

Meeting Minutes

Community Bond Oversight Committee, February 21, 2023, 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met on **February 21, 2023** to consider and discuss and take action on the items of the agenda below. These meeting minutes are supplemented by the [meeting materials](#).

The following individuals were in attendance:

Members:

Cheryl Bradley, Christy Merritt, Jennifer Carson, Lawrence Huang, Lori Moya, Mark Grayson, Natalie Therkelsen, Dr. T. Jaime Chahin, Barbara Spears-Corbett, Pauls Bookidis

Staff & Consultants:

Andre Andrews, Bianca Tafares, Carlos Mederes, Christine Steenport, Dinita Caldwell, Katrina Montgomery, Maggie Infante, Michael Mann, Sarah O'Brien, Scott Morrison, Zachary Perkins, Cindy Rasgado

AGENDA

	AGENDA ITEM	Presenter	Additional Notes
•	Call to Order –	CBOC Co-Chairs	The meeting was called to order at 6:16 p.m.
•	Public Comment	CBOC Co-Chairs	No public comments were received.
•	Approval of Minutes - November 15, 2022 Meeting	CBOC Co-Chairs	Approval of minutes Mark Grayson, second Jaime Chachin. Christine Steenport presenting. Lori Moya, asking Barbara Spears-Corbett to reintroduce herself to the committee. Lori Moya, allowed Dr. Reach to begin his presentation.
•	Bylaw + Membership Update	Dr. Reach	<ul style="list-style-type: none"> • Moving from tri-chairs to co-chairs; selection has not changed. • Terms: Originally language said trustees would continue to re-appoint members; term limits being introduced - (3) two year terms • Trustees can now re-appoint at any time. • Terms will now be aligned with Trustee terms • Mark asked that Dr. Reach emphasize that this committee is

			<p>different from others; has a different charge and are responsible for reporting to elected officials; not appointed officials</p> <ul style="list-style-type: none"> ● Lori wanted to make sure we stress the difference between advisory and oversight ● Lawrence Huang, “we would like to get answers to the questions from the community. There is a difference between oversight and advisory.” ● Larry noted that CBOC serves as an auditing entity for the community and wants language cleared to differentiate oversight and advisory ● Lori Moya, “purpose of the committee. We are totally doing something very different.” ● Dr. Reach notes that the CBOC is not a legally required committee ● Dr. Chahin wants to ensure bond monies are being spent as the community were promised ● Lori Moya, “we have a responsibility on how to use the funds on how they attend to use” ● Cheryl said we should review the historical of why the CBOC was convened by the board ● Mark said these changes may create distrust in the district once again and have the district end up in the same spot they were in during the 90s ● Cheryl said it’s hard to comment on the bylaws without seeing them. Asking to see them and make comments before Dr. Reach takes it back to the policy committee- will provide feedback for March’s meeting (end of March) by Monday after spring break. ● Paula clarified that we are not reviewing the entire bylaws but only the changes ● Christy asked for the current bylaws ● Dr. Reach emailed Katrina and Christine the bylaws.
	<p>Proposed Vehicle Replacement Schedule</p>	<p>Chief Sneed</p>	<ul style="list-style-type: none"> ● Mark Grayson, “the 2017 bond has 3.1 million <u>that was set aside for Police Transportation</u> and the funds

			<p>has not been spent” requesting Katrina to look into it.</p> <ul style="list-style-type: none"> ● Lawrence Hang, what is the size of the current fleet? 33% will be off-line?” ● Cheryl, Cost of replacement? ● Katrina, will look into the 2017 bond money of 3.1 million dollars 1.2 million has been spent January 2020, currently should have 1.9 million to spend ● Cheryl asked Katrina if she will be speaking with the bond attorney.
<ul style="list-style-type: none"> ● Bond Program Updates 		<p>Michael Mann</p>	<ul style="list-style-type: none"> ● McCallum should be finished by August ● Lori Moya asked, “how did we absorb the cost of 2.8 million in McCallum HS?” ● Paula asked if this project absorbed all of contingency at a later date ● Cheryl asked if we look at things such as easement abandonments when planning for bonds ● Michael said that we try to plan for things but it’s hard to get so deep in the weeds for each campus/proposed project ● Final report for Eastside end of March/beginning of April ● Barbara asked why the Eastside update didn’t specify things such as Yellowjacket stadium, etc. ● Bianca confirmed that these things are included in the punch list being 98% complete line item but will return next month with a more detailed look at the campus ● Committee members asked for our of the campus ● Barbara asked if the wellness walk was to anticipate using the building as is or are we waiting on the report ● Bianca said that it can’t be used as is at the moment; Barbara asked if there are alternatives if not?

			<ul style="list-style-type: none"> ○ Michael said it hasn't been imagined as anything other than a wellness walk ● Natalie asked if the district knew the historical context of that land which used to be used for athletic training and asked for it to be made available again ● Lori asked why we did this to begin with? Bianca said we needed more parking to be up to code ● Cheryl wondering why updated date of completion has not been communicated to the community regarding courtyard ● Natalie stated "front is horrible. One side looks old and other side is new. Picnic tables are wretched. Very dissatisfied of the work that has been done in LBJ." ● Natalie said the building has no charm from the exterior; the building is lackluster all over. Wants doors to be pressure washed, doors painted ● Cheryl shared sentiments ● Cheryl stated, building looks like stepping into 2022 and then stepping into 1956. ● Bianca says communication has been logged and will take to Michael for feedback ● Paula asked if priority is being given to schools being phased in 2022 <ul style="list-style-type: none"> ○ Michael said title 1 schools are being prioritized
<ul style="list-style-type: none"> ● Monthly Bond Financials 		<p>Mark Grayson</p>	<ul style="list-style-type: none"> ● "Mark Grayson recognized the good work on the financials, but noted that there were 42 targeted projects whose budgets were adjusted for reasons that are not clear because we didn't get some of the interim monthly reports that took place during months that we did not meet. Some like

Jaime Padron and Lively had budgets reduced to 0—were these genuine cost-savings or eliminations of scope? Without clarification this lack of transparency can lead to misperceptions among the community about money being moved around in a suspicious manner. Mark emphasized that he is convinced this is all actually above-board, but he is concerned about the appearance that something is not right."

- Katrina said the monthly statements are created monthly but were unsure of whether to send to committee or not; also noted that the documents take a while to produce which makes it hard to provide information in real-time
- Lori Moya asked to adjust the meeting date to receive the financial statements.
 - Committee agreed but Larry asked if it would be feasible to send information by email when available
- Lawrence Hang stated "would it be feasible to have the financial statements emailed verses seeing it the financials during the meeting."
- Lori Moya, stated to send financial statements a week and a half after the closing date and go from there.
- Mark has volunteered for a training session on how review the financial statements.
- Katrina suggested add blurbs to the financial statements of why it increased or decreased.

<ul style="list-style-type: none"> ● 	<p>HUB</p>	<p>Dinita Caldwell</p>	<ul style="list-style-type: none"> ● Goals being exceeded for 2013 and 2017 bond programs ● Construction in 2017 has challenges; gap slowly being closed - lot of room
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to improve. Lots of AA and Hispanic participation that isn't reported as it hasn't been paid out.

- Opportunity consulting being presented in April (originally march); Dinita said report is available in full upon request
- Larry asked if this data represented a "bait and switch" since 3% of contractors had no HUB participation
- Dinita said this isn't necessarily true as contractors never formally added them to the projects. Noted that we keep awarding contractors and companies who aren't helping us meet our goals.
- Lawrence asked, "have we provide a feedback to the GC's?"
- Dinita noted that we haven't formally but have had touchpoints and informal conversations.
- Cheryl asked does the board have a subcommittee? Does the board know this is happening?
 - Dinita said they will be informed during her presentation but in 2022 program managers have reserved resources for HUBs
- Paula asked how this is made transparent to the taxpayer
 - Dinita shared that reports are available on the HUB website and shared via CBOC updates
- Lori Moya "has asked vendor performance. I don't understand why we do not have a vendor performance. We had had years to do better but haven't had accountability on the GC's. Hold your contractors accountable. GC's are continuing to be contracted that are being under performing. HUB was a factor in scoring."

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| | | <ul style="list-style-type: none">● Cheryl asked where the district was with the disparity study. CBOC will receive a copy in April once Dinita has an opportunity to review● Dinita said first step in moving forward is ensuring that HUB is a factor to determine performance● Dinita clarified that she was referring to review after contracts awarded, the committee was speaking to pre-award● Barbara asked Michael to clarify the point that was illegal to award points based on HUBs<ul style="list-style-type: none">○ Dinita said it is not illegal but the language has to be written in our board policy and it currently is not● Lori asked if HUB is a part of the closeout process; Dinita confirmed we are but are working to improve for 2022 bond● Barabara asked how important this is in relation to conversations that will be had with the board in the coming weeks and months● Cheryl stated to have CBOC meet with board concerning the HUB program. Should it continue and do it well or should it be dissolved.● Lori asked the committee if they would like to meet with the board regarding the HUB program. Committee agrees to yes except for one committee member.<ul style="list-style-type: none">○ Paula said the committee needs the disparity study first before scheduling this● Natalie said the district needs to give gcs and contractors a break as they are selecting the most qualified and available companies to get the work done● Cheryl said this isn't the entire case all the time |
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			<ul style="list-style-type: none"> ● Mark requesting Dinita to add to her presentation to have the board meet with the CBOC. ● Cheryl rejected the request and have the CBOC personally request the meeting with the board. ● Meeting date with board for CBOC will be determined after April board meeting ● CBOC Liaison team will send a calendar invite for the April board meeting ● Cheryl asked if these things were safe for students <ul style="list-style-type: none"> ○ Randall to attend the next CBOC meeting to discuss of the 2017 bond project 21-0002 Garcia structure concerns and why are students in the building and it is unsafe. ● Send Garcia update to CBOC members
<ul style="list-style-type: none"> ● Adjourn – 			<p>Mark made a motion to adjourn at 8:43 p.m. Second by Larry.</p>

Action Items/Requests: