



C O M P T O N

UNIFIED SCHOOL DISTRICT
Facilities, Maintenance, Operations & Transportation

MEASURE S CITIZENS' BOND OVERSIGHT COMMITTEE MEETING - MINUTES Thursday, December 14, 2017 Room #132

Call to Order

The Measure S Citizens' Bond Oversight Committee meeting was called to order by Facilitator, Dr. Alejandro Alvarez, Deputy Superintendent/CAO, Business Services Department at 4:09 p.m. in the Superintendent's Conference Room #132.

Roll Call

The following members were in attendance:

Dr. Willie O. Jones
Mr. Jose Luevano
Mr. Samuel Salcedo *Arrived at 4:16 p.m.*
Mrs. Marjorie A. Shipp
Mr. Mitchel R. Weinbaum

Committee Members Absent: Ms. Tracie Brown

Review/Approval of Draft Minutes of February 16, 2017.

Mr. Jose Luevano **Motioned** to approve the Meeting minutes from February 16, 2017. The motion was **Seconded** by Ms. Marjorie A. Shipp. **MOTION PASSED**

Roll Call Vote:

Committee Member	Yes	No	Abstention	Absent
Brown				X
Jones	X			
Luevano	X			
Salcedo	X			
Shipp	X			
Weinbaum			X	

Public Comments

Dr. Alvarez observes and states that there are no community members present at the meeting to comment.

Presentation by Dr. Alejandro Alvarez – Update of Measure S Bond Expenditures/ Current Financials

Dr. Alvarez reviewed the Expenditure Report for Fund 21 beginning with the contracted services. DLR has been selected as the District's Architect of Record for the building of Compton High School and has billed to date \$939,198.60. Also, Meridian Consultants will be providing the CEQA Report along with Geotech environmental testing provided by Ninyo & Moore.

Architect fees were paid to the 3 competing firms to provide the District with renderings and plans for Compton High School. Legal fees are paid to Orbach Huff Suarez & Henderson LLP for variety of projects, to foresee any issues that may arise and assist in CEQA process. The Citi National Bank line item is for an escrow payment toward a property located on Alondra Blvd. that the District is in the process of purchasing. The District is considering acquiring the properties on north side of Alondra Blvd. between Acacia and Oleander for a potential expansion of CHS and to place the new performing arts center.

Ms. Shipp asked if that section would be large enough for a Performing Arts Center.

Dr. Alvarez replied the Performing Arts Center could potentially include Cocoa street as well.

Ms. Abrahamian stated the District is only investigating the purchasing of the properties and has only begun escrow for the car wash property.

Ms. Shipp asked if the acquisition of the properties was being funded by the Bond Measure or the Donation made from Dr. Dre.

Ms. Abrahamian responded the car wash property is being purchased with the Bond Measure funds and the donated funds could potentially be going towards the construction of the Performing Arts Center.

Dr. Jones asks how many different entities/property owners is the District dealing with/investigating for a potential purchase.

Ms. Abrahamian responded with eight property owners.

Dr. Jones what position does the District have if not all properties are acquired?

Dr. Alvarez responded with if not all the properties are acquired, the District could potentially turn the purchased property into additional parking for the Performing Arts Center.

Dr. Jones asked how much space does the District need?

Ms. Abrahamian responded with the District has a few different options. Ideally, the District would like to have the Performing Arts Center on that end on the property.

Dr. Jones asked what was the time limit for the project.

Dr. Alvarez stated the Bond Structure is set up that would make the funds available in November of 2019 and construction can begin in early 2020. Also, the architect has to submit plans to DSA for approval.

Review of CBOC Bylaws

Ms. Abrahamian reviewed Section 6.3 of the CBOC Bylaws as follows, “Quorum. Actions may be undertaken at a meeting only if a quorum of seated members is present. A quorum is established when any whole number of Committee members greater than half the seated members is present. "Seated members" means the number of members set by the Board, less any who have resigned or been removed.’

Also, Section 6.4 of the CBOC Bylaws as follows, “Committee Voting. Unless otherwise specified in these Bylaws, an action item properly placed on the agenda may be approved by a simple majority of Committee members in attendance, a quorum being present. Members may not vote by absentee or proxy.”

Continuing with Section 6.7 of the CBOC Bylaws as follows, “Public Participation. Any member of the public present at a meeting may address the Committee. The Chair may, at her/his discretion, choose in advance to place an equal time limit on all speakers.”

On the next CBOC meeting agenda will have the voting of the Committee Officers, Chair, co-chair, and secretary.

Also, Section 6.8 of the CBOC Bylaws as follows, “Minutes. Minutes of Committee proceedings and all documents received and reports issued shall be a matter of public record and the District shall make them available on the District's website. The District shall provide administrative services to assist the Committee Secretary in preparation, distribution, and posting of minutes for all Committee meetings. Minutes published before adoption by the Committee shall always be labeled "Unadopted Draft Minutes."

Section 8 Amendments of the CBOC Bylaws as follows, “These Bylaws shall become effective upon approval of the Board and ratification by the Committee. These Bylaws may be amended by an affirmative vote of not less than two-thirds of the members present at a Committee meeting at which said amendment has been agendized and a quorum is present. Any amendment of these Bylaws shall only become effective if and when it is approved by the Board.”

Section 9 Committee selection and composition of the CBOC Bylaws, “The Board shall have sole discretion to select, appoint and remove Committee members and to determine its final size. The Committee shall consist of a minimum of seven (7) members and no more than fifteen (15) members, appointed by the Board after an open and public recruitment process. Employees, officials, vendors, contractors, or consultants of the District are not eligible for voting or active membership on the Committee.

Section 10 Terms of Office of the CBOC Bylaws as follows, “Pursuant to Education Code section 15282, Committee members shall serve for a term of two (2) years and for no more than three (3) consecutive terms. Should a member resign her/his position before her/his term matures, the Board will appoint a new member to complete the term. 10.2. The Committee members shall not be compensated for their services.”

Section 11 Removal from Office of the OBCO Bylaws as follows’ “The Board may remove any Committee member, for cause, including excessive unexcused absences, or for failure to comply with the prohibition against conflict of interest as set forth in these Bylaws. Excessive unexcused absences are defined as unexcused absences for three consecutive regularly scheduled meetings. Upon a member’s removal, her/his seat shall be declared vacant. The Board, in accordance with the established replacement process set forth in these Bylaws, shall fill any vacancies on the Committee.

11.2. Any Committee member may request that the removal of another Committee member be placed on the agenda for the Committee's next meeting and may, at that meeting, introduce a motion to remove said member from the Committee for cause (as defined above). Specific cause must be cited in the meeting agenda and motion for removal."

Section 12 Replacement of Committee Member of the CBOC reads as follows, "Vacancies on the Committee shall exist on the death, resignation, or upon excessive unexcused absences of any member. Any member may resign effective upon giving written notice to the Chair of the Committee, or the Vice-Chair of the Committee, unless the notice specifies a later time for the effectiveness of such resignation.

Section 13 Committee Officers of the OBOC as follows, "Officers of the Committee shall be a Chair, a Vice-Chair, and a Secretary. The Committee may choose to establish other elected positions by amending these Bylaws.

13.2. At the Committee's first meeting following July 1st of each year, the Committee shall place into nomination and elect a Chair, a Vice-Chair, and a Secretary. If the Committee amends these Bylaws to establish other elected positions, their election shall take place at the same meeting as the elections of the Chair, Vice-Chair, and the Secretary.

13.3. The Committee Chair, Vice-Chair, and Secretary shall have the following duties:

A. Committee Chair Duties

1. The Chair shall call Committee meetings.
2. The Chair shall establish the agenda for each Committee meeting.
3. The Chair shall preside over each Committee meeting, and follow the Rules of Procedure.
4. The Chair shall, upon willing concurrence of candidates, appoint the members of each Subcommittee that the Committee chooses to form.
5. The Chair shall attend, or appoint another Committee member to attend, meetings of the Board at which Measure S planning, revenue, expenditure, reporting, and related budgetary issues are placed on the agenda.
6. The Chair, or her/his Committee-approved designee shall serve as spokesperson for the Committee in all representations of the Committee to the public, the Board, and the media.
7. The Chair is an ex-officio member of all subcommittees.

B. Committee Vice-Chair

1. The Vice-Chair shall perform each of the duties of the Chair as necessary in the absence of the Chair.

C. Committee Secretary

1. Subject to review by the Chair before publishing, the Secretary shall provide oversight in the preparation, recording, and distribution by District-provided administrative services of the following documents in accordance with the Brown Act:

- a. Committee meeting agendas;
- b. All reports, materials, and meeting packets as required by or addressed to the Committee;
- c. The minutes of Committee meetings;
- d. All written material submitted by the public during Committee meetings;
- e. All official correspondence addressed to the Committee;
- f. Reports adopted by the Committee;
- g. Committee attendance records.

2. The Secretary shall take and record roll at the beginning of each Committee meeting to determine the existence of a quorum. If a quorum ceases to exist during a meeting, the Secretary shall immediately inform the Chair.

13.4. The Vice-Chair will accede to Chair when a vacancy occurs in that office. In the event of a vacancy in the office of Vice-Chair or Secretary, the position will be filled by election, placed on the agenda at the next Committee meeting."

Mr. Weinbaum asks regarding Section 6 Committee rules and procedures of the CBOC Bylaws, does the chairperson write the minutes, or should it be the secretary. How can a non-voting member write the minutes.

Ms. Abrahamian stated it will be addressed in the future.

Adjournment

The meet was adjourned at 4:46 p.m. Passed with **Motion** by Mr. Castaneda and **Second** by Mr. Weinbaum. The vote was unanimous.