Amount of This Invoice:	Fund 21	**$11,732.50**
Amount of This Invoice:	RRM	**$227.50**
Amount of This Invoice:	Fund 40	
Amount of This Invoice:	Fund 25	
Total of This Invoice:		**$11,960.00**

Contract Balance after this payment:	**$16,840.00**
Fund 21 Balance after this payment:	$13,320.00
RRM Balance after this payment:	$452.50
Fund 40 Balance after this payment:	$3,000.00
Fund 25 Balance after this paymen:	$67.50

****

Please review the invoice and approve the payment by signing the below:

Signatures	**Date**
Initiator:	01.21.2022
Fiscal Approver:	1/21/2022
Facilities Approver:	1/21/22

Wendy Wang
1801 14th Street, Apt 254
Oakland, CA 94607
(415) 812-3744

INVOICE

Invoice Date: 1/3/2022
Invoice #: 0017
Contract#: 1000003511
Billing Period: Dec 1 thru Dec 31, 2021

TO:
West Contra Costa Unified School District
1400 Marina Way South
Richmond, CA 94804-3748

Description	Hours	Rate	Amount
Staff Augmentation Non-Bond Projects	3.50	65.00	$227.50 ✓
Staff Augmentation Bond Projects	180.50	65.00	$11,732.50 ✓
TOTAL	**184.00**		**$11,960.00** ✓ NK

Make all checks payable to Wei Jun Wang

Thank you for your business!

RECEIVED
JAN 2022
Facilities Planning & Construction
WCCUSD

Bond
21 - $11,732.50

Non-Bond
RRM - $227.50
40 - $0
25 - $0

1/21/22

Name: Wendy Wan Submission date: ion date: 1/3/2022
1801 14th Street, Apt 254 Oakland, CA 94607 Invoice#: 0017
(415) 812-3744 Contract#: ontract#: L000003511
wendy.wang@wccusd.r Billing Period: g Period: **Dec 1 thru Dec 31, 2021**

Date	Management & Document Controls for the Plan room	Riverside Playground Improv	Riverside ES Fence Replacement	Drinking Fountain	Highland ES (Shade Struct.)	Pinole MS (Mandarin School)	Kennedy HS Bleacher	Measure R Master Plan Project/E-Rate (Plumbing fixture counts)	Pinole Valley HS (Magnetic door holder)	Daily Hours
	Bond	Bond	Bond	Non-Bond	Non-Bond	Non-Bond	Bond	Bond	Non-Bond	
12/01/21	8.00									8.00
12/02/21	8.00									8.00
12/03/21	8.00									8.00
12/04/21										-
12/05/21										-
12/06/21	8.00									8.00
12/07/21	6.00	2.00								8.00
12/08/21	7.00								1.00	8.00
12/09/21	8.50									8.50
12/10/21	7.50									7.50
12/11/21										-
12/12/21										-
12/13/21	8.00									8.00
12/14/21	8.00									8.00
12/15/21	8.00									8.00
12/16/21	6.00						2.00			8.00
12/17/21	8.00									8.00
12/18/21										-
12/19/21										-
12/20/21	9.00									9.00
12/21/21	9.00									9.00
12/22/21	8.00									8.00
12/23/21	8.00									8.00
12/24/21	6.00									6.00
12/25/21										-
12/26/21										-
12/27/21	9.00									9.00
12/28/21	8.00									8.00
12/29/21	7.50				1.50					9.00
12/30/21	7.00				1.00					8.00
12/31/21	6.00									6.00
Hours	**176.50**	**2.00**	**-**	**-**	**2.50**	**-**	**2.00**	**-**	**1.00**	**184.00**
Bill Rate	**65.00**	**$65.00**	**$65.00**	**$65.00**	**$65.00**	**$65.00**	**$65.00**	**$65.00**	**$65.00**	**$65.00**
Amount	**$11,472.50**	**$130.00**	**$0.00**	**$0.00**	**$162.50**	**$0.00**	**$130.00**	**$0.00**	**$65.00**	**$11,960.00**

Name: Wendy Wang
1801 14th Street, Apt 254 Oakland, CA 94607
(415) 812-3744
wendy.wang@wccusd.net

Submission date: 1/3/2022
Invoice#: 0017
Contract#: 1000003511
Billing Period: **Dec 1 thru Dec 31, 2021**

Date	Tasks
12/01/21	Project files control, PVHS Main campus revised Civil record drawings review ans summary
12/02/21	Project files control, PVHS Main campus revised & resubmitted Civil and mechanical record drawings review
12/03/21	Project files control, PVHS Main campus revised & resubmitted mechanical record drawings review
12/04/21	
12/05/21	
12/06/21	Project files control, PVHS Main campus revised & resubmitted mechanical record drawings review Project files control, PVHS Main campus - Bldg. E plans background cleanup (for Eduardo)
12/07/21	Project files control, PVHS Main campus revised & resubmitted mechanical record drawings review Riverside Playground Improvement review with Eduardo
12/08/21	Project files control, PVHS Main campus revised & resubmitted mechanical record drawings review Project files control, PVHS Main campus record drawings status update and review with Eduardo Pinole Valley HS: MHOD, payment request #6 review with Eduardo
12/09/21	Project files control, PVHS Main campus revised & resubmitted mechanical and landscape record drawings review
12/10/21	Project files control, PVHS Main campus revised & resubmitted landscape record drawings review and 2-year maintenance documents
12/11/21	
12/12/21	
12/13/21	Project files control, PVHS Main campus - downloaded and filed revised Architectural, Civil and Theater resubmitted record drawings Project files control, PVHS Main campus landscape and architectural resubmitted record drawings review
12/14/21	Project files control, PVHS Main campus architectural resubmitted record drawings review Project files control, PVHS Main campus Landscape resubmitted record drawings review summary
12/15/21	Project files control, PVHS Main campus Architectural resubmitted record drawings review
12/16/21	Project files control, PVHS Main campus Architectural resubmitted record drawings review Project files control, PVHS, review the spec and contractor's documents for Landscape 2-yrs Extended Maintenance (For Eduardo) KHS- Bleacher, cost estimates from HMC and Eduardo's comments (for Eduardo)

Name: Wendy Wang
1801 14th Street, Apt 254 Oakland, CA 94607
(415) 812-3744
wendy.wang@wccusd.net

Submission date: 1/3/2022
Invoice#: 0017
Contract#: 1000003511
Billing Period: **Dec 1 thru Dec 31, 2021**

Date	Tasks
12/17/21	Project files control, PVHS, check the spec and contractor's documents for Landscape 2-yrs Extended Maintenance, and coordinate the site walk with contractor (For Eduardo) Project files control, plans for Hercules M/HS, De Anza, PVHS, RHS, KHS (for Joe's camera project)
12/18/21	
12/19/21	
12/20/21	Project files control, plans for Hercules M/HS, De Anza, PVHS, RHS, KHS (for Joe's camera project) Project files control, PVHS Main campus Electrical resubmitted record drawings review
12/21/21	Project files control, PVHS Main campus Electrical resubmitted record drawings review Project files control, PVHS Main campus landscape 2-yrs Extended Maintenance site walk coordination (for Eduardo) Project files control, portable inventory update for Richmond HS health building
12/22/21	Project files control, PVHS Main campus Electrical resubmitted record drawings review
12/23/21	Project files control, Pinole MS project files 01-112672, 01-109968, 01-109349 (for Elizabeth) Project files control, Wilson school files review and re-filing
12/24/21	Project files control, Wilson school files review and re-filing
12/25/21	
12/26/21	
12/27/21	Project files control, project hard copy drawing review and filing
12/28/21	Project files control, project hard copy drawing review and filing Project files control, Kennedy project files (for Elizabeth)
12/29/21	Project files control, Wilson school files review and re-filing Project files control, project hard copy drawing review and filing Highland Shade Structure: DSA form 168 final cost fill out with change order checking (for Eduardo)
12/30/21	Highland Shade Structure: project document scan and filing (for Eduardo) Project files control, Bldg. A floor replacement project document scan and filing (for Eduardo) Project files control, PVHS all repairs summary plans (for Eduardo)
12/31/21	Project files control, PVHS all repairs summary plans (for Eduardo)

Daily Journal

Special Board of Education Meeting
01/19/2022 06:30 PM
LoVonya DeJean Middle School, 3400 Macdonald Ave., Richmond, CA 94805
ZOOM WEB CONFERENCE
https://zoom.us/j/443916491

Printed : 3/11/2022 2:09 PM PT

ITEM : E.2. Allocate the Measure R2020 Budget for Kennedy High School (KHS) Press Box, Bleachers, and Field Project

Item Type
Action

Contact Person
Luis Freese, Associate Superintendent Facilities, M&O and Bond

Comments
Staff recommends the allocation of a Measure R bond funded budget of 6.6 million dollars for the KHS Press box, Bleachers and Field Project. The scope of the project includes replacement of the home bleachers with new aluminum bleachers that incorporate an integrated press box, and the addition of new visitor bleachers to increase the capacity to 1000 seats. The press box will feature intercom, internet and fire alarm connection to the concession building, and local broadcast system for field events. The project also includes a new scoreboard, replacement of the track surface and the artificial field, as well as, the relocation of the field events to meet the District standards. The approval of this project budget will kick start the Measure R improvements at Kennedy High School.

Recommendation
Allocate the Project budget for Kennedy High School Press Box, Bleachers and Field Project $6,600,000. Funding Source is $6,600,000 from Measure R from the Bond Fund.

Financial Impact
$6,600,000. Funded from Fund 21 Building Fund ($6,600,000).

Financial Impact Statement

Bond Program	As of 12/31/21	Estimated
Projected Cash Balance at June 2023	314,150,325	307,550,325
Total Bond Program Budget	1,765,061,243	1,771,661,243
Measure R2020 Budget	0	6,600,000

Created on 1/3/2022 at 3:01 PM PT by 4112
Last Modified on 1/14/2022 at 3:15 PM PT by Rosa Cornejo

GENERAL JOURNAL ENTRY

Additional Description:

1/19/2022 BOE approved Kennedy High Fields project. Moving Expenditure from MRAD to Bond for contract 1000003595 HMC Architects.

Effective Date: 01/29/2022
Fiscal Year: 2022
Period: 07
Journal #: 929

Short Desc(4): Bond
Journal Ref(1): 10410
Ref 2: 1000003595
Ref 3: HMC

Line	T	PROJ	SITESUB	RESOBJ	COST	FD	RES	OBJ	SITE	GOAL	FUNC	MGR	PY	PROG	Line Description	Debit	Credit
1	E					01	9200	6201	360	0000	8500	400110	0	0000	INV#158852		1,440.00
2	E					01	9200	6201	360	0000	8500	400110	0	0000	INV#158852		7,200.00
3	E					01	9200	6201	360	0000	8500	400110	0	0000	INV#159031		34,620.00
4	E	10172	36000	97476201	316XAOR	21	9747	6201	360	0000	8500	400130	0	0000		43,260.00	
5																	
6																	
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															TOTAL	**$ 43,260.00**	**$ 43,260.00**

Initiator's Signature: Jennifer Luna Date: 1/29/22

Authorizing Signature: [signature] Date: 1/29/2022

Fd	Resc	Obj	Site	Goal	Func	MGR	Y	Prgm	Fis Year	Fis Pd	Effective Date	Src Jrnl	GL Jrnl	Check Run	Trns Type	Amount	Comment	Vndr No	Vendor Name	Invoice#	Invoice Date	Check #	Check Date	Contract/ PO No.
01	9200	6190	360	0000	8500	400110	0	0000	2022	3	09/28/21	API	831	AP092821	Actuals	4,509.70	KENNEDY HS BLEACHERS GEOTECHNI	15036	BSK ASSOCIATES IN	0095930	07/31/21	206493	09/28/21	1000003658
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~~01~~	~~9200~~	~~6205~~	~~360~~	~~0000~~	~~8500~~	~~400110~~	~~0~~	~~0000~~	~~2022~~	~~3~~	~~09/03/21~~	~~API~~	~~68~~	~~AP090321~~	~~Actuals~~	~~41,100.00~~	~~KHS BLEACHERS & FIELD PLAN REV~~	~~11029~~	~~DIVISION OF STATE~~	~~08312021~~	~~08/31/21~~	~~0~~		~~20221058~~
~~01~~	~~9200~~	~~6205~~	~~360~~	~~0000~~	~~8500~~	~~400110~~	~~0~~	~~0000~~	~~2022~~	~~3~~	~~09/29/21~~	~~APM~~	~~921~~		~~Actuals~~	~~(41,100.00)~~	~~KHS BLEACHERS & FIELD PLAN2022~~	~~11029~~	~~DIVISION OF STATE~~	~~08312021~~	~~08/31/21~~	~~0~~		~~20221058~~
01	9200	6205	360	0000	8500	400110	0	0000	2022	5	11/09/21	API	289	AP110921	Actuals	41,100.00	KHS BLEACHERS & FIELD PLAN PLA	11029	DIVISION OF STATE	11022021	11/02/21	207911	11/09/21	20221058
01	9200	6201	360	0000	8500	400110	0	0000	2022	3	09/28/21	API	831	AP092821	Actuals	1,440.00	KENNEDY HS BLEACHERS/PRESS BOX	10410	HMC ARCHITECTS	158852	09/22/21	206545	09/28/21	1000003595
01	9200	6201	360	0000	8500	400110	0	0000	2022	3	09/28/21	API	831	AP092821	Actuals	7,200.00	KENNEDY HS BLEACHERS/PRESS BOX	10410	HMC ARCHITECTS	158852	09/22/21	206545	09/28/21	1000003595
01	9200	6201	360	0000	8500	400110	0	0000	2022	4	10/26/21	API	873	AP102621	Actuals	34,620.00	KENNEDY HS BLEACHERS AND PRESS	10410	HMC ARCHITECTS	159031	10/11/21	207457	10/26/21	1000003595

90,986.70

WEST CONTRA COSTA LIVE

GENERAL JOURNAL ENTRY PROOF

Journal Summary

Year	Period	Journal	Journal Desc	Ref 1	Ref 2	Ref 3
2022	07	929	BOND	10410	1000003595	HMC

Src	Eff Date	Account / Project String	Account Description / Line Description	T	OB	Debit	Credit
GEN	01/29/2022	01-9200-6201-360-0000-8500-400110-0-0000-	MRAD FAC KENNEDY HS INV#158852				1,440.00
GEN	01/29/2022	01-9200-6201-360-0000-8500-400110-0-0000-	MRAD FAC KENNEDY HS INV#158852				7,200.00
GEN	01/29/2022	01-9200-6201-360-0000-8500-400110-0-0000-	MRAD FAC KENNEDY HS INV#159031				34,620.00
GEN	01/29/2022	21-9747-6201-360-0000-8500-400130-0-0000- E-10172-36000 -97476201 -316XAOR	2020 R FAC KHS MRAD TO BOND			43,260.00	
			Totals			**43,260.00**	**43,260.00**
GEN	01/29/2022	01-9200-9110-000-0000-0000-000000-0-0000	MRAD-CASH IN COUNTY TREASRY			43,260.00	
GEN	01/29/2022	21-9747-9110-000-0000-0000-000000-0-0000-	2020 R-CASH IN COUNTY TREASRY				43,260.00
			Totals			**43,260.00**	**43,260.00**
GEN	01/29/2022	01-9200-9850-000-0000-0000-000000-0-0000	MRAD-TOTAL EXPENSES				43,260.00
GEN	01/29/2022	21-9747-9850-000-0000-0000-000000-0-0000-	2020 R-EXPENDITURE CONTROL			43,260.00	

Fund Summary

Year	Period	Journal	Eff Date
2022	07	929	01/29/2022

Fund	Fund Description	Account	Account Description	Debit	Credit
01	GENERAL FUND	01-9200-9110-000-0000-0000-000000-0-0000	MRAD-CASH IN COUNTY TREASRY	43,260.00	
01	GENERAL FUND	01-9200-9850-000-0000-0000-000000-0-0000	MRAD-TOTAL EXPENSES		43,260.00
			Fund Totals	**43,260.00**	**43,260.00**
21	BUILDING FUND	21-9747-9110-000-0000-0000-000000-0-0000-	2020 R-CASH IN COUNTY TREASRY		43,260.00
21	BUILDING FUND	21-9747-9850-000-0000-0000-000000-0-0000-	2020 R-EXPENDITURE CONTROL	43,260.00	
			Fund Totals	**43,260.00**	**43,260.00**

Due To/Due From Summary

Fund	Fund Description	DUE TO	DUE FROM
		0.00	0.00
	Totals	**0.00**	**0.00**

** End of Report - Generated by Luna, Jennefer **

March 7, 2022

NAME of REQUESTER	DATE OPERATIONS OFFICE RVCD.	SUBJECT	FORWARDED FOR RESPONSE TO:	RESPONSE	RESP. DATE
151)Anton Jungherr	10/26/2020	Detail of Lead Auditor July 2020 credit of $991.48 and confirm that no payroll for the Lead Internal auditor was charged to the Fund 21 Bond Fund in July 2020. Confirm that there was no payroll for the Lead Internal reported in Aug. 2020. Will the Lead Auditor's payroll be charged to the Fund 21 Bond Funs when she reviews the implementation of forensic/audit recommendations?	10-27-20 to M. Payne	Document sent to A. Jungherr and D. Gosney 12-10-20	12/10/2020
152)Anton Jungherr	11/9/2020	Mr. Jungherr inquired whethere the district followed appropriate procedures for hiring Eide Bailly.	11-9-20 M. Romo	12-14-20 answers were emailed to A. Jungherr and D. Gosney. 12-15-20 additional document sent.	12/14/2020 & 12-15-20
153)Don Gosney	3/5/2021	Copies of Orbach's invoices for 12-15-20 and 12-22-20	M. Payne	3-22-21 sent to D. Gosney by M. Payne	3/22/2021
154)Lorraine Humes	8/8/2021	Questions & verifications needed for Annual Report	8-9-21 M. Romo & M. Payne	9-3-21 emailed L. Humes the response	9/3/2021
155)Sallie DeWitt	8/26/2021	Update of the FAI Recommendation table and overall status of the FAI implememtation.	8-27-21 M. Payne	9-6-21 emailed S. DeWitte the response.	9/6/2021
156)Lorraine Humes	10/20/2021	Asked if there are any government standards stating how long a company can audit the same program.	10-21-21 forwarded to Nidia Carrera for response.	10-26-21 N. Carrera responded to Ms. Humes.	10/26/2021
157)Lorraine Humes	10/28/2021	How wil the 27 recommendations from Moss Adams be verified?	10-28-21 M. Payne	11-15-21 M. Payne responded to L. Humes	11/15/2021

March 7, 2022

NAME of REQUESTER	DATE OPERATIONS OFFICE RVCD.	SUBJECT	FORWARDED FOR RESPONSE TO:	RESPONSE	RESP. DATE
158)Lorraine Humes	10/28/2021	How can the CBOC review the verification of recommendations using the PMP?	10-28-21 M. Payne	11-15-21 M. Payne responded to L. Humes	11/15/2021
159)Lorraine Humes	2/9/2022	Copy of the draft minutes from the December CBOC meeting.	S. Garfield	Copy emailed to Ms. Humes and Mr. Anderson	2/9/2022

WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE
Monday, February 14, 2022 at 6 pm
1400 Marina Way South, Richmond CA 94804
Minutes-draft
Virtual Meeting

To join by computer, please click the link below to join the webinar:
https://wccusd.zoom.us/j/94978999187?pwd=dGxPVnNZT2RMaThaYWJYVlkwRnR2QT09

Or

by Telephone: US: 1+(669) 900 6833 Webinar ID: 949 7899 9187 Passcode: 657852

A. Opening Procedures

B. Call to Order/Pledge of Allegiance

Mr. Anderson called the meeting to order at 6:01pm

C. Roll Call

Members:John Anderson, Joseph Camacho, Maisha Cole, Sallie DeWitt Lorraine Humes, Jason Lindsey and Tom Panas
(7 members with 4 required for a quorum)
Members Present: Sallie DeWitt, Jason Lindsey, Tom Panas, John Anderson, Maisha Cole (6:05), Lorraine Humes (6:05)
Members Absent: Joseph Camacho-LOA
Staff Present: Luis Freese, Melissa Payne, Ellen Mejia-Hooper

D. Approval of Agenda

To discuss a Consent Calendar item, it must be removed from the agenda by a member of the committee or member of the public.

Mr. Panas moved to have both sets of draft minutes pulled for discussion.
Mr. Lindsey seconded the motion
Agenda was approved with the draft minutes moved to discussion items.

E. Public Comment for items not on the Agenda

Items already on the agenda may not be spoken on in this section. Speakers wishing to address a specific agenda item they must fill out a Speaker Form with the appropriate agenda item listed. Speakers will be allowed three minutes

Public Comments
Mr. Gosney

F. Bond Program Project Status and Financial Reports (Luis Freese/Melissa Payne)

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

DISCUSSION ONLY

Mr. Freese stated that the Facilities Master Plan Project Update (a) would not be presented but the Riverside and Pinole Valley newsletter and updates would be presented by Mrs. Mejia-Hooper.

a. Facilities Master Plan Project Update
  i. Riverside Elementary School
  ii. Pinole Valley High School Athletic Fields

Ms. Humes suggested sending the newsletters to county libraries to post. She will provide contact information to Mrs. Mejia-Hooper. Ms. Humes noted that Richmond does not have a county library.

Mrs. Payne shared a few announcements before presenting the financial reports. SeungJa Cha has been promoted to Executive Director of Business Services. The Board has approved the budget increase for Hercules Middle/High School Science project, the Shannon ES Critical Needs project and our first Measure R project budget for Kennedy HS fields project.

b. Consolidated Budget Report 2022-01-31
c. Consolidated Budget Report 2016 MP 2022-01-31
d. Report 13 Bond Program Financial Status 2022-01-31
e. Report 13A Variance Report 2022-01-31
f. Report 2 Bond Program Spending to Date 2022-01-31
g. 20-21 AP check list 2022-01-31
h. Project Multi-Year Budget 2022-01-31
i. NEW Consolidated Budget Report Measure R 2022-01-31

Ms. Humes had some suggestions and questions for Mrs. Payne regarding some of the reports. Mrs. Payne responded.
Mr. Panas had some questions that Mrs. Payne addressed.
Mrs. DeWitt had questions that Mrs. Payne answered.
Mr. Anderson had questions concerning the reports that would have been submitted at last month's meeting that was canceled. Mrs. Payne shared the new additions to the Facilities webpage that has updated reports that the committee can access at any time.

Mrs. Payne stated that we were behind on the annual audit reports this year but the team is working on a presentation for the next meeting that will fill in the dates on the outline Mr. Panas put together.

ACTION

G. Consent Items

Unless pulled from the agenda by a member of the committee or public. Consent items are approved without discussion by unanimous consent.

a. CBOC Records Request Log February 9, 2022
Item approved by unanimous consent

b.* November 11, 2021 Meeting Draft Minutes -*moved to Discussion & Action Items

c. December 13, 2021 Meeting Draft Minutes -*moved to Discussion & Action Items*

DISCUSSION AND ACTION

Mr. Anderson opened the discussion on the draft minutes from the November and December meetings.

Mr. Panas stated that at the November meeting there were draft minutes from the September and October meetings which indicated that they had been approved but he is not sure of the approval and would like to go back and listen to the recordings for verification. It was decided Mr. Panas would report back to the committee.

Ms. Humes had a question about the revised resolution on the December draft minutes. Mr. Anderson will make the adjustments.

The draft minutes for November and December will be added to the March meeting agenda.

H. CBOC Annual Report (Lorraine Humes)

a. Distribution of Annual Report (see attached)

i. Public

ii. WCCUSD Board

iii. Local Governments within the District

Ms. Humes reviewed the contents of the amended packet and the suggested distribution list.

Public Comments
Mr. Gosney

b. 2021 Annual Report and Beyond

i. Need Chairperson and Committee Members for the 2021

Ms. Humes stressed that we need a Chairperson. She asked Mr. Panas if he was available. Mr. Panas agreed to be Chair. Ms. Humes will also be on the committee.

Mrs. DeWitt encouraged others to serve on this committee if they have not been involved before.
Mr. Lindsey agreed to be the third member.

I. Resolution 22-01 Support of CABOC Legislative Action Plan (Sallie DeWitt)

a. Background (documents attached)

i. CABOC Legislative Plan 2022 Summary
ii. Legislative Programs at a Glance
iii. Legislative Outreach Presentation
iv. Evidence for the Need of CABOC Legislative Proposal 2022
v. California Association of Bond Oversight Committees Legislative Program 2022

Mrs. DeWitt reviewed the attached documents. She explained that CABOC is a state level organization whose mission is to support CBOC's all over the state by offering training and proposing legislations. She gave an overview of the Little Hoover Commission.

b. Discuss and Vote on Resolution 2022

Mr. Anderson had questions regarding attachment a and the 5th attachment.
Ms. Humes had a question regarding #2 in the At A Glance Report which addressed audit reports. Mrs. DeWitt replied.
Mr. Anderson and Ms. Humes asked about the statement that the CBOC should have a part in choosing the auditors.
Mrs. Cole felt that the discussion was getting ahead of itself. Right now the only issue should be whether we agree on pushing forward the resolution as recommended by the Hoover Commission and the other committee.
Ms. Humes wanted to make sure that the language in the resolution was appropriate.
Mr. Lindsey agrees with the language of the resolution but questioned the intent of the resolution.
Mrs. DeWitt clarified.

Mr. Lindsey motioned to support the resolution
Mrs. DeWitt seconded the motion

Mr. Anderson called for discussion
There was no discussion

Mr. Panas called for a vote:
Ms. Humes – Yes
Mrs. DeWitt – Yes
Mr. Lindsey – Yes
Mrs. Cole – Yes
Mr. Panas – Yes
Mr. Anderson – Yes
Passed unanimously with one absence.

Public Comments
Don Gosney

DISCUSSION

J. Update on Ad Hoc committee of CBOC and WCCUSD staff Board on revision of Policy BP 7214.2 CBOC Revision (John Anderson/Sallie DeWitt)

Mr. Anderson stated that due to several different circumstances the committee does not have a report at this time.
Mr. Freese added that staff does have a draft document in review that they hope to have ready very shortly.

K. FY2021 Audit Schedules (Tom Panas)

a. Request Staff assistance with completing the missing items in the attachment and confirm information of the attached draft.

Mr. Panas reviewed the schedules he had created and asked for suggestions or questions.
Ms. Humes had a question about the legal deadlines.
Mrs. Payne shared that staff was still providing documents at this time and that's why she could not cement the dates Mr. Panas's chart but the reports will be provided to the CBOC by the legal deadline of March 31, 2022. Mrs. Payne also went over the order in which the reports will be presented to the Board.
Ms. Humes suggested adding the chart to the CBOC webpage.

L. Brown Act Training (Lorraine Humes)

a. Brown Act Primer (attached)
b. Proposal for training (attached)

Ms. Humes reviewed her attachments. She emphasized the importance of all members to be involved. She offered suggestions on how to proceeded.

No Discussion

M. CBOC Ad-Hoc Committee Proposal (Lorraine Humes)

a. Committees (see attached)
b. Education Code 15278 (see attached)

Ms. Humes explained the difference between an Ad-Hoc committee and a regular committee. She questioned if it was wise to have the same auditors preform the audits for so many years in a row. She asked members submit projects that they can get involved in. Ms. Humes had suggestions on possible trainings. She had suggestions on maintenance duties.

N. Calendar for 2022 and attendance (attached)

Mr. Anderson discussed the 2022 calendar that had previously been presented. He also discussed bringing back the attendance chart on the agendas. Mr. Panas suggested a 12-month chart. Mr. Anderson also asked Mr. Freese if he knew the status of Mr. Camacho who has been on a LOA. Mr. Anderson has not been able to make contact with him. Mr. Freese will try and reach out to him. Mr. Anderson will also provide member roster for the agendas.

Mr. Anderson asked Mr. Freese if the district would be continuing with Zoom meetings? Mr. Freese replied that the Board had passed a resolution allowing Zoom meetings. Mr. Anderson said we would wait and see how things develop in the next couple of weeks.

Ms. Humes wanted to know what restrictions if any there are in holding in person meetings at the district.

O. Adjournment

Mr. Anderson adjourned the meeting at 8:05pm.

Next meeting March 14, 2022 at 6 pm

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

West Contra Costa County Citizens' Bond Oversight Committee (CBOC)

Resolution No. 22-01
February 14, 2022

Support for the
California Association of Bond Oversight Committee (CABOC)
Legislative Action Plan to
Increase the Effectiveness of
Prop. 39 (2000) School Construction Bond
Bond Oversight Committees

WHEREAS, the legislative action to place Proposition 39 – "School Facilities. 55% Local Vote. Bonds, Taxes. Accountability Requirements," on the ballot, and enacted by the California electorate in 2000, established Citizens' Bond Oversight Committees as a requirement for school construction bonds passed by 55% majorities; and

WHEREAS, California Education Code §15278 implementing Proposition 39 states, "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 XIIIA of the California Constitution;" and

WHEREAS, since the passage of Proposition 39, nearly every election in California includes new bond measures with passage set at 55% instead of 66%, thus requiring the establishment of citizens' oversight committees as described above; and

WHEREAS, five of seven WCCUSD bond measures were set up for voter approval at a threshold of 55%, instead of a 2/3 vote, and thus require oversight by a Citizen's Bond Oversight Committee (CBOC) per California Ed Code Section 15278 and 15280 (referred to here as "WCCUSD Prop 39" bond measures); and

WHEREAS, for all WCCUSD Prop 39 bond measures, ballot measure language approved by WCCUSD's Board of Education promised voters an "independent" CBOC and "strict citizens' oversight". For example, in Measure R, under the heading, Financial Accountability, the Board promised (all caps included): "ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' BOND OVERSIGHT COMMITTEE (EDUCATION CODE SECTION 15278 ET SEQ.) TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED…."

WHEREAS, despite these very clear electoral and legislative mandates, WCCUSD and other K-12 and community college districts in the State of California have not acted to fully and properly comply with them; and

WHEREAS, some K-12 and community college districts school construction bond programs in the State of California have produced fraud, waste, and/or abuse that could have been detected earlier, limited in scope and cost, and/or prevented if the legally mandated effective oversight had existed; and

WHEREAS, the California Association of Bond Oversight Committees ("CABOC") has worked with K-12 and community college stakeholders to develop a legislative action plan to implement effective improvements to strengthen the role of Citizens' Bond Oversight Committees for California K-12 and community college districts; and

WHEREAS, the West Contra Costa County CBOC finds that there is a vital need for changes and improvements in California State statute to ensure and communicate to voters, taxpayers, residents, parents, and particularly students that K-12 and community college districts that school construction bond programs and projects are planned, designed, constructed, and completed to properly address the facilities needs of their students on-time; within budget; in compliance with all applicable statutory, regulatory, and contractual requirements; and working to allow our students to strive for all that they can achieve.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The West Contra Costa County CBOC recommends implementation of the California Association of Bond Oversight Committees Legislative Plan, attached as Attachment A.
2. That this Resolution be transmitted to Senator Nancy Skinner (District 9) and Assemblymember Buffy Wicks (District 15) with a strong recommendation for passage of the bill.
3. That this Resolution be placed in a position of prominence on the web site of the West Contra Costa County CBOC to encourage others to advocate for the passage of the bill.

VOTED on February 14, 2022, by the
following vote:

AYES: 6 NAYS: 0 ABSENCES: 1

John E Anderson, PhD
CBOC Chair

Maisha Cole
CBOC Vice-Chair

AGENDA
WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE
Monday, November 15, 2021 at 6 pm
Draft Minutes
In Person or Zoom Conference
https://youtu.be/VTq3o_rone0

A. Opening Procedures

Note: this meeting was held in person and online using the Zoom platform and was open to the public to attend.

By computer, please click the link below to join the webinar:
https://wccusd.zoom.us/j/94978999187?pwd=dGxPVnNZT2RMaThaYWJYVlkwRnR2QT09

Or

by Telephone: US: 1+(669) 900 6833 Webinar ID: 949 7899 9187 Passcode: 657852

B. Call to Order/Pledge of Allegiance

Mr. Anderson called the meeting to order.

C. Roll Call

Members: John Anderson, Joseph Camacho, Maisha Cole, Lorraine Humes, Jason Lindsey and Sallie DeWitt
(6 members with 4 required for a quorum)
Members Present: John Anderson, Lorraine Humes, Jason Lindsey and Sallie DeWitt
Maisha Cole will join later
Absent: Joseph Camacho
Staff Present: Luis Freese, Melissa Payne, Ellen Mejia-Hooper, SeungJa Cha

D. Approval of Agenda

To discuss a Consent Calendar item, it must be removed from the agenda by a member of the committee

Agenda approved as presented.

E. Public Comment for items not on the Agenda

Items already on the agenda may not be spoken on in this section. Speakers wishing to address a specific agenda item they must fill out a Speaker Form or raise their hand on Zoom. Speakers will be allowed three minutes

Public Comment
Mr. Gosney

F. Bond Program Project Status and Financial Reports (Luis Freese/Melissa Payne)

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

Discussion Only

Mrs. Mejia-Hooper gave the presentation

a. **Facilities Master Plan Project Update**
    i. **Riverside Elementary School**
    ii. **Pinole Valley High School Athletic Fields**

Ms. Humes had questions on Design Build.
Mr. Anderson had questions on Riverside.
Mrs. Mejia-Hooper responded to the inquiries of the members.

b. **Consolidated Budget Report 2021-10-31**
c. **Consolidated Budget Report 2016 MP 2021-10-31**
d. **Report 13 Bond Program Financial Status 2021-10-31**
e. **Report 13A Variance Report2021-10-31**
f. **Report 2 Bond Program Spending to Date 2021-10-31**
g. **20-21 AP check list 2021-10-31**

Staff responded to questions by members concerning the various reports.

G. Consent Items

Unless pulled from the agenda by a member of the committee, consent items are approved without discussion by unanimous consent

a. **CBOC Records Request Log November 1, 2021**
   Ms. Humes had questions on what constituted a records request and how the log is managed.
   Mr. Anderson moved item to next month.
b. **September 27, 2021 Meeting Draft Minutes**
c. **October 11, 2021 Meeting Draft Minutes**

Consent Items Approved

Discussion Only

H. Annual Report Update (Lorraine Humes)

a. **Discussion on Report Status**
   Ms. Humes reported the annual report will come out next month.
b. **Timetable for final report and vote**
   Ms. Humes gave the timetable as: week of 11-22-21 will finish report, week of 11-29-21 will format report and week of 12-13-21 will vote on report. Ms. Humes will send an email with the report highlighting the areas of disagreement.
   Mrs. DeWitt acknowledged the outstanding work Ms. Humes has accomplished with putting together this report.
c. **2021 Annual Report**
    i. **Consider aligning with WCCUSD fiscal year**
       Ms. Humes is recommending working on a fiscal year calendar in order to align with the district.

Mrs. Payne agreed with the change adding that this would align with some of the reports.
Mr. Anderson recommended putting a resolution together for the next meeting regarding this change.

I. Training (Lorraine Humes)

a. Critique on CABOC Virtual Conference
Ms. Humes stated that there were 61 attendees at this first conference. Attendees were asked to complete an evaluation of the conference. Comments were mainly positive and there were also suggestions for improvement.
Ms. Humes asked members to give their opinion of the conference. Members and staff shared thoughts.

b. Considerations for Next year
Mr. Anderson made recommendations for trainings for members new and existing including Brown Act training. There was a discussion on the Brown Act and what resources are available.
Mrs. Payne had comments on the conference and what she took away from it.

Public Comments
Mr. Gosney

J. Update on Ad Hoc committee of CBOC and WCCUSD staff Board on revision of Policy BP 7214.2 CBOC Revision (John Anderson/Sallie DeWitt)

Mr. Anderson stated that a meeting was held in Oct. and due to circumstances the next meeting was canceled.
Mrs. DeWitt commented on the terrific attachment of references that Mrs. Payne provided that will be a very helpful too. She reviewed some of the items on the attachment.

a. References used by Ad Hoc committee (see attachment)

K. Selection of CBOC officers for next year

a. Next meeting in person?

b. Chairperson, Vice Chair and Secretary elections

Mr. Anderson announced that the above positions will be voted on at the December meeting. He encouraged everyone to give this some thought and to volunteer.

L. Calendar for 2022
(See attachment)
Mr. Anderson asked if there were comments to the meeting schedule attached.
There were no comments.

M. Adjournment

Next meeting December 13, 2021 at 6 pm

Mr. Anderson adjourned the meeting.

Disability Information

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Mrs. Payne agreed with the change adding that this would align with some of the reports.
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Public Comments
Mr. Gosney

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Mrs. DeWitt commented on the terrific attachment of references that Mrs. Payne provided that will be a very helpful too. She reviewed some of the items on the attachment.

a. References used by Ad Hoc committee (see attachment)

K. Selection of CBOC officers for next year

a. Next meeting in person?

b. Chairperson, Vice Chair and Secretary elections

Mr. Anderson announced that the above positions will be voted on at the December meeting. He encouraged everyone to give this some thought and to volunteer.

L. Calendar for 2022
(See attachment)
Mr. Anderson asked if there were comments to the meeting schedule attached.
There were no comments.

M. Adjournment

Next meeting December 13, 2021 at 6 pm

Mr. Anderson adjourned the meeting.

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

WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE
Monday, December 13, 2021 at 6 pm
1400 Marina Way South, Richmond CA 94804
Minutes-draft
In Person or Zoom conference
https://wccusd.zoom.us/j/94978999187

Opening Procedures

A. Call to Order/Pledge of Allegiance

Mr. Anderson called the meeting to order.

B. Roll Call

Members: John Anderson, Joseph Camacho, Maisha Cole, Sallie DeWitt Lorraine Humes, Jason Lindsey and Tom Panas
(7 members with 4 required for a quorum)
Members Present: John Anderson, Maisha Cole, Sallie DeWitt, Lorraine Humes, Jason Lindsey, Tom Panas
Members Absent: Joseph Camacho (on leave)
Staff Present: Luis Freese, Ellen Mejia-Hooper, Melissa Payne, SeungJa Cha

C. Welcome new CBOC member Tom Panas

Mr. Anderson welcomed Tom Panas to the committee.
Mr. Panas shared his background.

D. Approval of Agenda

To discuss a Consent Calendar item, it must be removed from the agenda by a member of the committee.

The agenda was approved.

E. Public Comment for items not on the Agenda

Items already on the agenda may not be spoken on in this section. Speakers wishing to address a specific agenda item must fill out a Speaker Form or raise their hand on Zoom. Speakers will be allowed three minutes.

No Public Comments

F. Bond Program Project Status and Financial Reports (Luis Freese/Melissa Payne)

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

DISCUSSION ONLY

Mrs. Mejia Hooper gave the presentation. This year end presentation will include all projects' updates. The presentation will also include a discussion on the Community meetings.

a. **Facilities Master Plan Project Update**
    i. **Riverside Elementary School**
    ii. **Pinole Valley High School Athletic Fields**

Mr. Panas, Ms. Humes, Mrs. DeWitt and Mr. Lindsey had questions and comments on the presentation and Mr. Freese and Mrs. Mejia Hooper responded.

Public Comments
Mr. Gosney

Mrs. Payne presented the financial reports.

b. **Consolidated Budget Report 2021-11-30**
c. **Consolidated Budget Report 2016 MP 2021-11-30**
d. **Report 13 Bond Program Financial Status 2021-11-30**
e. **Report 13A Variance Report 2021-11-30**
f. **Report 2 Bond Program Spending to Date 2021-11-30**
g. **20-21 AP check list 2021-11-30**

The Hercules HS project was discussed by members and staff which included the science lab.
Ms. Humes had questions on Report 13 and Mrs. Payne answered.
Mr. Panas questions were answered by staff.
Mrs. DeWitt gave her opinion on the Master Plan budget.

ACTION

G. Consent Items

Unless pulled from the agenda by a member of the committee, consent items are approved without discussion by unanimous consent

a. **CBOC Records Request Log December 6, 2021**

Consent Items approved.

DISCUSSION AND ACTION

H. CBOC Annual Report (Lorraine Humes)

a. **Final Draft of Annual report (see link below)**

https://drive.google.com/file/d/1kVhdtqoFZMJVPTOa0njqaFcq7RPTMLOc/view?usp=drive_web

b. Discussion of Final Draft

Ms. Humes asked for questions or comments.
There were no comments.

c. Motion and Vote to Approve, Modify or Reject the Final Draft 2020 CBOC Report

There are four (4) possible vote outcomes:

i. **The report will be approved via a unanimous vote.**
ii. **The report will be approved with an amendment.**
iii. **The report will be approved by a majority and a member or members ask to include a minority report.**
iv. **The report will not be approved by a majority vote. The ad hoc committee then works with the members who voted against its approval and will return the report at a future date.**

Mr. Anderson asked for a motion to approve.
Mr. Panas motioned
Mrs. DeWitt seconded
Motion passed as follows:

Mr. Anderson-Aye
Ms. Humes – Aye
Mrs. DeWitt – Aye
Mr. Lindsey – Aye
Mrs. Cole – Aye
Mr. Panas – Aye
Mr. Camacho-Absent

APPROVALS – 6
DISAPROVALS - 0
ABSENT – 1

Ms. Humes took this time to thank Mr. Anderson, Mrs. DeWitt, Mrs. Cole and Mr. Gonsey for their contribution to this report. She also thanked members of the public who contributed which included Mr. Jungherr and Mr. Panas. Staff was also thanked for their support and input.

d. Distribution of Annual Report (see attached)

i. **Public**
ii. **WCCUSD Board**
iii. **Local Governments within the District**

Ms. Humes reviewed the distribution list and asked for any additions from members.

Discussion
Mrs. DeWitt acknowledged Ms. Humes work on the report.
Mr. Panas also thanked Ms. Humes.

Comments
Mr. Gosney

e. 2021 Annual Report and Beyond (see attached Resolution 21-3)

i. Discussion of aligning 2021 Annual Report with WCCUSD fiscal year July 1, 2021 to June 30, 2020

Ms. Humes discussed aligning the 2021 Annual report with WCCUSD fiscal year. She discussed how this could be accomplished.
Ms. Humes also proposed an amendment to change the date on the resolution from June 30, 2020 to June 30, 2021
Mr. Panas suggested extending the first report to 18 months instead of 6 months.
The committee discussed the advantages and the appropriateness of this proposal.
The committee wants to make sure they in compliance with Prop.39.
Mr. Panas asked Mrs. Mejia-Hooper to display the resolution with the revisions to items 2 and 3.
Revisions were made to items 2 and 3 and item 4 was added.

Public Comments
Mr. Gosney
Mr. Jungherr

ii. Motion and Vote on Resolution 21-3.

Mr. Panas motioned
Ms. Humes seconded

Comments
Mrs. DeWitt had suggestions on rewording number 3.
Number 3 was amended.
Mr. Panas motioned
Ms. Humes seconded.

Motion passed as follows:
Mr. Anderson – Yes
Ms. Humes - Yes
Mrs. DeWitt – Yes
Mr. Lindsey – Aye
Mrs. Cole – Aye
Mr. Panas – Aye
Motion passed:
6-Ayes
0-Nos
1-Absent

I. **Election of CBOC officers for 2022**

a. **Nominations and vote for Chairperson**

Mr. Lindsey nominated Mr. Anderson
Ms. Humes seconded.
Vote:
Ms. Humes -Yes
Mr. Anderson – Yes
Mrs. Cole – Yes
Mrs. DeWitt – Yes
Mr. Lindsey – Yes
Mr. Panas – Yes
Motion passed:
6-Yes
0-Nos
1-Absent

b. **Nominations and vote for Vice chairperson**

Mrs. DeWitt nominated Mrs. Cole
Mr. Lindsey seconded
Vote:
Mr. Anderson-Yes
Ms. Humes – Yes
Mrs. DeWitt – Yes
Mr. Lindsey – Yes
Mr. Panas – Yes
Mrs. Cole – Yes
Motioned passed:
6-Yes
0-Nos
1-Absent

c. **Nominations and vote for Secretary**

Mrs. DeWitt nominated Mr. Panas
Ms. Humes seconded
Vote:
Mrs. Humes - Yes
Mr. Anderson – Yes
Mrs. DeWitt – Yes
Mr. Lindsey – Yes
Mrs. Cole – Yes
Mr. Panas – Yes
Motion Passed:
6-Yes

0-Nos
1-Absent

J. Calendar for 2022

a. Discussion of Calendar (see Attached)

Mr. Anderson presented the tentative calendar for next year's meetings. He shared that he reviewed the District's calendar to avoid scheduling conflicts.
Mr. Panas noticed that there were no Joint Meetings scheduled and he hoped that we would be able to have Joint meetings this coming year.
Mr. Anderson responded that right now he wanted the regular meetings approved and if the Joint meetings resume we could add them to the calendar at that time.

b. Motion to Approve Calendar and Vote

Mr. Anderson called for a motion to approve.
Mr. Panas motioned
Ms. Humes seconded
Vote:
Mr. Anderson - Yes
Ms. Humes - Yes
Mrs. DeWitt - Yes
Mr. Lindsey - Yes
Mrs. Cole - Yes
Mr. Panas - Yes
Mr. Camacho - Absent
Motion passed:
6-Yes
0-Noes
1-Abssent

DISCUSSION

Update on Ad Hoc committee of CBOC and WCCUSD staff Board on revision of Policy BP 7214.2 CBOC Revision (John Anderson/Sallie DeWitt)

Mr. Anderson stated that the committee was getting pretty close to creating a draft.
Mr. Freese agreed stating that a lot of progress has been made.

Mrs. DeWitt stated that there was no report at this time. She added that she hoped the draft will show that the CBOC as an independent committee.

K. Training (Loraine Humes)

a. Considerations for next year

b. CACBOC training

Mr. Anderson asked Ms. Humes if the CABOC has any training scheduled for this coming year. Ms. Humes asked Mr. Jungherr if there were any trainings scheduled. Mr. Jungher replied that in addition to an April and October training session they were creating short training videos.

Ms. Humes asked Mrs. Payne about the FAI December due date and its progress. Mrs. Payne responded that the December due date would not be met and she expected it to be ready in early spring. Ms. Humes expressed the importance for the CBOC members to get FAI training. She gave suggestions on possible training areas.

L. Adjournment

Next meeting January 10, 2022 at 6 pm

Mr. Anderson adjourned the meeting at 8:25 PM

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

RESOLUTION 21-3

Change CBOC Annual Report Reporting Period

to Align with

WCCUSD Fiscal Year Reporting Period

Whereas: The WCCUSD fiscal year is from July 1st of one year to June 30th of the following year.

Whereas: Since the 2015 Annual Report of the CBOC, the CBOC's reporting period has been from January 1st to December 31st of the same year.

Whereas: The WCCUSD bases it's yearend financial reports on its fiscal year and has to adjust them for our report's year-end date.

Whereas: We can see no advantage in having a reporting period based on a calendar year rather than a fiscal year.

Resolved: that the CBOC:

1. changes the CBOC Annual Report reporting period to match the WCCUSD fiscal year reporting period.
2. brings its reporting periods in alignment, by having the next Annual Report cover the eighteen month period of January 1, 2021 to June 30,2022, with a target date to approve by November 30, 2022.
3. have a report, including a CBOC Compliance Statement, with the results of the June 30, 2021 financial and performance audits, be approved by June 30, 2022.
4. After the 2022 report, all reports will be issued annually following the District's financial reporting period.

VOTED on December 13, 2021, by the following vote:

AYES: 6 NAYS: 0 ABSENCES: 1

John E Anderson, PhD

WCCUSD CBOC Chair

AGENDA
WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE
Monday, September 27, 2021 at 6pm
Zoom Conference
Minutes

A. Opening Procedures

Note: this meeting was held online using the Zoom platform and was open to the public to attend.

B. Call to Order/Pledge of Allegiance

Mr. Anderson called the meeting to order

C. Roll Call

Members: John Anderson, Joseph Camacho, Maisha Cole, Lorraine Humes, Jason Lindsey and Sallie DeWitt
(6 members with 4 required for a quorum)
Members Present: John Anderson, Lorraine Humes, Sallie DeWitt, Jason Lindsey, Maisha Cole (joined meeting late)
Members Absent: Joseph Camacho
Staff Present: Luis Freese, Ellen Mejia-Hooper, Melissa Payne, SeungJa Cha

D. Chairperson's Comments

a. Vice Chairperson Position

Mr. Anderson asked if he should also assume the position of Vice-Chair until the elections or if there was a volunteer from the committee. No one volunteered.

b. Secretary

Secretary position still open. No volunteers. Silvia will continue to draft the minutes for now.

c. Committee Members

No comments

d. Change of Meeting time from 2 pm to 6 pm (Continue with Zoom Format)

Discussion on continuing with Zoom format at least for the next meeting. Mrs. Payne shared that there are changes effective September 30, 2021 as to exceptions to the Brown Act. The reference is Assembly Bill 361. Staff will share more information with the Chair as it becomes available.

Public Comments
Mr. Gosney

E. Approval of Agenda

No changes

To discuss a Consent Calendar item, it must be removed from the agenda by a member of the committee

F. Public Comment for items not on the Agenda

Items already on the agenda may not be spoken on in this section. Speakers wishing to address a specific agenda item they must fill out a Speaker Form with the appropriate agenda item listed. Speakers will be allowed three minutes

Public Comments
Mr. Gosney

G. Bond Program Project Status and Financial Reports (Luis Freese/Melissa Payne)

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

Discussion Only

- **a. Facilities Master Plan Project Update**
  - **i. Riverside Elementary School (July and August)**
  - **ii. Pinole Valley High School Athletic Fields**

Mrs. Mejia-Hooper gave the project updates.

Discussion
Ms. Humes asked if the Lake status report last month which stated in procurement status meant that they were procuring a designer? Mrs. Mejia-Hooper expanded on the procurement process. Discussed the butterfly theme at Lake.
Mr. Lindsey asked if Fall Protection at Korematsu meant guard rails and safety features? Mrs. Mejia-Hooper replied Yes. Mr. Lindsey asked about the building materials at Lake and Mrs. Mejia-Hooper replied we are still in the schematic stage and no definite decision has been made

Public Comments
Mr. Gosney

Mrs. Mejia-Hooper shared the Construction Newsletter and ended her presentation.

Mrs. Payne asked the committee members if they had received the newsletter via email and asked that they reply back when they do so we can see if the system is working properly. There was a discussion on how to request the newsletters through askfacilities@wccusd.net.

Mrs. Payne presented all the financial reports.

- **b. Consolidated Budget Report 2021-08-31**
- **c. Consolidated Budget Report 2016 MP 2021-08-31**
- **d. Report 13 Bond Program Financial Status 2021-08-31**
- **e. Report 13A Variance Report 2021-08-31**
- **f. Report 2 Bond Program Spending to Date 2021-08-31**
- **g. 20-21 AP check list 2021-08-31**

Mrs. Mejia-Hooper shared the Riverside video and answered questions from Ms. Humes and Mr. Anderson.

H. Consent Items

Unless pulled from the agenda by a member of the committee, consent items are approved without discussion by unanimous consent

a. CBOC Records Request Log September 7, 2021

b. July 19, 2021 Draft Minutes

All approved

I. Annual Report Update (Lorraine Humes)

a. District Responses to L. Humes for AR-20 Report Preparation September 3, 2021

Ms. Humes reported that Mr. Anderson and herself have worked on the report and it will be handed out at the October 11th meeting for comments to be returned by October 29. It will be voted on at the November 8th meeting.

J. Training (Loraine Humes)

a. CABOC Virtual Conference

Ms. Payne commented that Ms. Silvia had sent out an email to the committee members concerning the conference.

Ms. Humes commented that we have 5 members signed up and we have 10 tickets. She reviewed some of the agenda items.

K. Modification & Posting of CBOC member application (Melissa Payne)

Mrs. Payne announced the modification of the CBOC applications and reviewed the changes that were implemented to make it more accessible.

Ms. Humes asked where the applications are to be submitted. The old form had the address for submittal. Also, feels that resumes are important to keep as part of the applications. She gave suggestions on other areas to reach out to for applications.

Mrs. Payne explained how the applications are submitted and thanked Ms. Humes for her suggestions. She also shared that the district has a new Communications Director that will be able to assist us with avenues of communications.

Ms. Humes recommended contacting all the applicants not just the ones who will be interviewed. She also suggested setting up the site so you can look at how many hits you have. Mrs. Payne answered that the website can identify the number of visits to the webpage.

Public Comments
Mr. Gosney
Mr. Panas

L. Board Policy BP 7214.2 CBOC Revision (John Anderson/Luis Freese)

Ad Hoc committee of CBOC to work with WCCUSD staff to produce a draft policy revision.

Mr. Anderson stated at this time he and Sallie DeWitt would work with staff to produce a draft policy. They will be working with the November 2019 draft policy.

Mr. Freese commented that staff is looking forward to working with the committee to move this forward.
Ms. Humes asked if the public would be able to submit written comments before it is taken to the BOE for approval? Mr. Freese answered that the draft would be taken first to the CBOC for comments at which time the public would be able to comment. There will be a First reading and then Adoption.
Mr. Lindsey asked if it would be appropriate at this time to table this item until the Board is better educated on this? Mr. Freese pointed out that this will be on the agenda as a Discussion item not action. Mr. Anderson agreed with Mr. Freese that the draft is only a discussion item and the draft will go to the CBOC for comments and review first.
Mrs. DeWitt stated that the CBOC this past year approved 2 resolutions pertaining to this item. The first asked that the 2019 policy be used as a starting point and the second resolution affirmed that the CBOC is independent. She is willing to work with Mr. Anderson and district staff with creating a reasonable draft resolution but insists that the work is productive and not contentious. The Ad Hoc committee would submit a draft to the CBOC and the public for comments before a final draft is sent to the Board for approval. This is a reasonable process.
Ms. Humes agreed with Mrs. DeWitt and added that with 3 new members on the CBOC they would benefit if there was a training that goes along when the resolution is presented to the committee for review. Mr. Anderson comments included the importance of moving this forward.
Mr. Freese commented that there will need to be compromises and Mr. Anderson agreed.
Mrs. Payne shared her experience working with CBOC members in establishing financial reports and recalls it was a very positive and productive partnership. She really believes that some of the best things we have done we have done together and she looks forward to this new project.
Mrs. DeWitt stated that staff has been very friendly, very workable with the CBOC. That's been the case for quite some time and we should go forward with that. She also stressed the importance of an independent CBOC.
Ms. Humes agrees with Mrs. Payne and Mrs. DeWitt's comments. She feels we have the right team to work on this policy.
Mr. Lindsey had no comment until he reads the resolution.

Public Comments
Mr. Gosney

M. Chairperson's Report (John Anderson)

a. Transmittal Letter CBOC Resolution 21-2
b. Letter to BOE relative to CBOC candidates

Mr. Anderson stated that items a and b were a carry over from the August meeting that was canceled for lack of quorum.

Comments
Ms. Humes asked Mr. Anderson to resend the Grand Jury recommendations.

N. Outstanding Minutes

a. February CBOC mtg
The February 8, 2021 minutes were moved to the October 11, 2021 meeting.

b. April 1, 2021 Joint Board and CBOC
The April 1, 2021 Joint Board/CBOC meeting minutes were moved to October 11, 2021 meeting.

Mr. Anderson expressed concern over having two sets of minutes for the same meeting. He pointed out that the recordings are the permanent record of the meetings but he agreed to bring it back to the next meeting.

Ms. Humes asked if the next meeting would be in person and Mr. Anderson responded that he would confirm with Mr. Freese before the meeting. Ms. Humes asked if the meeting were to be in person if the IT department would be there to record it and Mr. Freese said no they would not be there.

Public Comments
Mr. Gosney

O. Adjournment

Mr. Anderson adjourned the meeting.

Next meeting October 11, 2021 at 6 pm

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

AGENDA
WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE
Monday, October 11, 2021 at 6 pm
Minutes
Zoom Conference

https://wccusd.zoom.us/j/94978999187?pwd=dGxPVnNZT2RMaThaYWJYVlkwRnR2QT09

Or

by Telephone: US: 1+(669) 900 6833 Webinar ID: 949 7899 9187 Passcode: 657852

A. Opening Procedures

Note: this meeting was held online using the Zoom platform and was open to the public to attend.

B. Call to Order/Pledge of Allegiance

Mr. Anderson called the meeting to order

C. Roll Call

Members: John Anderson, Joseph Camacho, Maisha Cole, Lorraine Humes, Jason Lindsey and Sallie DeWitt
(6 members with 4 required for a quorum)
Members Present: John Anderson, Maisha Cole, Sallie DeWitt, Jason Lindsey, Lorraine Humes (late)
Absent: Joseph Camacho
District Staff Present: Luis Freese, Melissa Payne, Ellen Mejia-Hooper, SeungJa Cha

D. Approval of Agenda

To discuss a Consent Calendar item, it must be removed from the agenda by a member of the committee

Agenda approved as presented

E. Public Comment for items not on the Agenda

Items already on the agenda may not be spoken on in this section. Speakers wishing to address a specific agenda item they must fill out a Speaker Form with the appropriate agenda item listed. Speakers will be allowed three minutes

Public Comments
Mr. Gosney

F. Bond Program Project Status and Financial Reports (Luis Freese/Melissa Payne)

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

Mrs. Mejia-Hooper gave the presentation

Discussion Only

a. **Facilities Master Plan Project Update**
    i. **Kennedy HS & Richmond HS Site Specific Facility Master Plans**
    ii. **Lake ES Campus Replacement**
    iii. **Riverside ES Soil Stabilization**
    iv. **Pinole Valley High School Athletic Fields**

Discussion
Mrs. DeWitt asked about growth trends.

PublicComments
Mr. Gosney

b. **Community Newsletters**
    i. **Lake ES Campus Replacement**
    ii. **Riverside ES Soil Stabilization**
    iii. **Pinole Valley High School Athletic Fields**
c. **Construction Project Status Report**
    i. **Riverside ES Soil Stabilization**
    ii. **Pinole Valley High School Athletic Fields**

Mrs. Payne gave the financial reports presentation

d. **Consolidated Budget Report 2021-09-30**
e. **Consolidated Budget Report 2016 MP 2021-09-30**
f. **Report 13 Bond Program Financial Status 2021-09-30**
g. **Report 13A Variance Report2021-09-30**
h. **Report 2 Bond Program Spending to Date 2021-09-30**
i. **20-21 AP check list 2021-09-30**
j. **Bond Program Management Plan Update September 30, 2021**
k. **Supplemental Audit Update**

No Public Comments

G. Consent Items

Unless pulled from the agenda by a member of the committee, consent items are approved without discussion by unanimous consent

a. **CBOC Records Request Long October 4, 2021**

Consent Item Approved

H. Annual Report Update (Lorraine Humes)

a. **Discussion on Report Status**

b. **Discussion of review by CBOC members and date for getting comments to Report Committee**
c. **Draft of CBOC Annual Report 2020 VER2 is available via the google document link provided below. Please send comments to** lorrainehumes@comcast.net.
    i. https://docs.google.com/document/d/1E6mKYlgF7e4CsyIYe05LyM91XUeSzWAaJEJX1QMhwwQ/edit#heading=h.lxlav0skbtqo

Ms. Humes stated that the first Executive Summary has not been drafted yet, but would like input on the rest of the report. She will be reaching out to staff and the public for comments to be received by October 25, 2021.

I. Training (Loraine Humes)

a. **Update on CABOC Virtual Conference**

Ms. Humes stated that the link for the conference has not been received yet.

J. Update of Modification of CBOC member application (Melissa Payne)

Mrs. Payne went over the modifications that have been made to the application since the last meeting.

Discussion
Ms. Humes asked about community outreach.
Mrs. DeWitt asked where on the application the applicant can provide their special skill sets.
Mr. Lindsey agrees with keeping the resume as part of the application
Ms. Cole agrees with Mrs. Payne that a resume may be a barrier for some people.
Mrs. DeWitt asked if there was anywhere on the application process where one can state their specific skill sets.

Public Comments
Mr. Gosney
Mr. Jungherr

K. Update on Ad Hoc committee of CBOC and WCCUSD staff Board on revision of Policy BP 7214.2 CBOC Revision (John Anderson/Sallie DeWitt)

Mr. Anderson stated that the committee intends to meet this week.
Mrs. Payne shared that historical documents have been pulled to assist in the revisions.

L. Action on Approval of Outstanding Minutes

a. **Motion to approve**
February CBOC meeting minutes
Mr. Lindsey motioned to approve
Mrs. DeWitt second the motion
John Anderson – Aye
Maisha Cole – Aye

Jason Lindsey – Aye
Lorraine Humes – Aye
Sallie DeWitt – Aye
Joseph Camacho – Absent

Motion Passed

b. Motion to approve both (WCCUSD and CBOC) sets of minutes for April 1, 2021 Joint Board and CBOC

Ms. Humes motioned to approve
Mrs. DeWitt second the motion

Discussion
Mrs. DeWitt agrees that the BOE has already approved the minutes but also wants the committee to keep its independence. Acknowledges that without a committee secretary, staff is helping by taking the minutes and she does not want to be unappreciative of the support.
Mr. Lindsey asked what the purpose of the Joint Meeting was. Ms. Humes answered that twice a year we have joint meeting. He asked who traditionally took the minutes. Ms. Humes stated that the CBOC usually took the minutes but these last minutes were unusual in that it was more of a Board meeting with the CBOC being given the time to speak. Mr. Lindsey asked if the committee did not approve the minutes would the committee be derelict of its duties? Mr. Anderson asked Mr. Gosney to comment.
Ms. Humes suggested approving the CBOC minutes and acknowledging the Board's minutes.
Mrs. DeWitt agrees approving the CBOC minutes.
Mrs. Payne shared that the draft minutes presented to the committee can be changed by the committee before being finalized and posted. Mrs DeWitt asked if the word received could be used instead of approved in reference to the Board minutes

Public Comment
Mr. Gosney
Mr. Jungherr

Mrs. DeWitt made a substitute motion to receive the WCCUSD Board approved minutes from the April 1, 2021 Joint meeting and to approve the CBOC's minutes from the April 1, 2021 Joint Meeting

Ms. Humes second the substitute motion.
Mrs. Payne explained that staff would combine the CBOC and BOE meeting minutes into one document starting with the CBOC meeting minutes.

Public Comments
Don Gosney

Mr. Anderson called for a vote:

Mrs. DeWitt Yes

Ms. Humes Yes
Mrs. Cole Absent
Mr. Lindsey Yes
Mr. Anderson Yes
Mr. Camacho Absent

4-Yes
2-Absent
Motion carried.

M. Adjournment

Mr. Anderson adjourned the meeting at 7:35pm

Next meeting November 8, 2021 at 6 pm

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

FYI 2021 Audits

FY2021 Audit Schedules Proposed

Phase	Entity	Financial Audit FY2021	Performance Audit Compliance FY2021	Forensic Review Implementation 1.5	Forensic Review Implementation 2.0
Auditor		Christy White, Inc.	Edie Bailly, LLP	Eide Bailly, LLP	Moss Adams LLP
Entrance Conference	CBOC	?	?	?	?
Exit Conference	CBOC	February 14, 2022	February 14, 2022	?	?
Accept Report	CBOC	March 14, 2022	March 14, 2022	?	?
Accept Report	Board	March 24, 2022	March 24, 2022	?	?
Legal Deadline	n/a	March 31, 2022	March 31, 2022		
Anticipated Completion	n/a	?	?	December 2021	December 2021
Evaluation of Auditor	CBOC	April 11, 2022	April 11, 2022		
Response to Audit Recommendations	Board	June 30, 2022	June 30, 2022	?	?

Description of Audits

Audit	Purpose	Audit Partner Information Name, Email, Telephone	Cost	Funding Source
Financial Audit	Annual required	?	?	?
Performance Audit	Annual required	?	?	?
Forensic 1.5	Implementation of recommendations not implemented in Phase 1 Moss Adams, LLP review and Moss Adams, LLP FY2019 recommendations	?	$70,000	General
Forensic 2.0	Implementations balance of recommendations Phase 2	?	$50,000	General

Audit Partner Assigned Financial Audits Christy White, Inc.

Audit Partner	Fiscal Year
?	?
?	?
?	?
?	?

Audit Partner Assigned Performance Audit Eide Bailly, LLP

Audit Partner	Fiscal Year
?	?
?	?
?	?
?	?

California K-12 School Facility Program Audits Proposed

Phase	Entity	Peres	Gompers	Coronado	Helms
Auditor		Christy White, Inc.	Christy White, Inc	Christy White, Inc	Christy White, Inc
Entrance Conference	CBOC	?	?	?	?
Exit Conference	CBOC	?	?	?	?
Accept Report	CBOC	?	?	?	?
Accept Report	Board	?	?	?	?
Legal Deadline	n/a	One year from final report	One year from final report	One year from final report	One year from final report
Anticipated Completion	n/a	October 2021	October 2021	October 2021	December 2021
Response to Audit Recommendations	Board	?	?	?	?

Description of Audits

Audit	Purpose	Audit Partner Information Name, Email, Telephone	Cost	Funding Source
School Facility Program	Compliance with State Facility Grant	Christy White, Inc	?	?

2021/22 Annual Bond Program Report

March 2, 2022

KNN public finance

2021 Financing Highlights

- On June 3, 2021 & July 1, 2021, the District successfully sold $149.65M in General Obligation Refunding bonds and $75M in new money bonds from the 2020 Measure R authorization, respectively.
- The Refunding sale consisted of $8.715M million tax-exempt bonds and $140.935M in taxable bonds while the new money bonds consisted of $69.12M tax-exempt bonds and $5.88M taxable bonds.

	MEASURE R		2021 GO REFUNDING	
	ELECTION OF 2020, SERIES A-1	ELECTION OF 2020, SERIES A-2	SERIES A	SERIES B
Par Amount	$69,120,000	$5,880,000	$8,715,000	$140,935,000
Close Date	July 15, 2021	July 15, 2021	June 17, 2021	June 17, 2021
All-In-TIC	***2.331%***	***2.331%***	***0.650%***	***2.718%***
Final Maturity	8/1/2051	8/1/2021	8/1/2022	8/1/2045
Repayment Ratio	1.27 to 1	1.27 to 1	1.06 to 1	1.36 to 1
Type of Bonds	Tax-Exempt	Taxable	Tax-Exempt	Taxable

FINANCING TEAM:

- Municipal Advisor: KNN Public Finance
- Bond/Disclosure Counsel: Nixon Peabody LLP
- Underwriters: J.P. Morgan & Raymond James



NEW ISSUE—FULL BOOK-ENTRY

INSURED RATINGS: S&P: "AA"
UNDERLYING RATINGS: Fitch: "AAA"
S&P: "AA-"
See "RATINGS" herein.

In the opinion of Nixon Peabody LLP, Bond Counsel, under existing law and assuming compliance with the tax covenants described herein, and the accuracy of certain representations and certifications made by the District described herein, interest on the Series A-1 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Bond Counsel is also of the opinion that interest on the Series A-1 Bonds is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. Interest on the Series A-2 Bonds is not excluded from gross income for federal income tax purposes. Bond Counsel is further of the opinion that interest on the Series A-1 Bonds and the Series A-2 Bonds is exempt from personal income taxes of the State of California (the "State") under present State law. See "TAX MATTERS – SERIES A-1 BONDS" and "TAX MATTERS – SERIES A-2 BONDS" herein regarding certain other tax considerations.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
(CONTRA COSTA COUNTY, CALIFORNIA)

$69,120,000
General Obligation Bonds
2020 Election, 2021 Series A-1

$5,880,000
General Obligation Bonds
2020 Election, 2021 Series A-2
(Federally Taxable)

Dated: Date of Delivery **Due: August 1, as shown on the inside cover page**

The West Contra Costa Unified School Dist
A-1 (the "Series A-1 Bonds") and the District's General
with the Series A-1 Bonds, the "Bonds") were authorize
the District voting on the measure voted to approve the
issued by the District (i) to finance the acquisition, con
Bonds through approximately August 1, 2021 and (iii)
THE BONDS AND FINANCING PLAN." The Bon
District as described herein, and pursuant to a resolution

Interest on the Bonds is payable on August 1
August 1 in each of the years and in the amounts shown

The Bonds will be issued in book-entry form
Trust Company, New York, New York ("DTC"). Purc
and interest on the Bonds will be paid by The Bank of
DTC for subsequent disbursement to DTC Participants,
ONLY SYSTEM."

The Bonds are subject to optional and
Redemption."

The Bonds are general obligations of the Dist
County has the power and is obligated to levy and colle
sufficient, together with other moneys available for such

The Bonds are not payable from the General
other political subdivisions. The Bonds are dated their d

The scheduled payment of principal of and in
Bonds"), when due will be guaranteed under an insura
Corp.

THIS COVER PAGE CONTAINS CERTA
INVESTORS MUST READ THE ENTIRE OFF
INFORMED INVESTMENT DECISION.

The Bonds will be offered when, as and if iss
LLP, San Francisco, California, Bond Counsel to the
Counsel to the District, and for the Underwriters by Ha
will be available for delivery through the facilities of DT

J.P.Morgan

Dated: July 1, 2021

NEW ISSUE—FULL BOOK-ENTRY

INSURED RATINGS: S&P: "AA"
UNDERLYING RATINGS: Fitch: "AAA"
S&P: "AA-"
See "RATINGS" herein.

In the opinion of Nixon Peabody LLP, Bond Counsel, under existing law and assuming compliance with the tax covenants described herein, and the accuracy of certain representations and certifications made by the District described herein, interest on the Series A Refunding Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Bond Counsel is also of the opinion that interest on the Series A Refunding Bonds is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. Interest on the Series B Refunding Bonds is not excluded from gross income for federal income tax purposes. Bond Counsel is further of the opinion that interest on the Series A Refunding Bonds and the Series B Refunding Bonds is exempt from personal income taxes of the State of California (the "State") under present State law. See "TAX MATTERS – SERIES A REFUNDING BONDS" and "TAX MATTERS – SERIES B REFUNDING BONDS" herein regarding certain other tax considerations.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
(CONTRA COSTA COUNTY, CALIFORNIA)

$8,715,000
2021 General Obligation Refunding Bonds, Series A

$140,935,000
2021 General Obligation Refunding Bonds, Series B
(Federally Taxable)

Dated: Date of Delivery **Due: August 1, as shown on the inside cover page**

The West Contra Costa Unified School District (Contra Costa County, California) (the "District") is issuing the West Contra Costa Unified School District (Contra Costa County, California) 2021 General Obligation Refunding Bonds, Series A (the "Series A Refunding Bonds") and its 2021 General Obligation Refunding Bonds, Series B (Federally Taxable) (the "Series B Refunding Bonds," and, together with the Series A Refunding Bonds, the "Bonds") pursuant to the Refunding Law (defined herein) and pursuant to a resolution of the Board of Education of the District (the "Resolution"). The Bonds are being used to (i) current refund a portion of the District's General Obligation Bonds, Election of 2010, Series A, (ii) current refund a portion of the District's 2011 General Obligation Refunding Bonds, (iii) advance refund a portion of the District's General Obligation Bonds, Election of 2010, Series B, (iv) advance refund a portion of the District's 2012 General Obligation Refunding Bonds, (v) advance refund a portion of the District's General Obligation Bonds, Election of 2012, Series A and (vi) pay costs of issuance of the Bonds as more fully described herein under the caption "PURPOSE OF THE BONDS AND FINANCING PLAN."

Interest on the Bonds is payable on August 1, 2021 and semiannually thereafter on each February 1 and August 1. Principal of the Bonds is payable on August 1 in each of the years and in the amounts shown on the maturity schedule on the inside cover page. See "THE BONDS" herein.

The Bonds will be issued in book-entry form only and will be initially issued and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). Purchasers will not receive physical certificates representing their interest in the Bonds. Payments of principal of and interest on the Bonds will be paid by The Bank of New York Mellon Trust Company, N.A., designated as the Paying Agent, Registrar and Transfer Agent, to DTC for subsequent disbursement to DTC Participants, who will remit such payments to the beneficial owners of the Bonds. See APPENDIX E — "BOOK-ENTRY ONLY SYSTEM AND GLOBAL CLEARANCE PROCEDURES."

The Bonds are subject to optional and mandatory redemption prior to maturity as more fully described herein. See "THE BONDS — Redemption."

The Bonds are general obligations of the District payable solely from the proceeds of *ad valorem* property taxes. The Board of Supervisors of Contra Costa County has the power and is obligated to levy and collect *ad valorem* property taxes for each fiscal year upon the taxable property of the District in an amount at least sufficient, together with other moneys available for such purpose, to pay the principal of and interest on each Bond as the same becomes due and payable.

The Bonds are not payable from the General Fund of the District. The Bonds are not obligations of Contra Costa County, the State of California or any of its other political subdivisions. The Bonds are dated their date of delivery. See "SECURITY AND SOURCES OF REPAYMENT FOR THE BONDS" herein.

The scheduled payment of principal of and interest on the Series B Refunding Bonds maturing on August 1 of the years 2023 through 2045, inclusive (the "Insured Bonds"), when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Insured Bonds by Assured Guaranty Municipal Corp.

ASSURED GUARANTY MUNICIPAL

MATURITY SCHEDULE
On Inside Cover

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

The Bonds will be offered when, as and if issued by the District and received by the Underwriters, subject to approval of their legality by Nixon Peabody LLP, San Francisco, California, Bond Counsel to the District. Certain legal matters will be passed upon for the District by Nixon Peabody LLP, as Disclosure Counsel to the District, and for the Underwriters by Hawkins Delafield & Wood LLP, Los Angeles, California. It is anticipated that the Bonds, in book-entry form, will be available for delivery through the facilities of DTC on or about June 17, 2021.

J.P.Morgan RAYMOND JAMES

Dated: June 3, 2021

Summary of the District's Bond Measures

- District voters have approved 7 bond measures since June 1998.
- Measures approved after 2000 used Proposition 39 requirements.
- Remaining 2005 Measure J authorization is not projected to be issuable as current interest bonds under the maximum $60 per $100,000 assessed value tax limit until 2034.
  - » Any accelerated issuance for 2005 Measure J would create an un-due burden on taxpayers.

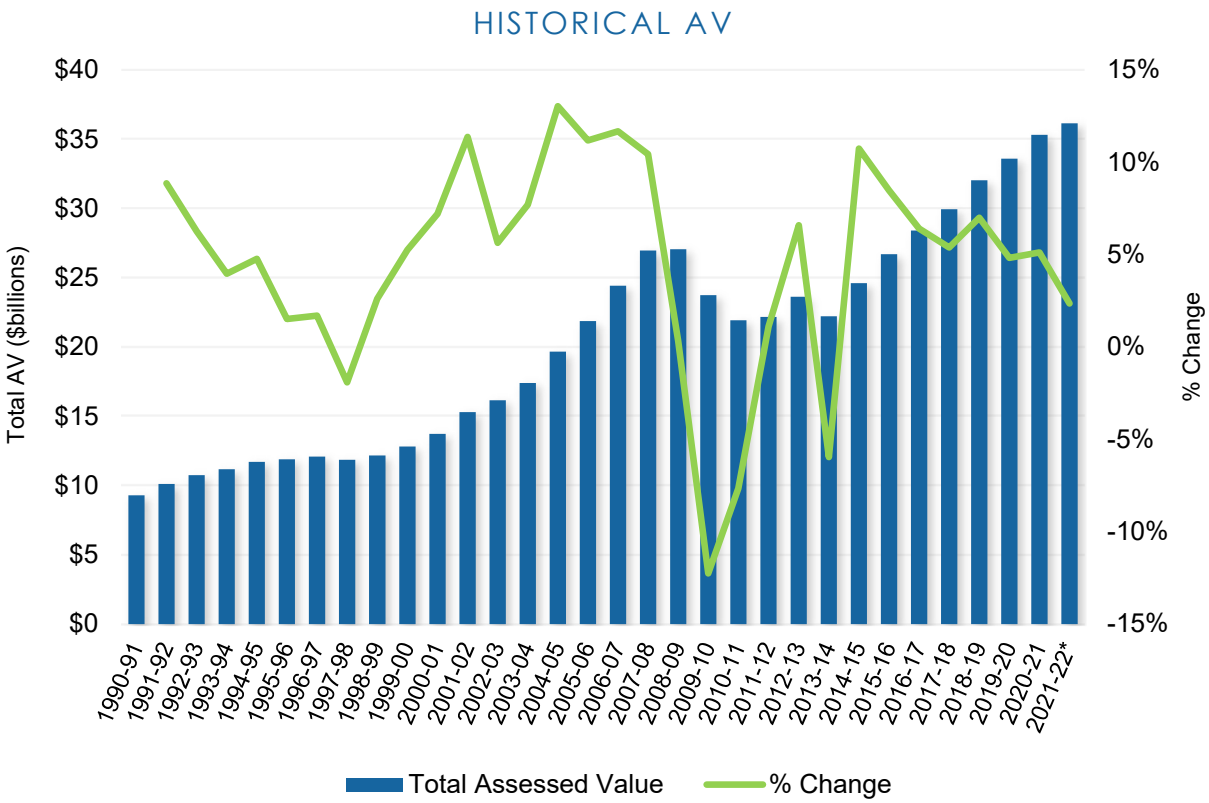
	AUTHORIZED AMOUNT	AUTHORIZATION ISSUED	REMAINING AUTHORIZATION	ORIGINAL REPAYMENT DEBT SERVICE	CURRENT REPAYMENT DEBT SERVICE
1998 Measure E	$40,000,000	$40,000,000	$0	$73,182,149	$8,541,844
2000 Measure M	$150,000,000	$150,000,000	$0	$286,301,779	$62,606,535
2002 Measure D	$300,000,000	$299,997,483	$2,517	$679,446,314	$404,127,249
2005 Measure J	$400,000,000	$322,409,708	$77,590,292	$652,603,641	$512,560,865
2010 Measure D	$380,000,000	$380,000,000	$0	$617,498,407	$575,627,526
2012 Measure E	$360,000,000	$360,000,000	$0	$673,784,894	$553,234,544
2020 Measure R	$575,000,000	$75,000,000	$500,000,000	$95,345,504	$95,345,504
TOTAL	$2,205,000,000	$1,627,407,191	$577,592,809	$3,078,162,688	$2,212,044,066

- Please refer to the appendix for detail breakout of the debt summary for each bond measure.

2021 (Measure R) Issuance

WCCUSD Assessed Valuation History

COMPOUND ANNUAL GROWTH RATE	
5 – Year	4.93%
10 – Year	5.01%
15 – Year	2.65%
20 - Year	4.48%



FISCAL YEAR	TOTAL ASSESSED VALUE	PERCENT CHANGE
1990-91	$9,293,807,668	~
1991-92	$10,117,447,572	8.86%
1992-93	$10,751,191,746	6.26%
1993-94	$11,177,877,217	3.97%
1994-95	$11,712,119,435	4.78%
1995-96	$11,890,273,449	1.52%
1996-97	$12,092,847,054	1.70%
1997-98	$11,861,438,963	-1.91%
1998-99	$12,170,543,348	2.61%
1999-00	$12,810,332,136	5.26%
2000-01	$13,733,514,455	7.21%
2001-02	$15,295,071,828	11.37%
2002-03	$16,158,323,943	5.64%
2003-04	$17,402,845,454	7.70%
2004-05	$19,672,003,633	13.04%
2005-06	$21,871,131,308	11.18%
2006-07	$24,424,392,429	11.67%
2007-08	$26,971,665,616	10.43%
2008-09	$27,062,460,076	0.34%
2009-10	$23,745,753,348	-12.26%
2010-11	$21,927,157,161	-7.66%
2011-12	$22,170,563,072	1.11%
2012-13	$23,632,927,039	6.60%
2013-14	$22,225,132,320	-5.96%
2014-15	$24,611,630,252	10.74%
2015-16	$26,700,078,330	8.49%
2016-17	$28,411,359,424	6.41%
2017-18	$29,943,015,916	5.39%
2018-19	$32,038,622,761	6.99%
2019-20	$33,584,071,753	4.82%
2020-21	$35,305,479,259	5.13%
2021-22*	$36,138,612,019	2.36%

Source: CalMuni
*2021-22 AV provided by Contra Costa County

Measure R Overview

- Measure R was approved on March 3, 2020, to address the next phase of capital facility projects.

TENTATIVE BOND ISSUANCE SCHEDULE

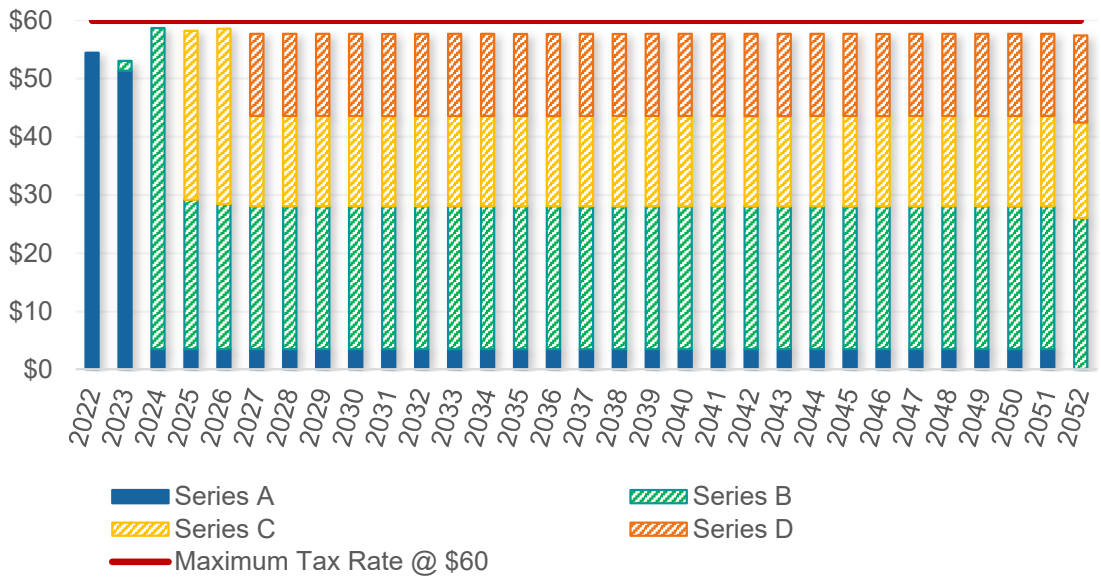
ISSUE	ISSUE DATE	PAR AMOUNT*	REPAYMENT RATIO
Series A	7/15/2021	$75,000,000	1.27
Series B	2023/2024	$225,000,000	1.97
Series C	TBD	$150,000,000	1.85
Series D	TBD	$125,000,000	1.84
TOTAL		$575,000,000	

*Preliminary and subject to change based on market conditions at time of sale.

ASSUMPTIONS:

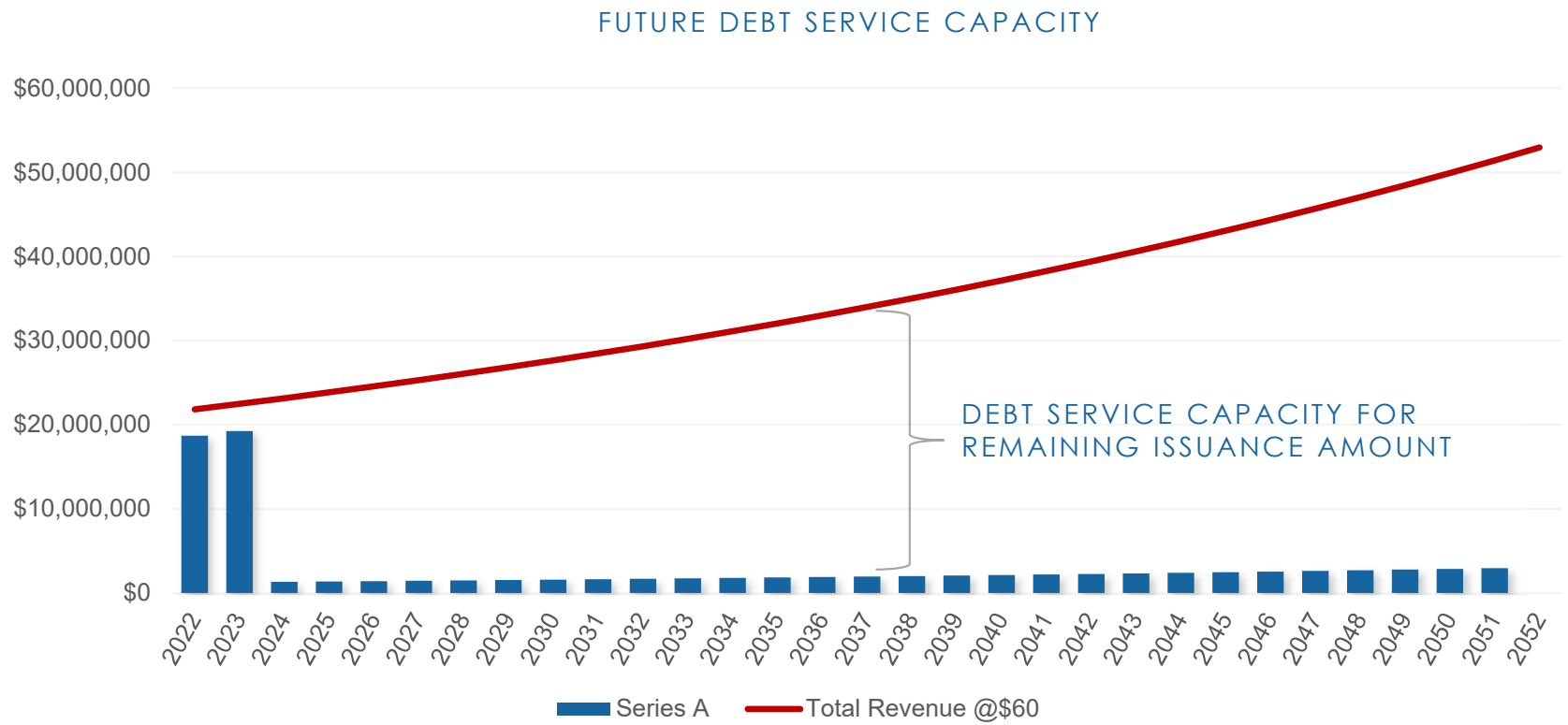
- Max Tax Rate = $60/$100,000 of AV
- Current interest bonds only
- Up to 30 years term per series
- 3.00% annual AV growth rates

ESTIMATED TAX RATES



Summary of Election of 2020, Series A Bonds

- The Series A Bonds were issued to fund facility projects within the District.
- The true interest cost is 2.300% with the final maturity in 2051.
- Following the sale of the Series A bonds, the tax rate is estimated to be at or below $55 per $100,000 of assessed value until 2023 and then below $4 thereafter (assuming an AV growth rate of 3.0%).
- The 30-year amortization for the Series A bonds will provide capacity to issue future series of bonds and stay at or below the maximum tax rate.



Costs of Issuance – 2021 GO Bonds

EDUCATION CODE

- Section 15146(c) of the Education Code requires that after a bond sale and closing, actual cost information be provided to the Governing Board and to the public.

- The following are the issuance costs paid in connection with the 2021 General Obligation bonds:

ITEM	AMOUNT
Underwriter Discount	$238,405.21
Bond Insurance (AGM)	$58,764.02
Bond/Disclosure Counsel (Nixon Peabody)	$62,000.00
Municipal Advisor (KNN)	$85,000.00
Municipal Advisor Expense	$550.00
Paying Agent (BNY)	$3,200.00
Rating (S&P Global)	$35,500.00
Rating (Fitch)	$16,000.00
Printing(AVIA)	$1,325.00
Contingency	$10,175.00
TOTAL	$510,919.23

Combined Projected Tax Rates

	1998 MEASURE E	2000 MEASURE M	2002 MEASURE D	2005 MEASURE J	2010 MEASURE D	2012 MEASURE E	2020 MEASURE R	COMBINED TAX RATE	CUMULATIVE VOTER APPROVED TAX RATE	TAX RATE DIFFERENCE
2020/21*	$3.20	$15.90	$60.00	$77.40	$45.30	$41.40	-	$243.20	$298.00	($54.80)
2021/22*	2.20	15.10	60.00	70.03	45.10	41.20	$60.00	$293.63	358.00	($64.37)
2022/23	*7.72*	*14.30*	*61.39*	*76.28*	*43.64*	*37.95*	*51.28*	$292.56	358.00	($65.44)
2023/24	*3.68*	*13.06*	*60.88*	*74.27*	*42.29*	*36.75*	*60.00*	$290.93	358.00	($67.07)
2024/25	*1.71*	*12.80*	*62.10*	*74.98*	*40.91*	*35.15*	*60.00*	$287.65	358.00	($70.35)
2025/26		*12.05*	*62.58*	*75.44*	*40.51*	*33.99*	*60.00*	$284.57	331.60	($47.03)
2026/27		*11.53*	*63.07*	*75.93*	*39.22*	*32.87*	*60.00*	$282.62	331.60	($48.98)
2027/28		*11.06*	*63.57*	*76.38*	*38.13*	*31.77*	*60.00*	$280.91	331.60	($50.69)
2028/29		*10.62*	*64.10*	*76.88*	*39.52*	*33.44*	*60.00*	$284.56	331.60	($47.04)
2029/30		*10.20*	*64.64*	*77.33*	*43.31*	*36.93*	*60.00*	$292.41	331.60	($39.19)
2030/31		*9.79*	*64.38*	*77.81*	*41.46*	*35.39*	*60.00*	$288.83	331.60	($42.77)
2031/32		*9.40*	*62.89*	*78.39*	*41.09*	*37.82*	*60.00*	$289.59	331.60	($42.01)
2032/33			*63.70*	*77.87*	*39.83*	*36.40*	*60.00*	$277.80	276.00	$1.80
2033/34			*61.64*	*78.13*	*38.66*	*35.21*	*60.00*	$273.64	276.00	($2.36)
2034/35				*43.99*	*37.47*	*34.01*	*60.00*	$175.47	216.00	($40.53)
2035/36				*47.16*	*36.34*	*32.86*	*60.00*	$176.36	216.00	($39.64)
2036/37					*35.25*	*31.79*	*60.00*	$127.04	156.00	($28.96)
2037/38					*34.22*	*30.74*	*60.00*	$124.96	156.00	($31.04)
2038/39					*33.19*	*29.70*	*60.00*	$122.89	156.00	($33.11)
2039/40					*31.98*	*28.70*	*60.00*	$120.68	156.00	($35.32)
2040/41					*31.02*	*27.73*	*60.00*	$118.75	156.00	($37.25)
2041/42					*21.53*	*26.81*	*60.00*	$108.34	156.00	($47.66)
2042/43					*21.22*	*25.90*	*60.00*	$107.12	156.00	($48.88)
2043/44					*21.04*	*25.04*	*60.00*	$106.08	156.00	($49.92)
2044/45					*20.30*	*24.21*	*60.00*	$104.51	156.00	($51.49)
2045/46					*14.34*	*16.80*	*60.00*	$91.14	156.00	($64.86)
2046/47					*14.07*	*16.51*	*60.00*	$90.58	156.00	($65.42)
2047/48					*8.35*	*11.09*	*60.00*	$79.44	156.00	($76.56)
2048/49					*8.28*	*10.89*	*60.00*	$79.17	156.00	($76.83)
2049/50					*5.23*	*7.57*	*60.00*	$72.80	156.00	($83.20)
2050/51					*5.16*	*7.42*	*60.00*	$72.58	156.00	($83.42)
2051/52					*4.96*	*7.13*	*60.00*	$72.09	156.00	($83.91)
2052/53					*4.77*	*6.85*	*60.00*	$71.62	156.00	($84.38)
2053/54					*4.58*	*6.59*		$11.17	156.00	($144.83)
TARGET	$26.40	$55.60	$60.00	$60.00	$48.00	$48.00	$60.00			

*Actual Tax Rates

2021 Refinancing of General Obligation Bonds

Refunding & Restructuring Policy- B.P. 7214.3

B. P. 7214.3 was adopted on April 24, 2013.

PURPOSE OF REFUNDING & RESTRUCTURING POLICY:

- Identify policy objectives relating to refunding transactions.
- Improve the quality of the decision-making processes.
- Provide a basis for the determination of when it is advantageous for the District to issue refunding bonds.

REFUNDING OBJECTIVES:

- Providing net present value debt service savings, and/or;
- To aid with tax rate management, and/or;
- Adjusting the debt service structure to meet identified objectives.

REFUNDING POLICY GUIDELINES:

- The Refunding candidates for the 2021 financing complied with all District guidelines outlined below:

WEST CONTRA COSTA POLICY GUIDELINES:

- Current refundings should achieve present value savings of at least 4%;
- Advance refunding should achieve present value savings of at least 4% with negative arbitrage not to exceed present value savings;
- Refundings should achieve $1 million of present value savings and a minimum of $100,000 annual savings;
- The term of the debt should not be extended;
- Refundings should be structured to achieve level annual debt service savings, and/or to level out overall debt service, and/or to maintain tax rates; and
- Refundings may be utilized to manage tax rate commitments to voters.

2021 GO Refunding Highlights

- To take advantage of the low interest rate environment, the District advance refunded the outstanding Election of 2010, Series B, 2012 Series A and 2012 Refunding Bonds.
- The Election of 2010, Series A and the 2011 Refunding Bonds were also refunded on a current basis to provide taxpayer savings.
- The Refunding generated a combined present value savings of $24.31 million which equates to 18.08% in present value savings relative to bonds refunded.

2021 GO REFUNDING HIGHLIGHTS

	2021 GO REFUNDING		COMBINED
	SERIES A	SERIES B	
Refunding Par Amount	$8,715,000	$140,935,000	$149,650,000
Par amount of refunded bonds	$8,905,000	$125,530,000	$134,435,000
Average coupon of refunded bonds	5.24%	5.16%	5.16%
Refunding TIC	0.396%	2.681%	2.666%
NPV Savings ($):	**$399,876**	**$23,910,120**	**$24,309,996**
NPV Savings (%):	**4.49%**	**19.05%**	**18.08%**
Gross Cashflow Savings	**$400,910**	**$33,163,258**	**$33,564,168**

Summary of Prior Refunding Transactions

- The District has refinanced bonds 9 times since 2009 for interest savings and also to manage tax rates.
- Cumulative taxpayer savings total $118.1 million over the life of the bonds, or $85.8 million* on a net present value basis.
  - » No tax-exempt refundings are expected until 2023 or thereafter.

SUMMARY OF WEST CONTRA COSTA USD REFUNDINGS

DATE	AMOUNT	SERIES	ACTUAL SAVINGS	PRESENT VALUE SAVINGS $*	PRESENT VALUE SAVINGS %*
9/3/2009	$57,860,000	2009 GO Refunding Bonds	$14,129,245	$2,516,407	4.4
8/25/2011	85,565,000	2011 GO Refunding Bonds	8,130,709	7,370,086	8.6
7/10/2012	98,200,000	2012 GO Refunding Bonds	12,545,510	9,511,400	9.8
8/13/2014	77,460,000	2014 GO Refunding Bonds	10,305,384	9,602,569	11.1
3/15/2016	65,940,000	2016 GO Refunding Bonds	14,086,164	10,430,284	16.1
9/6/2017	59,480,000	2017 GO Refunding Bonds	11,786,877	10,616,352	18.7
5/10/2018	81,455,000	2018 GO Refunding Bonds	3,209,875	2,743,109	3.7
5/12/2020	94,950,000	2020 GO Refunding Bonds	10,335,626	8,742,172	10.3
6/17/2021	149,650,000	2021 GO Refunding Bonds	33,564,168	24,309,996	18.1%
TOTAL			$118,093,558	$85,842,375	

*Present value savings on respective dates of issue based on refunded par amount.

Costs of Issuance – 2021 GO Refunding Bonds

EDUCATION CODE

- Section 15146(c) of the Education Code requires that after a bond sale and closing, actual cost information be provided to the Governing Board and to the public.

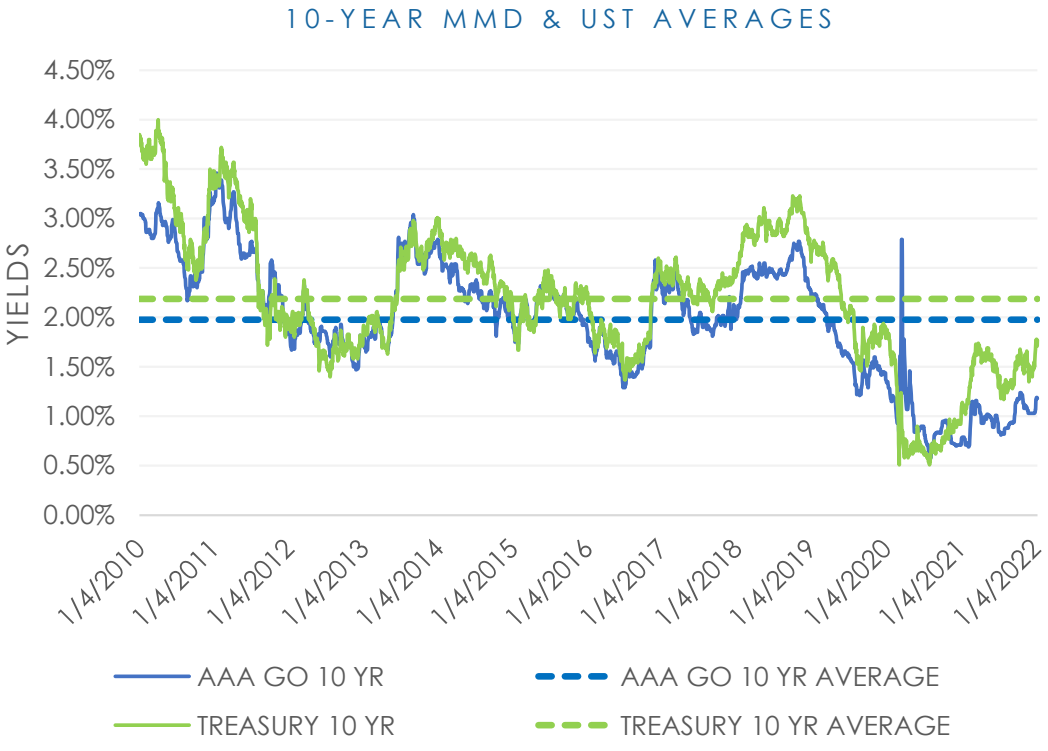
- The following are the issuance costs paid in connection with the 2021 General Obligation Refunding bonds:

ITEM	SERIES A	SERIES B	TOTAL AMOUNT
Underwriter Discount	$32,936.58	$440,905.67	$473,842.25
Bond Insurance (AGM)	-	186,867.43	186,867.43
Bond/Disclosure Counsel (Nixon Peabody)	6,408.87	103,591.13	110,000.00
Bond/Disclosure Counsel Expense	145.66	2,354.34	2,500.00
Bankruptcy Opinion (Nixon Peabody)	2,039.19	32,960.81	35,000.00
Municipal Advisor (KNN)	4,952.31	80,047.69	85,000.00
Municipal Advisor Expense	58.26	941.74	1,000.00
Paying Agent (BNY)	186.44	3,013.56	3,200.00
Escrow Agent (BNY)	145.66	2,354.34	2,500.00
Rating (S&P Global)	4,661.00	75,339.00	80,000.00
Rating (Fitch)	3,612.27	58,387.73	62,000.00
Statistical Report (CalMuni)	58.26	941.74	1,000.00
Verification Agent (Causey)	203.92	3,296.08	3,500.00
Printing (AVIA)	93.79	1,516.02	1,609.81
Contingency	3,042.90	12,097.14	15,140.04
TOTAL	$58,545.10	$1,004,614.43	$1,063,159.53

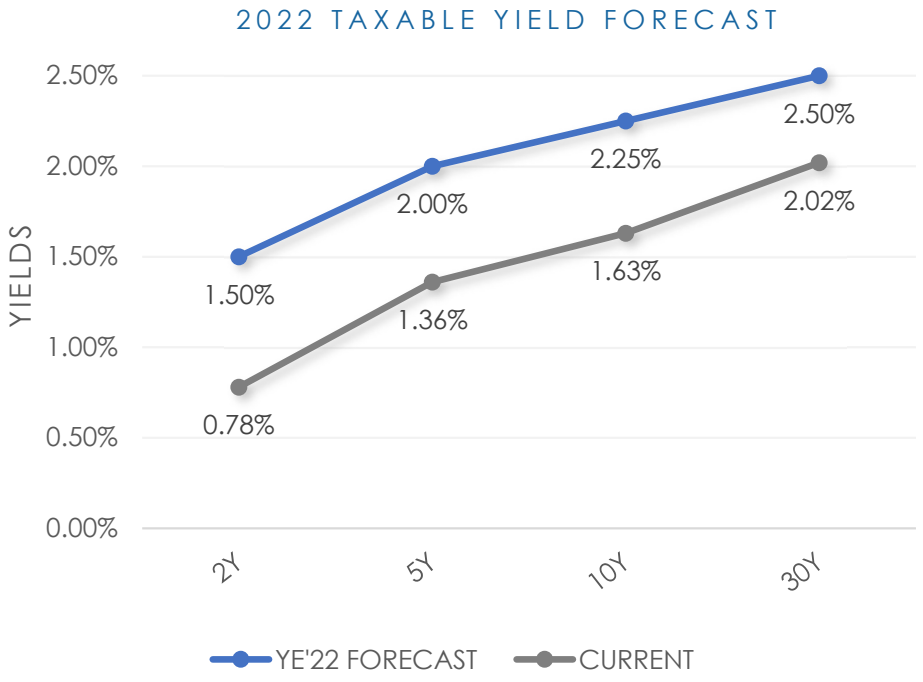
2022 Refinancing Candidates

Current Market Condition

- In early 2022, there has been volatility in the financial markets due to the expectation of rate hikes by the Federal Reserve to curb inflation. In anticipation of these hikes, there has been increase in the US Treasury (UST) yield.
- J.P. Morgan Research forecasts the 10- and 30-year UST yields are expected to increase by nearly 60 to 40 basis points respectively by end of 2022.



Source:TM3



Source:J.P.MorganResearch,UsFixedIncomeMarkets2022Outlook,11/23/2021,jpmm.com,currentTSYratesasof1/3/2022,

Summary of Refinancing Candidates

- The 2014 Series A Refunding bonds, 2016 Series A Refunding bonds, Election of 2010 Series C and Election of 2012, Series B bonds are potential refunding candidates based on present value savings. The bonds have call dates ranging from August 1, 2024 to August 1, 2025.

- The District is evaluating a potential advance refunding of all or a portion of the aforementioned series of bonds on a taxable basis. The refunding candidates would only be included within the refunding transaction if complying with guidelines outlined within the District's refunding and restructuring policy (BP 7214.3).

- KNN and District's underwriter have evaluated a potential advance taxable refunding and highlighted potential taxpayer savings below. Based on market rates as of February 9, 2022, the combined present value savings are expected to be $9.05 million which is 9.21% of the refunded bonds.

REFUNDING SUMMARY (AS OF FEBRUARY 9, 2022)*

	2014 REFUNDING BONDS	2016 REFUNDING BONDS	2010 SERIES C BONDS	2012 SERIES B BONDS	COMBINED
TAX STATUS	Taxable	Taxable	Taxable	Taxable	Taxable
DATED DATE	4/20/2022	4/20/2022	4/20/2022	4/20/2022	4/20/2022
FIRST OPTIONAL CALL DATE	8/1/2024	8/1/2025	8/1/2025	8/1/2025	-
PAR AMOUNT REFUNDED	$48,940,000	$15,605,000	$12,305,000	$21,390,000	$98,240,000
FINAL MATURITY	8/1/2035	8/1/2034	8/1/2045	8/1/2045	8/1/2045
NOMINAL SAVINGS	**$5,336,146**	**$1,443,485**	**$2,000,812**	**$3,649,883**	**$10,429,514**
PRESENT VALUE SAVINGS	$4,213,590 (8.61%)	$1,115,774 (7.15%)	$1,327,787 (10.79%)	$2,388,204 (11.17%)	$9,045,355 (9.21%)
NEGATIVE ARBITRAGE	$1,930,096	$777,426	$613,023	$1,065,629	$4,386,175
ESCROW EFFICIENCY	68.58%	58.94%	68.41%	69.15%	67.34%
AVE. COUPON OF REF. BONDS	5.00%	5.00%	5.00%	5.00%	5.00%
ALL-IN TRUE INTEREST COST	2.92%	2.98%	3.37%	3.40%	3.15%

* Refunding summary provided by JP Morgan

Tentative 2022 Refinancing Timeline

2022 TENTATIVE REFINANCING TIMELINE

DATE	ACTIVITY
Week of March 7	Rating meetings with rating agencies
March 16, 2022	District Board takes action on bond refinancing documents
Week of March 21	Receive ratings
Week of March 21	POS posted electronically and distributed to investors
Early April 2022	Bond Pricing
April 2022	Closing

Appendix

History of 1998 Measure E - $40,000,000

ISSUE	ISSUE DATE	PAR VALUE	INTEREST RATE (TRUE INTEREST COST)	FIRST INTEREST PAYMENT	FIRST PRINCIPAL PAYMENT	FINAL MATURITY	STATUS	FIRST OPTIONAL CALL	METHOD OF SALE
Election of 1998, Series A	8/18/1998	$10,000,000	5.03%	2/1/1999	8/1/1999	8/1/2023	Refunded	8/1/2005 at 101%	Competitive
Election of 1998, Series B	2/9/1999	10,000,000	4.98%	2/1/2000	8/1/2000	8/1/2023	Refunded	8/1/2006 at 101%	Competitive
Election of 1998, Series C	2/7/2000	10,000,000	5.67%	2/1/2001	8/1/2002	8/1/2024	Refunded	8/1/2007 at 101%	Competitive
Election of 1998, Series D	8/9/2000	10,000,000	5.32%	2/1/2001	8/1/2002	8/1/2025	Refunded	8/1/2007 at 101%	Competitive
2001 Ref Bonds, Series A[1]	11/6/2001	28,610,000	5.35%	2/1/2002	2/1/2002	8/1/2025	Outstanding	Non-callable	Negotiated
2001 Ref Bonds, Series B[2]	11/6/2001	10,255,000	5.73%	2/1/2002	2/1/2002	8/1/2024	Outstanding	Non-callable	Negotiated
TOTAL		**$78,865,000**							
LESS REFUNDING BONDS		**($38,865,000)**							
ISSUED FROM AUTHORIZATION		**$40,000,000**							

[1] 2001 Refunding Bonds, Series A refunded the 1998A Bonds, 1998B Bonds and 1998D Bonds.
[2] 2001 Refunding Bonds, Series B refunded the 1998C Bonds.

History of 2000 Measure M - $150,000,000

ISSUE	ISSUE DATE	PAR VALUE	INTEREST RATE (TRUE INTEREST COST)	FIRST INTEREST PAYMENT	FIRST PRINCIPAL PAYMENT	FINAL MATURITY	STATUS	FIRST OPTIONAL CALL	METHOD OF SALE
Election 2000, Series A	5/15/2001	$15,000,000	5.22%	2/1/2002	8/1/2003	8/1/2031	Refunded	8/1/2008 at 101%	Negotiated
Election 2000, Series B	2/26/2002	40,000,000	4.87%	2/1/2003	8/1/2004	8/1/2031	Refunded	8/1/2009 at 101%	Competitive
Election 2000, Series C	4/22/2003	95,000,000	4.68%	2/1/2004	8/1/2005	8/1/2032	Refunded	8/1/2011 at 101%	Competitive
2009 Ref Bonds[1]	9/3/2009	47,215,000	3.62%	2/1/2010	8/1/2010	8/1/2017	Refunded	8/1/2019	Negotiated
2011 Ref Bonds[2]	8/25/2011	33,960,000	3.26%	2/1/2012	8/1/2012	8/1/2021	Outstanding	8/1/2021	Negotiated
2012 Ref Bonds[3]	7/10/2012	40,370,000	4.16%	2/1/2013	8/1/2024	8/1/2026	Refunded	8/1/2022	Negotiated
2020 Ref Bonds[4]	5/12/2020	3,930,000	1.74%	8/1/2020	8/1/2020	8/1/2023	Outstanding	Noncallable	Negotiated
2020 Ref Bonds[5]	5/12/2020	32,305,000	2.43%	8/1/2020	8/1/2020	8/1/2032	Outstanding	8/1/2030	Negotiated
2021 Ref Bonds[6]	6/17/2021	3,530,000	0.40%	8/1/2021	8/1/2022	8/1/2022	Outstanding	Noncallable	Negotiated
2021 Ref Bonds[7]	6/17/2021	12,630,000	1.01%	8/1/2021	8/1/2021	8/1/2026	Outstanding	Noncallable	Negotiated
TOTAL		**$323,940,000**							
LESS REFUNDING BONDS		**($173,940,000)**							
ISSUED FROM AUTHORIZATION		**$150,000,000**							

[1] 2009 Refunding Bonds refunded the Series A Bonds and Series B Bonds.
[2] 2011 Refunding Bonds refunded a portion of the Series C Bonds, maturities 8/1/2012 through 8/1/2023.
[3] 2012 Refunding Bonds refunded remaining portion of the Series C Bonds.
[4] 2020 Refunding refunded a portion of 2011 Refunding bonds
[5] 2020 Refunding refunded portion of 2012 Refunding bonds
[6] 2021 Refunding refunded a portion of the 2011 Refunding bonds
[7] 2021 Refunding refunded all the 2012 Refunding bonds

History of 2002 Measure D - $300,000,000

ISSUE	ISSUE DATE	PAR VALUE	INTEREST RATE (TRUE INTEREST COST)	FIRST INTEREST PAYMENT	FIRST PRINCIPAL PAYMENT	FINAL MATURITY	STATUS	FIRST OPTIONAL CALL	METHOD OF SALE
Election of 2002, Series A	6/26/2002	$30,000,000	4.92%	2/1/2003	8/1/2004	8/1/2031	Refunded	8/1/2009 at 101%	Competitive
Election of 2002, Series B	8/25/2003	100,000,000	4.86%	2/1/2004	8/1/2004	8/1/2032	Refunded	8/1/2011 at 101%	Competitive
Election of 2002, Series C CIBs	8/11/2004	40,000,000	4.93%	2/1/2005	8/1/2006	8/1/2034	Refunded	8/1/2013 at 101%	Competitive
Election of 2002, Series C CABs	8/11/2004	29,999,377	5.58%	CABs	8/1/2006	8/1/2034	Outstanding	Non-callable	Competitive
Election of 2002, Series D	10/19/2005	99,998,106	4.96%	CABs	8/1/2007	8/1/2034	Outstanding	Non-callable	Competitive
2011 Ref Bonds[1]	8/25/2011	51,605,000	3.42%	2/1/2012	8/1/2012	8/1/2021	Outstanding	8/1/2021	Negotiated
2012 Ref Bonds[2]	7/10/2012	57,830,000	4.12%	2/1/2013	8/1/2021	8/1/2023	Outstanding	8/1/2022	Negotiated
GO Ref Bonds, 2014 Series A[3]	8/13/2014	22,685,000	3.63%	2/1/2015	8/1/2017	8/1/2034	Outstanding	8/1/2024	Negotiated
2020 Ref Bonds[4]	5/12/2020	11,640,000	1.74%	8/1/2020	8/1/2020	8/1/2024	Outstanding	Noncallable	Negotiated
2020 Ref Bonds[5]	5/12/2020	44,425,000	2.43%	8/1/2020	8/1/2020	8/1/2032	Outstanding	8/1/2030	Negotiated
2021 Ref Bonds[6]	6/17/2021	4,830,000	0.40%	8/1/2021	8/1/2022	8/1/2021	Outstanding	Noncallable	Negotiated
2021 Ref Bonds[7]	6/17/2021	12,630,000	1.01%	8/1/2021	8/1/2021	8/1/2026	Outstanding	Noncallable	Negotiated
TOTAL		**$505,642,483**							
LESS REFUNDING BONDS		**($205,645,000)**							
ISSUED FROM AUTHORIZATION		**$299,997,483**							
REMAINING AUTHORIZATION		**$2,517**							

[1] 2011 Refunding Bonds refunded a portion of the Series A Bonds and Series B Bonds.
[2] 2012 Refunding Bonds refunded the remaining Series A Bonds, Series B Bonds and advance refunded a portion of the Series C Bonds.
[3] 2014 Refunding Bonds refunded a portion of the Series C Bonds.
[4] 2020 Refunding refunded a portion of 2011 Refunding bonds
[5] 2020 Refunding refunded portion of 2012 Refunding bonds
[6] 2021 Refunding refunded a portion of 2011 Refunding bonds
[7] 2021 Refunding refunded a portion of 2012 Refunding bonds

History of 2005 Measure J - $400,000,000

ISSUE	ISSUE DATE	PAR VALUE	INTEREST RATE (TRUE INTEREST COST)	FIRST INTEREST PAYMENT	FIRST PRINCIPAL PAYMENT	FINAL MATURITY	STATUS	FIRST OPTIONAL CALL	METHOD OF SALE
Election of 2005, Series A	5/17/2006	$70,000,000	4.73%	2/1/2007	8/1/2007	8/1/2035	Refunded	8/1/2011 at 101%	Competitive
Election of 2005, Series B	7/15/2008	120,000,000	5.33%	2/1/2009	8/1/2010	8/1/2035	Outstanding	Non-callable	Competitive
Election of 2005, Series C-1 (CABs)	9/3/2009	52,084,759	7.26%	CABs	8/1/2016	8/1/2033	Outstanding	Non-callable	Negotiated
Election of 2005, Series C-2 (BABs)	9/3/2009	52,825,000	5.50%	2/1/2010	8/1/2033	8/1/2034	Refunded	8/1/2019	Negotiated
2009 GO Ref Bonds[1]	9/3/2009	10,645,000	5.26%	2/1/2010	8/1/2010	8/1/2031	Refunded	8/1/2019	Negotiated
Election of 2005, Series D-1 (QSCBs)	6/24/2010	25,000,000	1.14%	2/1/2011	8/1/2022	8/1/2024	Outstanding	"Make-whole"	Negotiated
Election of 2005, Series D-2 (CABs)	6/24/2010	2,499,949	6.96%	2/1/2011	8/1/2035	8/1/2036	Outstanding	Non-callable	Negotiated
GO Refunding Bonds, 2014 Series A[2]	8/13/2014	54,775,000	3.63%	2/1/2015	8/1/2017	8/1/2035	Outstanding	8/1/2024	Negotiated
GO Refunding Bonds, 2016 Series A[3]	3/15/2016	65,940,000	3.40%	8/1/2016	8/1/2016	8/1/2035	Outstanding	8/1/2025	Negotiated
2017 GO Ref Bonds, Series A-1 (Tax Exempt)[4]	9/6/2017	3,680.000	1.66%	2/1/2018	8/1/2021	8/1/2027	Outstanding	Non-callable	Negotiated
2017 GO Ref Bonds, Series A-2 (Federally Taxable)[5]	9/6/2017	55,800,000	3.54%	2/1/2020	8/1/2028	8/1/2034	Outstanding	8/1/2027	Negotiated
2018 GO Ref Bonds (Tax)[6]	5/10/2018	9,565,000	3.88%	8/1/2018	8/1/2018	8/1/2031	Outstanding	8/1/2028	Negotiated
TOTAL		**$522,814,708**							
LESS REFUNDING BONDS		**($200,405,000)**							
ISSUED FROM AUTHORIZATION		**$322,409,708**							
REMAINING AUTHORIZATION		**$77,590,292**							

[1] 2009 Refunding Bonds refunded portions of the Series A Bonds and Series B Bonds.
[2] 2014 Refunding Bonds refunded the remaining Series A Bonds.
[3] 2016 Refunding Bonds refunded a portion of the Series B Bonds and a portion of the Series C-1 Bonds.
[4] 2017 Refunding Bonds, Series A-1 refunded a portion of the Series B Bonds.
[5] 2017 Refunding Bonds, Series A-2 refunded, on a crossover basis, the Series C-2 Bonds (BABs).
[6] 2018 Refunding Bonds refunded the 2009 GO Refunding Bonds.

History of 2010 Measure D - $380,000,000

ISSUE	ISSUE DATE	PAR VALUE	INTEREST RATE (TRUE INTEREST COST)	FIRST INTEREST PAYMENT	FIRST PRINCIPAL PAYMENT	FINAL MATURITY	STATUS	FIRST OPTIONAL CALL	METHOD OF SALE
Election of 2010, Series A	11/22/2011	$79,000,000	5.00%	2/1/2012	8/1/2012	8/1/2021	Refunded	8/1/2021	Negotiated
Election of 2010, Series A-1 (QSCBs)	11/22/2011	21,000,000	1.34%	2/1/2011	8/1/2022	8/1/2030	Outstanding	"Make-whole"	Negotiated
Election of 2010, Series B	10/31/2013	40,000,000	5.02%	2/1/2014	8/1/2014	8/1/2045	Refunded	8/1/2023	Negotiated
Election of 2010, Series C	3/12/2015	50,000,000	3.99%	8/1/2015	8/1/2016	8/1/2054	Outstanding	8/1/2025	Negotiated
Election of 2010, Series D	3/15/2016	60,000,000	3.74%	8/1/2016	8/1/2016	8/1/2054	Outstanding	8/1/2025	Negotiated
Election of 2010, Series E	5/10/2018	65,000,000	3.68%	2/1/2019	8/1/2020	8/1/2047	Outstanding	8/1/2028	Competitive
2018 GO Ref Bonds (Taxable)[1]	5/10/2018	71,890,000	4.32%	8/1/2018	2/1/2019	8/1/2041	Outstanding	8/1/2028	Negotiated
2020 Ref Bonds[2]	5/12/2020	2,650,000	2.05%	8/1/2020	8/1/2020	8/1/2027	Outstanding	Noncallable	Negotiated
Election of 2010, Series F	6/17/2020	65,000,000	2.61%	8/1/2020	8/1/2020	8/1/2049	Outstanding	8/1/2030	Negotiated
2021 Ref Bonds[3]	6/17/2021	355,000	0.40%	8/1/2021	8/1/2022	8/1/2022	Outstanding	Noncallable	Negotiated
2021 Ref Bonds[4]	6/17/2021	35,420,000	2.86%	8/1/2021	8/1/2021	8/1/2045	Outstanding	8/1/2031	Negotiated
TOTAL		**$490,315,000**							
LESS REFUNDING BONDS		**($110,315,000)**							
ISSUED FROM AUTHORIZATION		**$380,000,000**							
REMAINING AUTHORIZATION		**$0**							

[1] 2018 Refunding Bonds refunded a portion of the Series A Bonds.
[2] 2020 Refunding Bonds refunded a portion of the Series A bonds.
[3] 2021 Refunding Bonds refunded the Series A bonds
[4] 2021 Refunding Bonds refunded the Series B bonds

History of 2012 Measure E - $360,000,000

ISSUE	ISSUE DATE	PAR VALUE	INTEREST RATE (TRUE INTEREST COST)	FIRST INTEREST PAYMENT	FIRST PRINCIPAL PAYMENT	FINAL MATURITY	STATUS	FIRST OPTIONAL CALL	METHOD OF SALE
Election of 2012, Series A	10/31/2013	$85,000,000	4.95%	2/1/2014	8/1/2014	8/1/2045	Refunded	8/1/2023	Negotiated
Election of 2012, Series B	3/12/2015	85,000,000	4.06%	8/1/2015	8/1/2016	8/1/2054	Outstanding	8/1/2025	Negotiated
Election of 2012, Series C	3/15/2016	65,000,000	3.73%	8/1/2016	8/1/2016	8/1/2054	Outstanding	8/1/2025	Negotiated
Election of 2012, Series D	5/10/2018	60,000,000	3.68%	2/1/2019	8/1/2020	8/1/2047	Outstanding	8/1/2028	Competitive
Election of 2012, Series E	6/17/2020	65,000,000	2.60%	8/1/2020	8/1/2020	8/1/2049	Outstanding	8/1/2030	Negotiated
2021 Ref Bonds[1]	6/17/2021	77,400,000	2.77%	8/1/2021	8/1/2023	8/1/2045	Outstanding	8/1/2031	Negotiated
TOTAL		**$437,400,000**							
LESS REFUNDING BONDS		**($77,400,000)**							
ISSUED FROM AUTHORIZATION		**$360,000,000**							
REMAINING AUTHORIZATION		**$0**							

[1] 2021 Ref Bonds refunded the Series A bonds. Final maturity for the Series A unrefunded bonds is on 8/1/2024.

History of 2020 Measure R - $575,000,000

ISSUE	ISSUE DATE	PAR VALUE	INTEREST RATE (TRUE INTEREST COST)	FIRST INTEREST PAYMENT	FIRST PRINCIPAL PAYMENT	FINAL MATURITY	STATUS	FIRST OPTIONAL CALL	METHOD OF SALE
Series A-1	7/15/2021	$5,880,000	2.30%	8/1/2021	8/1/2021	8/1/2021	Outstanding	Noncallable	Negotiated
Series A-2	7/15/2021	69,120,000	2.30%	8/1/2021	8/1/2022	8/1/2051	Outstanding	8/1/2031	Negotiated
TOTAL		**$575,000,000**							
ISSUED FROM AUTHORIZATION		**$75,000,000**							
REMAINING AUTHORIZATION		**$500,000,000**							

District Bonding Capacity

- Under the California Education Code, a unified school district can only issue GO bonds if it will not exceed its legal bonding capacity limit of 2.5% of assessed value.
- On January 13, 2021, the California State Board of Education approved the District's request for a waiver, increasing its bonding capacity limit from 2.50% to 4.05% of assessed value. The waiver expires on June 30, 2028. This waiver applies to the 2020 Measure R and 2005 Measure J bond authorizations.
  - » The District has received four (4) prior waivers from the Department of Education in November 2002, March 2009, March 2011 and May 2013 for prior bond measures.
- Under the current waiver, the District's remaining bonding capacity for fiscal year 2021-22 is approximately $248.6 million.

STATUTORY BONDING CAPACITY LIMIT

PRELIMINARY TOTAL ASSESSED VALUATION (FY 2021-22)*: $36,138,612,019	
Statutory Bonding Capacity	2.5%
Total Bonding Capacity (2.5% of Total AV)	$903,465,300
Less: Bonds Outstanding	($1,214,983,001)
REMAINING BONDING CAPACITY	($311,517,701)

*Preliminary 2021-22 AV provided by Contra Costa County

BONDING CAPACITY WAIVER LIMIT

PRELIMINARY TOTAL ASSESSED VALUATION (FY 2021-22)*: $36,138,612,019	
Bonding Capacity Waiver (Ed. Code 15334.5)	4.05%
Total Bonding Capacity (4.05% of Total AV)	$1,463,613,787
Less: Bonds Outstanding	($1,214,983,001)
REMAINING BONDING CAPACITY	$248,630,786

Combined Historical Tax Rates

- Through 2019/20, tax rates have been within the District's tax rate target for each bond authorization.

	1998 MEASURE E	2000 MEASURE M	2002 MEASURE D	2005 MEASURE J	2010 MEASURE D	2012 MEASURE E	COMBINED TAX RATE
1998/99	$6.10						$6.10
1999/00	12.50						12.50
2000/01	20.40						20.40
2001/02	18.00	$6.90					24.90
2002/03	16.10	25.00	$11.50				52.60
2003/04	12.30	45.40	48.70				106.40
2004/05	16.10	46.90	52.30				115.30
2005/06	11.50	43.70	48.90				104.10
2006/07	10.50	38.60	48.70	$16.50			114.30
2007/08	9.00	34.20	44.20	16.10			103.50
2008/09	9.30	36.50	48.40	28.80			123.00
2009/10	10.50	55.20	58.10	59.00			182.80
2010/11	11.30	55.60	60.00	60.00			186.90
2011/12	8.60	55.60	60.00	60.00	$48.00		232.20
2012/13	8.70	55.60	60.00	60.00	31.40		215.70
2013/14	10.20	55.60	60.00	60.00	48.00	$48.00	281.80
2014/15	8.70	55.60	60.00	60.00	48.00	48.00	280.30
2015/16	6.50	55.60	60.00	60.00	48.00	48.00	278.10
2016/17	5.80	38.60	60.00	60.00	48.00	48.00	260.40
2017/18	5.30	18.40	60.00	60.00	48.00	48.00	239.70
2018/19	4.70	18.30	60.00	60.00	48.00	48.00	239.00
2019/20	4.50	17.40	60.00	60.00	48.00	48.00	237.90
TARGET	$26.40	$55.60	$60.00	$60.00	$48.00	$48.00	

Method of Sale

	NEGOTIATED SALE	COMPETITIVE SALE
ADVANTAGES	▪ Best approach for complicated bond issuances or credit challenged issuer ▪ Earlier selection of underwriter can facilitate shorter financing timeline ▪ Flexibility in scheduling process ▪ Underwriters are positioned and have time to extensively pre-market bonds and field credit questions of investors	▪ Transparent process – all underwriters welcome to compete ▪ Competitive process generates low rates ▪ Potential to price at rates “below” the market on a particular day
APPROPRIATENESS	▪ Lower credit quality ▪ Larger borrowing size ▪ Unusual terms and provisions ▪ Relatively volatile bond market and/or interest rate environment	▪ Simple/straight forward bond structure ▪ Small to mid-sized borrowing ▪ Highly rated credit ▪ Active bond program ▪ Relatively stable bond market and/or interest rate environment
DISADVANTAGES	▪ Pricing could result in higher borrowing rates ▪ Possibility of negotiating poorly with underwriter on terms and provisions	▪ Less opportunity for price discovery & direct investor outreach ▪ No underwriter contribution to structuring transaction ▪ More difficult to change pricing date

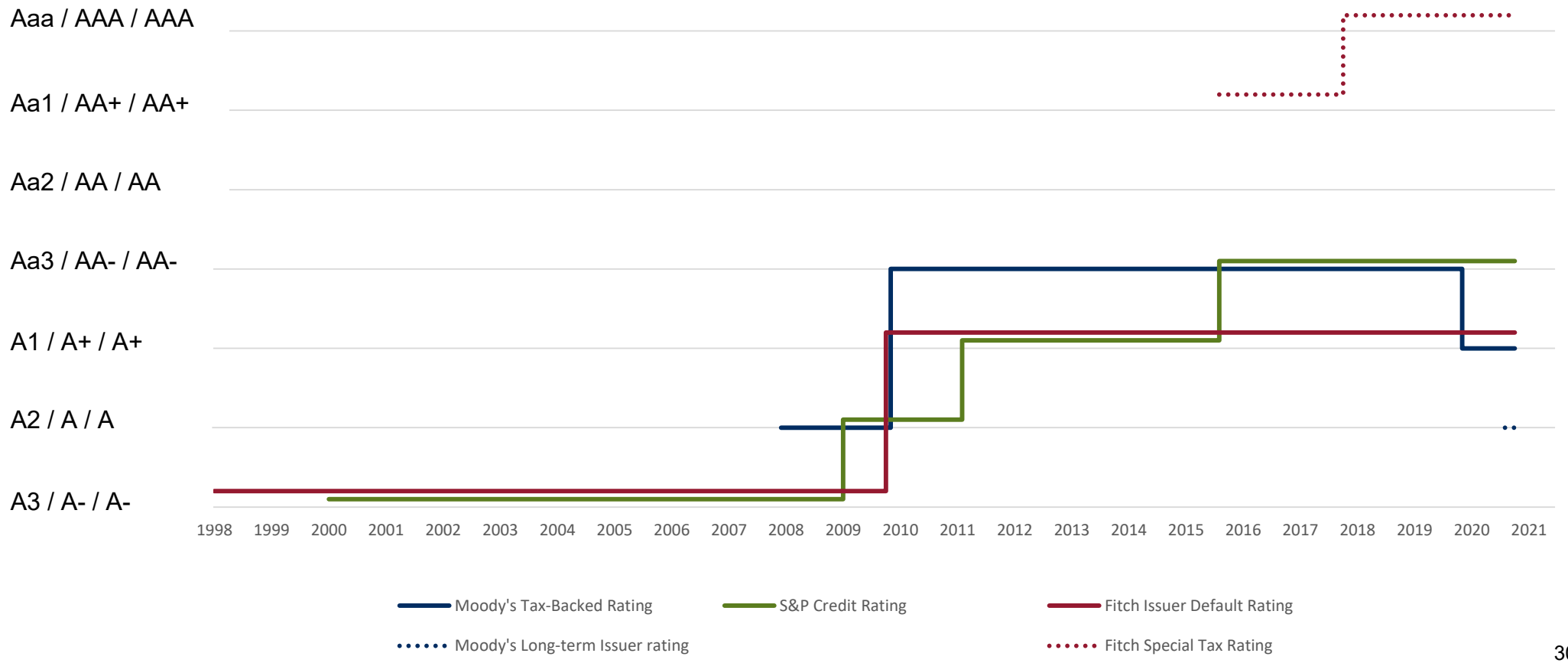
WCCUSD Rating History

Moody's Investor Services			
Tax-Backed		Long-Term Issuer	
Date	Rating	Date	Rating
Current	A1	Current	A2
5/13/2020	A1	2/11/2021	A2
5/19/2010	Aa3		
6/26/2008	A2		

S&P Credit Ratings	
Credit	
Date	Rating
Current	AA-
2/19/2016	AA-
8/3/2011	A+
7/21/2009	A
7/25/2000	A-

Fitch Ratings			
Issuer Default		Special Tax	
Date	Rating	Date	Rating
Current	A+	Current	AAA
4/30/2010	A+	4/12/2018	AAA
7/31/1998	A-	2/19/2016	AA+

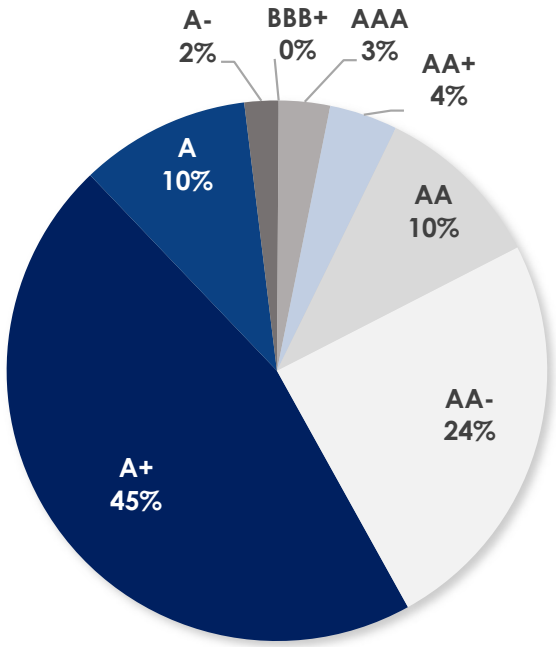
Moody's / S&P / Fitch



Credit Rating

- The credit rating for a borrower is a major factor in the borrowing costs of a transaction. The Financing Team devote substantial time leading up to a credit rating decision developing a targeted rating strategy.
  - » Evaluate rating agencies.
  - » Prepare a comprehensive rating presentation that focuses on the school district's key credit strengths and properly convey the School District's credit story to rating analysts.
  - » Meet with rating analysts to allow the school district Administration to have constructive dialogue about policies and procedures as well as other financial management practices the district utilizes.

CALIFORNIA SCHOOLS RATING DISTRIBUTION [1]



ECONOMY (30%)	FINANCE (30%)	DEBT FACTORS (30%)	MANAGEMENT (10%)
▪ Tax base size ▪ Assessed value changes ▪ Diversity of Economy ▪ Challenges in socio-economic profile	▪ Fund balance (percent of revenues) ▪ Cash balance ▪ Operating surpluses/losses ▪ State Financial support ▪ Enrollment history	▪ Authorized but unissued bonds ▪ Pension & Other Post-Employment Benefits ("OPEB") obligations	▪ Institutional framework – Predictability of forecasted revenue and expenditures ▪ Operating history – Demonstrate a history of planning & implementing strategies

[1] Source: S&P CA School District Rating Distribution.

Credit Rating Scale

MOODY'S	S&P	FITCH	KROLL	CREDIT WORTHINESS
Aaa	AAA	AAA	AAA	An obligor has EXTREMELY STRONG capacity to meet its financial commitments.
Aa1	AA+	AA+	AA+	An obligor has VERY STRONG capacity to meet its financial commitments. It differs from the highest rated obligors only in small degree.
Aa2	AA	AA	AA	
Aa3	AA-	AA-	AA-	
A1	A+	A+	A+	An obligor has STRONG capacity to meet its financial commitments but is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligors in higher-rated categories.
A2	A	A	A	
A3	A-	A-	A-	
Baa1	BBB+	BBB+	BBB+	An obligor has ADEQUATE capacity to meet its financial commitments. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitments.
Baa2	BBB	BBB	BBB	
Baa3	BBB-	BBB-	BBB-	

CBOC Business

2022 WCCUSD CBOC Meeting Schedule (2nd Monday of Every Month at 6 pm)
January 10, 2022
February 14, 2022
March 14, 2022
April 13, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022
October 10, 2022
November 14, 2022
December 12, 2022

CBOC Meeting Attendance Log

Name	Feb '22	Jan '22	Dec '21	Nov '21	Oct '21	Sep '21	Aug '21	Jul '21	Jun '21	May '21	Apr '21	Mar '21	Feb '21	Jan '21	Dec '20
Anderson, J	P	N	P	P	P	P	N	P	P	P	P	P	P	P	P
Camacho, J	L	N					N			P	P	-	-	-	-
Cole, M	P	N	P	P	P	P	N	P		P	P	P		P	P
DeWitt, S	P	N	P	P	P	P	N	P`	P	P		-	P	P	P
Humes, L	P	N	P	P	P	P	N	P`	P	P	P	P	P	P	P
Lindsey, J	P	N	P	P	P	P	N	P		P	-	-	-	-	-
Panas, T	P	N	P	-	-	-	-	-	-	-	-	-	-	-	-

Legend:

P: present at CBOC meeting

N: No CBOC meeting this month

L: On Leave

-: Not a member of the CBOC at this meeting

West Contra Costa Unified School District **11-8-21**

Citizens' Bond Oversight Committee for Measure D (2002), J (2006), D (2010), E (2012) and R (2020): Membership by Categories

No.	Category	Member Name	City of Residence	Current Term End Date	1st, 2nd or 3rd Term?
1	Business Organization *	Sallie DeWitt	Richmond	3-23-23	Third
2	Senior Citizen Organization *				
3	Taxpayers' Organization *	Lorraine Humes	San Pablo	3-23-23	Second
4	Parent or Guardian*	Joseph Camacho	El Sobrante	3-23-23	First
5	Parent/Guardian & PTA*	Maisha Cole	Richmond	6-9-22	First
6	El Cerrito Resident				
7	Hercules Resident				
8	Pinole Resident				
9	Richmond Resident				
10	Richmond Resident				
11	Richmond Resident	John Anderson	Richmond	6-9-22	First
12	San Pablo Resident.				
13	Unincorporated Area				
14	Unincorporated Area				
15	CC Building Trades Council	Jason Lindsey		6-1-23	First
16	Public Employees Union				
17	WCCUSD Student				

Brown Act Training

Brown Act Questions (Maisha Cole)

What is the purpose of The Brown Act?

What is the notice time that must be given to the public for a meeting?

Would a series of phone calls to discuss a specific issue constitute a meeting under the Brown Act?

Would attendance at a ceremonial or social event by a majority of members be considered a meeting?

Must meeting spaces be accessible to all members of the public?

Is it legal for a school board to require members to register with their name and contact information to address the board on an agendized item?

May time limits be imposed on public comments?

Can a “closed session” be called for any reason?

May an employee facing appointment, evaluation of performance or discipline request a public hearing?

Must a local agency maintain a minute book for actions taken during a closed session?

Has anyone ever been successfully prosecuted for a violation of the Brown Act?

What type of action can be brought to enforce the Brown Act?

a. Suit for past violations
b. Suit to stop ongoing or future actions
c. Suit to avoid an action taken
d. None of the above
e. All of the above

May a county or city declare a state of emergency and allow agencies to have the ability to meet remotely during the emergency?

How does a member of the public get access to agendas and other documents?

Questions for Brown Act requirements Under AB361, Meeting Remotely (Lorraine Humes)

1. What are N-25-20 etc.?

2. What are their purposes?

3. What is the title of AB 361? What date will it sunset?

4. What is the purpose of AB 361?

5. AB 361's provisions can only be used in the event that 1)a_____has been issued and 2_____.

6. Notices and agendas of the meetings are to be posted. What has changed? What information must be added?

7. Do you still need a quorum? What has changed?

8. What options do the public have to address the committee?

9. How do you protect their private information?

10. Suppose you discover that there has been a typo error in the phone number, by which the public can give comment during the meeting, can you have the meeting?

11. What is a good control to make sure you are not having internet difficulties during the meeting? What do you do if you have difficulties? What do you do if you cannot resolve the difficulties?

12. Can you require members of the public to submit written comments in advance of the meeting?

CBOC Ad-Hoc Committee Proposal

Proposed CBOC Committees:

There are a lot of things CBOC needs to be doing. We have to identify the tasks via ad-hoc committees and identify projects under each ad-hoc committee

All members should be in 2 ad-hoc committees – one you can lead and the other be a member.

(We have 7 members; therefore no more than 3 members per ad-hoc committee)

<u>Suggested Ad-hoc committees</u>

1. Annual Report (3 members / All CBOC members contribute)
    a. Project - Work on annual report
2. Financial & Forensic audits
    a. Project – Financial (Facilities Planning and Construction Home/Relavent Audits)
    Financial audit history – According to Govt. Code 12410.6 an auditing manager may not audit an agency for more than 6 years. In looking over the Financial audit reports, I discovered 2 things. First we have been having financial audits by Christy White Associates since 2015 and have contract to continue through 2023. Secondly On the reports the cover letter is Christy White Associates – no audit partner is listed.
    b. Project – Forensic (Facilities Planning and Construction Home/FC & BOE Presentations/BOE 11.20.19 ITF Update)
    In their November2019 Forensic Administration Investigation to the BOE, They have a October 2019 update ring chart they list 14 items (one needing further coordination with CBOC) that would be implemented by June 20th. What wa that item and how was it implemented?
    c. Project Financial – Last Month Malissa said the Phase 1.5 & Phase 2.0 FAI Implementation presentations should be presented around March 2022. Monitor this and make sure training in the FAI will be scheduled for the CBOC before the presentations.
3. Performance audit
    Project – In Moss Adams' 2017-2019 audits he was monitoring 22 recommendations dealing with objectives that the District wanted them to evaluate in addition to the Prop 39 audit. When in 2020 audit Bailley did a Prop 39 audit, they did not say anything about these recommendations and we were told that the internal auditor listed them as implemented and we could check this in the PMP. We saw no report by the auditor. We need to verify that these items were implemented.
    a. Facilities Master Plan (Facilities Planning & Construction Home/2016 Facilities Master Plan/ BOE June 23 Report)
    Project – The CBOC never got a presentation of this report and it deals with the FMP prioritization of school construction under Measure R bond funds.

4. Website

Project – get training on editing website
Project – evaluate website
Project – evaluate accuracy of current website
Project – suggest design of website to CBOC

5. Board Policy (CBOC Bylaws) – current ad-hoc committee
6. Training
   Project – suggest training topics
   Project – evaluate training resources
   Project – Propose training schedule
7. Site evaluations
   Project – set up field trip for CBOC to drive past schools with active construction projects
   Project – Research doing a site evaluation and set one up
8. Review Ed Code 15278 for suggestion of construction program areas to investigate.

Maintenance Duties Needed

1. Monitor District meeting agendas for items that deal with the CBOC
2. Monitor School Superintendent Friday Memos for items that deal with CBOC
3. Google alerts – WCCUSD/names of trustees, superintendent, Chief Business Officer
4. Monitor attendance of CBOC members at meetings
5. Monitor CBOC Roster
6. Monitor CBOC Requests for Information, Recommendations, and Resolution Logs

,

California Education Code:

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.

(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.)