

May 23, 2017 - Citizens Bond Oversight Committee Minutes

Agenda Item#1 Call to Order

Meeting was called to order by Kevin Collins at 6:02pm.

Agenda Item #2 Roll Call

Melinda Bradford
Tom Eppenberger, Jr
Chike Udeemezue, Ph.D
Rob Rich
Jonas Mok
Tony Breslin
Xouhoa Bowen
All members are present

Agenda Item #3 Legal Statement

Meeting began with Kevin explaining that it is a legal requirement to have the CBOC committee if we have Prop 39 Bonds. He explained that in 2000, with the passing of Proposition 39, it lowered the percentage of votes needed to pass local school district bond issues from a two-thirds vote to a 55 % vote. This is better for school districts. If we're doing construction and modernization we want to let everyone know what we are doing when we do According to the Bylaws and the Brown Act all committee proceedings must be open to the public. There is a formality to the committee with the Bylaws and Brown Act but at the same time there is some informality and questions can be asked but we don't have to follow Robert's Rules of Order. Agendas will be posted where public can see them.

Agenda Item #4 Welcome and Introductions

Kevin noted that our district has had 3 other bonds previously in 1997, 2006 and 2010. In November Measure J1 was passed with 75% of the vote for \$104 million. Some people wonder why the state doesn't just provide money to districts but they never have. It's always been a local issue to raise money. There was a State Bond Prop 51 that was passed in November for \$6 billion dollars but that is for over 6 million students. There are some districts that are very much in need and we don't know when San Leandro will receive their share.

Agenda Item #5 Review of Bylaws

Kevin reviewed Bylaws and explained that the School Board determines the direction of the Bond. As elected officials, it is their responsibility. The CBOC will provide oversight to make sure the District is following the language of the Bond. They make sure things are being done appropriately. The committee is made up of seven members from the community. There should be a Parent, PTA, Senior, Tax Organization and Business member. There were 21 people who applied but none were from a Tax Payer or Senior organization. These two positions were assigned At-Large positions and will serve a one year term. Four members serve two year terms and three members serve one year term. Members may reapply when their term ends. No member may serve more than three consecutive terms or six years.

Agenda Item #6 Selection of Chair and Vice-Chair

Kevin asked if anyone was interested in being Chair. Melinda Bradford asked what duties would be. Kevin answered that they would lead meeting and help out with setting the agenda. Melinda volunteered to be Chair and Tom Eppenberger, Jr volunteered as Vice-Chair.

Motion was made that Melinda Bradford be Chair and Tom Eppenberger Jr. Motion was seconded. By unanimous vote, Melinda Bradford was elected chairperson and Tom Eppenberger Jr as Vice Chairperson of the CBOC committee.

Agenda Item #7 Minutes (not applicable for this meeting)

Agenda Item #8 Reports

Aaron reported on the ending of work with Measure M. Fencing for 12 school sites was completed. They had anticipated completing HVAC for John Muir Middle School and McKinley Elementary School. However, funds ran out before McKinley could be finished. Left contracts open ended to finish at a later date. Work was restarted during spring break and expect it to be 90% completed by August. The completion of McKinley work will be paid through funds from J1 Bond.

Kevin explained that we would now review the Audits from Measure B and Measure M. Several members asked why previous CBOC did not look at these audit. Kevin explained that once a Bond runs out of funds or projects are completed, the CBOC goes away. There were a number of attempts to have CBOC meetings and they couldn't get a quorum.

Bond Audits show you what an audit will look like. Even though we haven't done anything this from Measure J1 there will be an audit this year. Kevin briefly explained how the school district is audited each year with one Elementary and Middle school along with the High School. The district offices are also audited yearly. The whole process runs from March to January. We are asking the committee to approve both audits.

Motion to approve Measure B and M audits as presented, noting the correction of the year to 2010 (from 2006) on cover sheet and page 5 of Measure M handout. Several members had concerns about approving something they were not involved with. Jonas mentioned that motion is about accepting the audit not about giving a blessing or approval. Kevin agreed with that statement. Motion made by Chike Udemezue and seconded by Melinda Bradford. Motion passed 6-0 with 1 Abstaining.

Melinda Bradford – Yes
Chike Udemezue – Yes
Jonas Mok – Yes
Xouhoa Brown - Yes

Tom Eppenberger, Jr - Yes
Rob Rich – Yes
Tony Breslin – Abstain

Agenda Item #9 Measure J1 Overview

District has consultants who came in to see where the needs of the district. They estimated 350 million which we do not have enough Bond money to do that. On the list, we are looking at High Priority needs for each school. \$104 Million was approved for J1 Bond. \$10 Million to Technology so there will be \$94M to Facilities. It will be done in 3 phases beginning with Series A 2017, Series B in 2020 and Series C in 2023. Series A bonds were sold this month and the district should receive \$47.1 million on May 25, 2017. There is lot of work that needs to be done especially at McKinley and Washington. Those schools are 100 years old. The libraries will all be renovated, Madison (Juniper site) will be looked at to make changes to use structure as classrooms instead of brining in portables. Aaron said this is just a baseline not a permanent schedule. Jobs may rotate based on need. Kevin began reviewing the Propose4d Sources and Uses of Series A list and what each one entails. A more detailed explanation of Madison Classroom Conversion was discussed because they are looking to using the old District Office on Juniper as Madison classrooms. This building was originally part of Madison school until it was closed in the 70's. Melinda Bradford asked if we were still looking at putting in newer 2 tier modular than the portables we have. Both Kevin and Aaron agreed that we would look into replacing the aging portables. Several members had questions about what Phase II planning would include. Both Kevin and Aaron answered these questions in a little more detail. The discussion then moved on to an explanation of how the QZAB payoff was the intention of the District and language was included as part of 75 word statement for J1 bond. Kevin then discussed the new Promethean Smart Boards. They will replace the older smartboards in the classrooms. These boards are a 70" flat screen TV that is interactive with the teachers and can be set up to be interactive with the students. You can touch it just like with your phone and students can access it with their phone or chromebooks. Questions came up about if the District has learned from the mistakes from the last Bond where there wasn't enough money to finish the work. Kevin explained that was the result of the Business department and did not have a good handle of what money was coming in and out. We must have good tracking on financials which we did not have last time. We are using a new financial system, California Financial Systems, who integrates with our financial system. During the last phone the two systems did not integrate. Kevin and Aaron both expressed that they have learned from mistakes from last bond projects and are confident that things will be handled correctly with this bond.

Per Kevin, there is only one expenditure at this time. It was for the election and the cost was \$99,000. This money should be reimbursed. Member asked about the cost of School Board election. Kevin said the cost was 0 dollars since there was no election held since positions were not contested.

Agenda #10 CBOC Annual Report

Kevin explained that the CBOC must produce an Annual Report each year. We will have a few expenditures so this year's report will be small. The Chair will work with someone from the District and present it to the Board next fall.

Agenda #13 Future Meeting Dates

There was no consensus about how many times to meet so it was agreed that next meeting will be October 17th, 6pm in the Bond Office. At that time future meeting schedules will be set.

Meeting was adjourned at 7:18pm