



Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553

Citizen's Bond Oversight Committee
Measure M

Meeting Minutes

Members Present: Debby Johnson, Member
Keri Then, Member
Kendall Shumway, Member
Linda Williams, Member
Marisela Félix Lopez, Member
Pete Serbantes, Chair
Tim Lyons, Member
Tracy Brown, Vice Chair

Members Absent: Charles Smith, Member
Delorise Anderson, Member

District Representatives Present: Tarana Alam- California Financial Services

District Staff Present: Sergio San Martin, Director of Facilities Planning & Development
Tim McGillivray, Public Information Officer
Jorge C. Méndez, Facilities Planner
Ana Gonzalez, Facilities Planner
Cheryl Acevedo, Facilities Demographics Clerk
Rosalie Martinez, Facilities Secretary

1. Introductions and Welcome

Mr. Pete Serbantes, Committee Chair, welcomed members of the committee. All members and attendees introduced themselves.

Mr. Dave Bocks of GHD Environmental Consultants and Ms. Angelica Perez, resident of Moreno Valley were also in attendance and welcomed by the committee.

Committee reviewed names of members not in attendance. Members not in attendance were Ms. Delorise Anderson and Mr. Charles Smith.

2. Approval of Meeting Minutes from Meeting No. 1

Committee reviewed minutes from the last meeting. No changes were requested by any member. Committee approved meeting minutes, all AYES.

3. Review Election of Officers

Committee reviewed election of officers.

Debby Johnson and Kendall Shumway requested to change their one (1) year term to a two (2) year term. Committee agreed to the additional term for both committee members.

4. Brief Overview of Projects

a. Part 1

Facilities and Development Department provided a sample of a project timeline and milestones to all committee members for review and comment. Mr. San Martin discussed the timelines and milestones of a project in detail from site acquisition, planning, construction, occupancy, and closeout. Mr. San Martin also reviewed acronyms and terminology used within the construction industry. Additionally, Mr. San Martin discussed upcoming and ongoing projects prioritized based on the district's adopted master plan.

Ms. Tracy Brown was thankful for the 'enlightenment' and overview of a project schedule.

Mr. San Martin reviewed the California Environmental Quality Act (CEQA) process. He explained a project cannot move forward until CEQA review has been completed and adopted by the Board of Education. Additionally, he stated that the purchase of land is secondary in the list of steps. The district cannot proceed until the land is acquired.

Per Mr. San Martin, the goal is to complete the bid documents after Division of State Architect (DSA) approval.

Mr. San Martin discussed the challenges and differences in timelines from design to completion for a high school, middle and elementary school construction project.

Mr. San Martin explained modernization projects typically take less time than new construction projects.

Mr. Jorge Méndez stated that although the list of timelines and milestones provided to the committee appeared extensive, it should be recognized it was condensed from the number of definite steps.

Mr. Tim Lyons asked who determines which projects are priorities. Mr. San Martin responded that the Board adopted the Facilities Master Plan which lists all future projects. The Master Plan includes estimated project costs and potential funding information.

Mr. Pete Serbantes requested a list of the acronyms used within the construction industry. Mr. Serbantes expressed his excitement and stated he wants to be part of any ground breaking and dedication ceremonies. Further, he would like the committee members to tour the various project sites as buildings are being erected.

b. Part 2

Ms. Tarana Alam reviewed state funding sources available to the district:

- State Funding Program (SFP) includes a 50/50 (new construction) and 60/40 (modernization) funding opportunities. Per Mr. San Martin, school districts are eligible for 50% of new construction and 60% of modernization funds for projects.

Mr. Serbantes asked what the Citizen's Oversight Committee (COC) could do to help support the State bond.

Ms. Alam stated that the Coalition for Adequate School Housing (CASH) is collecting signatures to petition the need for a State bond. The Facilities and Development Department will provide the CASH website link to the committee discussing the 2016 state bond. Mr. San Martin added that the Moreno Valley Unified School District (MVUSD) was taking a resolution to board for approval in favor of the State bond.

Ms. Alam reviewed a list of the projects and stated that all the timelines and schedules are still under development. All schedules provided are only projections.

Ms. Alam reviewed the Measure M revenue summary and discussed the district's long term funding program.

Ms. Alam reviewed a list of upcoming and ongoing projects:

- 1) Edgemont Reconstruction
 - DSA/construction typically takes 4-6 months.
 - Start date is October 2016
 - Review of Edgemont Elementary design renderings

- Public Information Meeting (PIM) occurring November 19, 2015 at 6:00 p.m.
- 2) Armada New 2-Story Building Project
 - Expected completion in June 2016
 - Project is funded by ERP and Measure M Bond monies and is currently under construction
 - Per Mr. Jorge Méndez, ERP funds are project specific and if the dollars are not used they will be returned to the State
- 3) High School No. 5
 - DSA is scheduled for August 2016
 - Preliminary timelines and updates will be provided when available

 - Mr. Serbantes asked where HS No. 5 will be located. Mr. San Martin responded that the cross streets were Redlands and Ironwood. He further stated that the site is a 60 acre property.
- 4) Security Camera project
 - Project was pulled at the last board meeting held on November 17, 2015 due to a bid protest, will go back to the board on December 8, 2015.
- 5) Kitchens Renovations
 - Ms. Keri Then had concerns about the usage of the kitchens during renovations. Facilities and Development explained the partnership with Nutrition Services and direct contact with the Director regarding the renovations.

Ms. Alam reviewed preliminary budgets and the funding dollar amounts being applied from Measure M. (See Handout)

Mr. San Martin commented that the District's Capital Facilities Program is dynamic. Ms. Gonzalez mentioned that all the monies need to be accounted for through internal district audits, as well as external State agency audits.

Per Mr. San Martin, project updates and meeting minutes are available on our website.

5. Discuss Annual Report

Ms. Gonzalez stated that based on her conversation with bond counsel, there is no fixed date that the financial audit needs to be completed in and it is completed yearly. Mr. San Martin suggested waiting until the end of the fiscal year to report to the board. The end of the year report will encompass more activity and sufficient expenditure information

(Fiscal year ends on 6/30/16). The committee agreed to July 31st as a deadline to complete the yearly report.

Three sample annual audit reports were handed out to the committee.

- Ms. Keri Then made a point that the SBCC report is more to the point.
- Mr. Serbantes is open to ideas that will make the process seamless.
 - Consensus of the committee: SBCC Annual Report

Ms. Alam stated that Prop 39 requires that the performance report be completed on March 31st of every year. Ms. Gonzalez stated she was not aware of this requirement and would discuss with bond counsel and report back to the COC.

6. Next Meeting Date

March 17, 2015 at 3:30 p.m. – 5:00 p.m.

7. Questions and Comments

Ms. Keri Then inquired if she would be able to phone in if she is unable to attend the next meeting. Committee did not oppose to the suggestion.

Location of the next meeting will be at the Facilities Planning Room.

Mr. Serbantes asked if there were any further questions or concerns. There were no further comments or questions from committee members.

Mr. Serbantes requested that the COC members receive official name plaques.

8. Adjournment

Meeting concluded at 4:36 p.m.