



Facilities Department
2111 Wardrobe Ave.
Merced CA 95341
(209) 385-6332
Bryan Behn, Director

Julio Rodriguez-Rivera, Fiscal Account Technician; Holly Alcorn, Department Secretary

3rd Quarter-Citizens' Bond Oversight Committee Meeting

Tuesday, December 16th, 2025, at 4:00 PM
OSSC 2111 Wardrobe Ave. Merced, CA 95340
Minutes

1. **Call to Order:** Quorum established
Rick Wendling called the meeting to order at 4:05 PM.

Roll Call: Committee Members Present

President, Rick Wendling	Present	2 nd Term	Expires 2026
Vice President, Caroline Meraz	Present, Zoom	1st Term	Expires 2027
Audrea Tuhn	Present	1st Term	Expires 2027
Atenceia Maria		2 nd Term	Expires 2026
Helen Tang	Present, Zoom	2 nd Term	Expires 2026
Erin Lodwick	Present, Zoom	2 nd Term	Expires 2026
Janette McAuley	Present, Zoom	2 nd Term	Expires 2026
Ron Radney	Present	1st Term	Expires 2027

District Representatives:

Casandra Figueroa, Director of Fiscal Services
Bryan Behn, Facilities Director. Holly Alcorn, Department Secretary.

Flag Salute: Rick Wendling

2. **Public Comments:**
Holly Alcorn introduced attendees who have submitted applications for the current vacancy of the CBOC. Applicants were invited to attend the meeting to see what being a member looks like. Bryan asked that applicants reach out to Department Secretary, Holly Alcorn, if they are still interested in moving forward in the selection process after the meeting. Applicants who attended were Karina Medina, Guadalupe Gonzalez, and Noah Venegas. It was explained by Holly that a fourth applicant, Leticia Valencia, was unable to make the meeting due to a family vacation.

3. **Approval of Minutes from previous meeting:**
Approval of the Amended Meeting Minutes for September 30, 2025

A correction was made to the minutes presented for approval. Bryan noted that the terms listed for three members needed to be changed from their 2nd term to their 1st term.

Moved by: Ron Radney
Seconded by: Audrea Tuhn

Motion Carries



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4. Reports

Item 4-A Current Projects

Director Bryan Behn reported on the current projects, including Franklin Phase 3, Tenaya Sports Field, the Community Day School (CDS) Project, Fremont, Hoover, and Muir Fencing Projects, and Rivera Elementary School Multi-Purpose Room.

Franklin Phase 3 is currently in the construction process, with the most recent updates including Wing One and Wing Two completion, and classroom movement over Winter Break. The restroom trailer is being removed during the break, as well as temporary portables, which will create space for final improvements and budget savings. Additional amenities and budget were presented.

Tenaya Sports Field is currently in the planning review phase. Project cost estimate, project inclusions, add alternates, and current status presented. DSA final review completion set for mid January, which would allow for Project Bidding in February, with a prospective start date in March.

Fencing Projects are currently in the bidding stage. Information was presented detailing inclusions, add alternates, budget for each site, and current planning status. Bryan shared information regarding the rejection of the first bid. Timeline for the Bid Award set for the end of January, with construction start estimated for March.

The CDS Project is currently in the plan review phase. Project estimated budget, inclusions, and current design phase status shared. Information was shared regarding the exemption applied for with the State of California on the EV charging requirements. The interior demolition bid award is expected in mid-January. Completion of this project is anticipated to be before the start of school in the fall of 2026. The CDS project will be one of the final Measure M projects.

Comments/Questions:

- President Rick Wendling and Vice President Caroline Meraz had questions on the exemption applied for regarding the EV chargers at CDS.
 - Bryan explained that the reasons included the current transformer not being able to handle the addition of the charging units, and that it would result in reducing the number of available parking spots. The small population of students and staff at CDS was shared with committee members. Bryan also explained that it is unlikely that the State will approve the exemption, but they may reduce the number of EV charging stations required.
 - Bryan spoke to the expected reason for the delay with DSA approvals, which include bonds being awarded to many school districts, and fees rising after the first of the year.
- Vice President, Caroline Meraz, asked if the reason for the EV charging stations at CDS was for MCSD vehicles?
 - Director Bryan Behn stated that the only MCSD electric vehicles at this time are buses, which are charged at M & O.
- Vice President, Caroline Meraz, asked if there are plans for the district to purchase electric district vehicles in the future?
 - Director, Behn said he will find out from our Maintenance and Operations Department.



Item 4-B

Upcoming Projects

Director Bryan Behn reported on upcoming projects. The Peterson Modernization Project was presented, including the current planning stage, and the identified needs for improvement were highlighted. The Stowell Modernization Project was presented, and an explanation for the need for a site-specific master plan was shared, and the current identified site needs were presented. District safety improvements were presented, which include additional fencing projects, security cameras, and site security equipment such as Centegix. Bryan gave a brief explanation of the Centegix product currently being looked at.

Comments/Questions:

- Ron Radney commented that more detailed planning regarding the Stowell Modernization Project would result in fewer change orders during the project, resulting in less additional money being spent.
- President, Rick Wendling, asked what the height of new fencing for school sites is?
 - Director, Behn, stated that the current height is 6 feet unless there is a need for taller.
 - President Rick Wendling made a recommendation that 7-foot fences be installed at sites housing older students.

Item 4-C

Fiscal Report - Measure M

Director Bryan Behn, along with Ron Radney, presented the Measure M Summary Expenditure Report, which was accepted by the committee.

It was shared that at the last meeting in September, Mr. Radney requested a simplified summary of Measure M that would be easier for the public to follow. Mr. Radney and Julio Rodriguez-Rivera, Fiscal Account Technician, met to discuss what this format would look like. The report presented was a first step toward simplifying the Measure M Fiscal Report. The report showed that (to date 12/2/2025) the amount of funds spent is \$54,486,860.50. The report also showed that there are approximately \$5.4 million remaining for the CDS Project and the Rivera Elementary School MPR Modernization.

Item 4-D

Fiscal Report - Measure O

Director Bryan Behn presented the Measure O Summary Expenditure Report, which was accepted by the committee. The report showed that (to date 12/5/2025) the amount of funds spent is \$9,462.09.

Comments/Questions:

- Ron Radney requested that the Measure M Report be condensed by School Site instead of the current listing by project. The report should show first all completed projects by the school site. In progress projects would be listed next, by school site if applicable. New projects would be listed last in the same way. This would make for a smaller, simplified report, allowing for the detailed overall Bond account information on the same page.
 - Bryan and Holly agreed to work with Julio to continue to simplify the presentation of the Measure M Summary to be presented at the next meeting.



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Item 4-E **Citizens' Bond Oversight Committee roster update**

Director Behn explained the requirement to have a CBOC and the role of the committee. He asked that the applicants in attendance reach out to Ms. Alcorn after the meeting and let her know if they are still interested in serving on the committee.

Item 4-F **Citizens' Bond Oversight Committee report to the Board of Education**

Director Bryan Behn explained that one of the roles of the CBOC is to put together an annual report to be presented to the Board at the end of each Fiscal year in June. He explained the difference between this annual report and the CBOC report to the Board on the budget in April. The report to the Board in June is an update on bond funds used and spent throughout the fiscal year. Bryan proposed forming a sub-committee to begin working with Holly in January, and meeting regularly on this report to present a 'rough draft' to the committee at the meeting in April.

Comments/Questions:

- The following members expressed interest in working on this project: Ron Radney, Caroline Meraz, Audrea Tuhn, and Erin Lodwick.
- Holly will email those interested to coordinate a first meeting after the holidays in January.

5. **Comments**

- Ron Radney requested that calendar invites for all meetings for the year be sent out.
- Rick Wendling requested that an American Flag be present at all meetings.
- Rick Wendling requested a better sound system.
 - Bryan will work with IT to come up with a solution.

6. **Adjourn**

President Rick Wendling adjourned the meeting at 5:04 PM