

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

**MINUTES OF THE 21st GENERAL MEETING OF
CITIZENS OVERSIGHT COMMITTEE, MEASURE M**

**Monday October 12, 2020
6:00pm**

Meeting held:

Via ZOOM from home due to COVID-19 Health Emergency

1. Call to Order

The meeting was called to order at approximately 6:05 p.m.

2. Roll Call and Establishment of Quorum

Present: Ron Duncan; Richard Krick; Diana Benhar; Chris McCallum; Veronica Topete

Absent: Susan McQuown, Frank Diaz

Community Member Present: None

BUSD Staff Present: Dr. Natasha Baker, Superintendent; Kookie Williams, Executive Secretary; Dr. Tonia Causey-Bush, Chief Academic Officer; Terrence Davis, Assistant Superintendent to Human Resources; Craig McAlpin, Chief Business Official

Guests Present: Mason McCarthy, PJHM Architects; Tim Ledesma, Ledesma & Meyer Construction Management; Bob Nicholson, Eric Hall & Associates, Leslie Sattler, Clerk of the School Board

3. Approval of Minutes

Chris McCallum motioned to approve the Minutes of the August 10, 2020 meeting. Ron Duncan seconded the motion. Motion Carried.

Ayes: 5

Nays: 0

Abstains: 0

Motion Carried

4. Communications

Community Concerns

None

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Committee Concerns

None

Cabinet Comments

No concerns. Dr. Baker introduced the new Cabinet members, Craig McAlpin, Chief Business Official, Terrence Davis, Assistant Superintendent of Human Resources, and Dr. Tonia Causey-Bush, Chief Academic Officer. They each said a few words.

5. Information/ Discussion

5.1 COC Financial Report

Bob Nicholson brought the good news that the District had been approved to receive a third grant of \$3,000,000 for this project. This will alleviate the issue of needing \$2,049,626.49 to fulfill all contracts for the project. It will also assure money is available for Furniture & Equipment for the buildings.

Mr. Nicholson continued to explain that the funding of the \$3MM would not come until around March 2021, so the District will need to use current funds to complete the project – funds which the grant will reimburse.

There were no questions on the Report, but an extensive discussion on the hopeful Territory Transfer of City of Banning property being taken back from Beaumont USD followed.

Veronica Topete motioned that the Financial Report be approved. Chris McCallum seconded the motion. Motion carried.

Ayes: 5

Nays: 0

Abstains: 0

Motion Carried

5.2 Update on Construction

Tim Ledesma gave a progress update and shared aerial photos. They were finishing up the parking lot site work, and Engie was ready to install the last two (2) solar arrays and get electrical run to the solar panels.

On the CTE Construction Academy building roofing and plastering is complete. They are doing outside sheet metal work and are getting ready to start pouring concrete around the building. Once the concrete is poured, the door hardware will be completed. They are putting finishing touches on the inside, as the flooring is being finalized.

5.2 Update on Construction Cont'd

Richard Krick asked if the flooring would remain concrete. Tim answered yes, except for some of the smaller rooms, such as I.T. and Janitor rooms, which get epoxy. Mason added that the classrooms and hallways get a more finished look with linoleum.

Tim pointed out the concrete access road, which is complete. They are getting ready to plant trees, shrubs and grass along the side of the road. Trees will also be planted in the planters at the parking areas, along with installation of irrigation.

At the Performing Arts Center, the priming and roofing is complete. They are currently doing drywall and taping, and tiling in the restrooms. The storefront in the lobby area is taking shape.

They are shooting for being complete by end of January, first of February.

Ron Duncan asked if there would be another site walk soon since he had missed the last two and would like to see the progress if someone would be willing to walk him through it.

Dr. Baker mentioned that she would also like for Board members to get an opportunity to walk through as well.

Bob Nicholson asked what the schedule was for the landscaping around the buildings. Tim Ledesma answered probably in the next 2 to 3 weeks – they are doing irrigation now. Bob suggested the walk through happening the end of October or beginning of November to give them the opportunity to get this done so we could get a better idea of what this campus is going to look like. Dr. Baker agreed.

Tim Ledesma thought the first or second week in November would be a good time.

There were comments about how beautiful the site is, and how it will be a talking point for the community once complete.

5.3 BHS 2-story (5000) Building Solar Settlement

Mr. Nicholson stated that it was basically a moot point since now the CTE grant for the third \$3,000,000 had been approved and so any money left over would not be needed for the BHS new construction project. There was approximately \$327,000 from the settlement and that money was used for building and roof repairs.

He continued that fund 40 is a capital facilities fund, and there is money available there for other high priority projects within the District. Mr. Krick felt that because the original funding for that building was from Measure R, that the settlement funds should be allotted to a Measure R project, or to Measure M, being it was a resale of the leftover

5.3 BHS 2-story (5000) Building.... Cont'd

Measure R bond. He felt that because most of the current committee were also members of the Measure R oversight committee, that they should continue such oversight of expenditures of monies coming back to projects funded by Measure R.

Mr. Nicholson explained that because those monies are in a Capital Facilities fund, they are not unrestricted, and assured that they would not be used inappropriately. He felt that the money would need to be spent on a Measure R project rather than Measure M, but will work with Mr. McAlpin to make sure they are on the same page as to where the money should be spent, and will bring a report to the committee on how the funds were used.

Mr. Krick asked how much of the settlement money was left. Mr. Nicholson answered that the District would get the accounting on that and brief the committee.

Veronica Topete asked, since the funds that came back were originally Measure R funds, shouldn't the COC be approving how the funds are being spent, and not the District? Mr. Nicholson answered no, because it is District money rather than Committee money, and the Committee's responsibility was to ensure that the original funds were spent appropriately – per the language of the bond that was issued, but not to make the decision where and how to spend it.

Leslie Sattler, Board member, stated that she believed that the COC would make a recommendation on how the money should be spent and present it to the Board, and then the Board would make the final decision.

Mr. Krick mentioned that years ago, before Measure R, was Measure L, and when it was realized that there was residual Measure L monies left, the Measure R COC made recommendations on how to use it according to bond language for Measure L only, and this seems like a similar situation. He finished with once the COC gets the information on what all the money had already been spent on, and what was left, if any, that they would go from there.

5.4 BHS Tennis Court Cracking

Mr. Nicholson answered that the District is currently in the process of scheduling a virtual meeting with Inland Building, who was the general contractor for the courts, and their Counsel to discuss and try to come up with a solution that keeps us discussing options that work for both sides rather than continuing costly litigation. Inland Building has dismissed some of their previous cross-complaints and so things seem to be moving much better. If it fails, it will go to court in January 2021.

5.5 Current COC Members and their Terms

Mr. Krick asked if the applications that had been submitted for an additional term had been approved? Ms. Williams stated that she was hoping to submit all of the applications at the same time, but was still waiting on the other three (3) at the time. Mr. Krick reminded the members that February was just around the corner and that it would be better to have them in sooner than later.

6. Action

6.1 Confirm Next Meeting Date and Time

After discussion, Chris McCallum motioned to have the next meeting on Monday, December 14, 2020 and Veronica Topete seconded the motion.

**Ayes: 5
Nays: 0
Abstains: 0
Motion Carried**

7. Future Agenda Items

- Member applications for additional term
- Territory Transfer

8. Adjournment

Ron Duncan motioned for the meeting to adjourn and Chris McCallum seconded the motion. Motion carried and the meeting adjourned at 7:50 p.m.

**Ayes: 5
Nays: 0
Abstains: 0
Motion Carried**