



COMMUNITY BOND OVERSIGHT COMMITTEE
December 12, 2019, 6:30 P.M.-7:30 P.M.
Menchaca Elementary School Library
12120 Menchaca Road
Austin, TX 78748

MEETING SUMMARY

ATTENDANCE

Members:

Lori Moya (Tri-Chair), Julian Rivera (Tri-Chair), Mark Grayson, Larry Huang, Christy Merritt, Ana Valdez, Peck Young, Alex Winslow.

Staff and Consultants:

Nicole Conley, Chief of Business and Operations; Zack Pearce, Director, Project Management; Drew Johnson, Director, Bond Program; Melfi Penn, Interim HUB Director; Carlos Mederes (AECOM); Carlos Canedo (McKissack); Abby Porter (McKissack), Sarah O'Brien (Buie & Co.), Lorena Tellez, CMD; Deanna Mercer, CMD, Scott Morrison, CMD

Visitor: Greg Pittman

1. CALL TO ORDER – 6:40 P.M.

2. PUBLIC COMMENT

No public comment

3. APPROVAL OF MINUTES

The October 08, 2019 CBOC meeting summary was approved with a change to correct the spelling of Ms. Bradley's last name. Also, the November 12, 2019 minutes were approved without changes.

4. Presentations and Discussions

A. Discussion of Committee Work to Date

Julian shared that some CBOC members expressed his belief that the 2017 Bond reporting hasn't been clear or sufficient. Some of the reporting lacks documentation that is needed by members to know the status of bond projects to the degree they can evaluate and make recommendations to the Board. Some examples include:

- Lee Elementary School information was too difficult to obtain and summarize, and
- Some CBOC members believe that staff has been focusing attention elsewhere, and not providing responses to committee requests.

Nicole said she will work with staff to help resolve some of the requests for reports. Lori stated the CBOC Tri-Chairs have met with the board officers and they are hearing the tri-chairs concerns.

Nicole reiterated that staff is doing their due diligence, and that the bond program has gone through multiple audits. She noted that even if staff work isn't apparent, staff is working well together and implementing the \$1 billion bond program, the largest in district's history.

Nicole noted that:

- AISD's new culture and staff bring significant competence and professionalism to the bond program.
- Staff changes, new procurement methods, systems, etc. have made this possible. However, transition and leadership changes have been hard.
- The Finance, Budget, and Construction Management are meeting regularly to improve alignment between the systems run by the various departments.
- The Construction Management Department, Facility Planning and Finance all work through the lens of equity.
- The district has already allocated 2017 bond program contingency to Eastside ECHS, Ann Richards SYWL, and Murchison MS, and the public did not express a concern.
- The district has consulted with bond counsel about the use of contingency, and are doing so fully within the law.
- The district will work to more clearly report how we use and track different types of contingency; and differentiate program contingency from surplus bonding authority.

Mark Grayson shared that the CBOC charge includes reviewing all bond expenditures. He proposed that perhaps a dollar threshold for changes needs to be decided upon and that CBOC needs to be made aware of changes above that level. He noted that the CBOC has had a lot of member turnover and sees a need to be educated in order to do our work as members well. Mark noted that the CBOC and the district had an obligation to go beyond compliance but to ensure community trust.

Peck Young expressed that historically there has been two type of contingencies: project level and program level. Peck shared that in the 90's the district lost a bond election, partially due to a lack of trust in how contingency was being used and unclearly reported. He noted the origins of the CBOC was a result of that mistrust.

B. Tri-Chair recommendations for Future Meetings

The item was not addressed due to time, and the need to attend the scheduled tour.

MEETING ADJOURNED – 7:40 p.m.

Note: Following the meeting, CBOC and the FABPAC members attended a tour of the new Menchaca Elementary School.