

**BANNING UNIFIED SCHOOL DISTRICT  
161 W. WILLIAMS STREET  
BANNING, CALIFORNIA**

**MINUTES OF THE 3<sup>rd</sup> GENERAL MEETING OF  
CITIZENS OVERSIGHT COMMITTEE, MEASURE M**

**September 7, 2017**

Meeting held at:  
**District Administration Center  
Board/Conference Room**

**1. Call to Order**

The meeting was called to order at 6:09 p.m.

**2. Roll Call and Establishment of Quorum**

Present: Mike Rose; Richard Krick; Susan McQuown; Veronica Topete

Absent: Chris McCallum (*out of town*); Diana Benhar (*out of town*); Ron Duncan

Community Member Present: Thomas Finch, BHS Band Teacher

BUSD Staff Present: Robert T. Guillen, Superintendent; Kookie Williams, Executive Secretary; Thomas Finch, BHS Band Teacher

Guests Present: Tom Kruse, PJHM Architects, Mason McCarthy, PJHM Architects.

**3. Approval of Minutes**

Mike Rose motioned to approve Measure M Minutes of July 13, 2017. Susan McQuown seconded the motion.

**Ayes: 4**

**Nays: 0**

**Abstains: 0**

**Motion Carried**

**4. Communications**

**Community Concerns**

Thomas Finch explained that he expects the current Band size (80 students) to grow quite a bit as he develops an orchestra, and asked that the District take future growth and his input regarding it into consideration as decisions progress on whether to remove the Band room from the Fine Arts Theatre, as he saw in the drawings presented that night.

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**4. Communications, continued...**

**Committee Concerns**

None

**Cabinet Comments**

None

**5. Information/ Discussion**

**5.1 Measure M Financial Report**

There were no comments.

**5.2 Ballot Language**

There was discussion as to whether the Administration & Library building swap at the high school is covered in the language. Robert T. Guillen, Superintendent pointed out that the reason for the “modernization” is so that visitors are not allowed access to the entire campus while on their way to the Administration Office, as is currently the case. This would fall under “Making Security Improvements”. When finished, this project would insure that visitors are directed straight to the door of the Administration Office, where they would have to check in.

Tom Kruse, Architect, expressed that the Fine Arts and Career Tech buildings are the main objective and the swap is secondary, and can only be done if State funds become available.

**5.3 Architectural Renderings of Fine Arts and Career Tech Ed (CTE) Buildings**

Tom Kruse walked the committee through the plans page by page, showing changes made since the last meeting.

There was discussion on how the plans originally began without a Band room, then it was added, and removed again. Tom explained that taking away the cost of a 5,000 square foot Band room addition to the Fine Arts Theater, enabled the District to plan to expand the current MPR band area to accommodate more students and better stay within budget while building a brand new CTE building rather than using portables as discussed at the last meeting – which, after research, revealed that portables wouldn’t work out – one of many reasons being that forklifts could not drive on their floors. Richard Krick asked about the acoustics in the current MPR ‘band’ room. Tom assured him that what is needed can be done there.

Tom continued to explain the plans, pointing out parking stall additions and various possible vehicular circulation. Overall, increased campus parking showed 130 total. He explained staff, student, fire lane and delivery routes.

### **5.3 Architectural Renderings, cont'd....**

Tom pointed out how planned fencing will help security when the Admin/Library swap happens. Richard expressed that he felt the fencing not being north of the face of the Fine Arts Theater would not be secure. He would worry about defacement of the building. Mike Rose commented we don't want it to look like a prison, by putting the security fencing across the front of the building. Richard asked if there would at least be cameras at the front of the building, and Robert assured him that there would be.

Veronica Topete asked about the purpose of the 39-seat "overflow Gallery" area. Mason McCarthy, Architect, described the necessary level changes at the area which brought about the intent to use it as a breakout area, or for a possible ensemble in the waiting area. Richard said that with a big screen there, people could watch either past performances, or an ongoing performance. Thomas Finch stated that would be perfect for families with kids who may need to leave the auditorium temporarily.

Architects explained how they were able to use the natural level change of the property to save construction dollars, while at the same time saving the integrity of the theater.

Mike Rose asked about possible placement of a tool room in the CTE building, for ease of access from classrooms as well as the work area.

Susan McQuown mentioned the amount of concrete per CTE building plans, and its cost.

Mike brought up our areas extreme weather and was concerned that students may not want to take the auto class because of the outdoor carport area. Possible wind blockers, swamp coolers and air ventilation systems for heat were discussed.

Discussion led to how adding anything to the plans would raise the cost of construction. Tom and Robert explained the bid process, where there District can ask for base bids to do the entire project, with all the goods, but then having Deductive Alternates in case base bids come in too high. In such a case, the District's priorities would be in this order: Fine Arts → CTE → Administration/Visitor area parking, or the MPR Band room expansion → Administration/Library building swap.

CTE grant applications were discussed – this could bring an additional \$6,000,000 to the projects. But in the event that the grants didn't come through, the deductive alternates would definitely come into play.

There was further discussion on funding and the price of construction/lumber rising, and on how to maximize the money we do have. We are in a race to get DSA approved for both projects (FA & CTE, and Security Improvements) so that we can go to bid as soon as possible. Robert mentioned that the sooner we can encumber all of the Measure M funds, the sooner we can apply for State hardship funds.

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**5.3 A Current COC Members and their Terms**

There were no comments.

**5.4 Review Tentative Meeting Schedule for COC 2016-17 School Year**

Members present and District staff agreed on the proposed date of the next meeting to be Thursday, November 2, 2017 at 6:00 p.m.

**6. Action**

**6.1 Confirm Next Meeting Date and Time**

Thursday, November 2, 2017 at 6:00 p.m.

**7. Future Agenda Items**

**8. Adjournment**

At 8:14 p.m., Richard Krick declared this meeting for Measure M was adjourned.