



**Moreno Valley Unified School District**  
**25634 Alessandro Blvd.**  
**Moreno Valley, CA 92553**

**Citizens' Bond Oversight Committee**  
**Measure M**

[http://www.mvusd.net/divisions/business\\_services/facilities\\_planning\\_development/measure\\_m](http://www.mvusd.net/divisions/business_services/facilities_planning_development/measure_m)

**Meeting Minutes**

Members Present: Jennifer Bell, Member  
Tim Lyons, Member  
Ross Nakatani, Member  
Adam Sinner, Member  
Keri Then, Member  
LaShonda Tillmon, Member

Members Absent: Alicia Espinoza, Member  
Christina Sanchez, Member

District Representatives Present: Tarana Alam, California Financial Services

District Staff Present: Samer Alzubaidi, Facilities Director  
Tina Daigneault, Chief Business Official  
Rosalie Martinez, Facilities Secretary  
John Nichols, Facilities Planner

1. Call to order  
The meeting was called to order at 3:36 p.m.
2. Introductions and welcome  
Ms. Keri Then welcomed the Committee. Record was taken of attendees present.  
  
The Committee and district staff introduced themselves.
3. Public comments on agenda and non-agenda items related to Measure M only  
No comments were made by the public.

4. Approval of meeting minutes from meeting no. 10 held on April 26, 2018

Ms. Then presented the minutes to the Committee. They were reviewed and approved with no changes, all ayes.

5. Brief overview of projects

Mr. Alzubaidi discussed the progress of projects that took place during the summer. He further informed the Committee that the Canyon Springs High School Athletic Stadium project is completed. Graduation took place at the athletic stadium in June 2018, and the homecoming game will be taking place on August 25.

Mr. Lyons mentioned his concerns about the parking situation at Canyon Springs High School. Samer responded that some spaces were lost, however an overflow parking area will be established at the Vista Heights Middle School parking lot, providing 125 parking stalls. The project is in progress and will be funded by Measure M money. Ms. Daigneault also made the comment that minimal parking spaces were removed from Canyon Springs High School.

Ms. Then also had concerns about the parking lot situation and the Westbluff Park path. Mr. Alzubaidi indicated that the Westbluff Park path access was approved by the City of Moreno Valley, and that the project is scheduled for completion sometime in November 2018. He further mentioned the District was hoping for a sooner date, however construction is unpredictable, and is based on various conditions. Ms. Then requested that the parking lot project details be provided in the upcoming Bond Expenditure Report(s).

Mr. Alzubaidi stated that the property would be utilized by staff, students, and visitors during school hours. Ms. Then mentioned she is pleased that the City and the District reached an agreement. Ms. Daigneault agreed. Ms. Then suggested this project be announced in a future advertisement so that the community and parents are kept informed.

Mr. Alzubaidi discussed the Moreno Valley High School project, Buildings M and N. A construction management company has been hired by the district, and we anticipate construction will begin in the Summer of 2019. Mr. Nichols mentioned that the construction may start sooner.

Mr. Nichols briefly discussed the Moreno Valley High School M and N project with the Committee, and mentioned the positive feedback the district has received from the city.

Ms. Then suggested possibly eliminating the portable classrooms at Moreno Valley High School once the M and N buildings are completed. In response Mr. Alzubaidi stated that all aspects will be reviewed at a later date to make this determination.

Mr. Alzubaidi discussed the Moreno Valley High School Gymnasium. The project is complete and the gym recently opened. New lighting, bleachers, locker rooms, flooring, restrooms, and the entire gym has been modernized inside and out including painting to the exterior and interior.

He further discussed the Valley View High School Softball Fields. Sod placement is in progress. Once the sod is completed, minimal work is left to finalize this project. A new parking lot on the west side of the fields is part of the project and is complete. Ms. Then inquired about the funding source for the marquee sign and score board at both Valley View High School, and Canyon Springs High School. Mr. Alzubaidi responded that these items are and will be paid for by Bond money.

Mr. Ross inquired about sod over artificial field at Valley View High School, and asked why the district selected sod. Mr. Alzubaidi responded, this is due to the cost.

Mr. Alzubaidi discussed the timelines for Valley View High School project completion.

Mr. Sinner inquired about the red color of the field and mentioned the fading of it in the future. Mr. Alzubaidi responded by stating that the principal selected the school colors. Mr. Nichols stated the track material is the top of the line and is set to withhold for ten years.

Mr. Alzubaidi discussed the Moreno Valley High School Performing Arts Center. This project is currently in the schematic design and design development phase. (Renderings were supplied to the Committee for their viewing at the meeting). The theatre will accommodate 620 seats. Mr. Alzubaidi also mentioned several other attributes of this project. He further mentioned both he and Mr. Nichols discussed the parking situation with the city.

Mr. Alzubaidi discussed the portables relocation project. A total of 12 portables were set up at various sites. Mr. Sinner asked about the ownership of the portables. Mr. Alzubaidi responded that the portables are owned by the district, and further stated that the portables were part of the interim school at Edgemont. Ms. Then mentioned short of lighting, the portables appear to be like a regular classroom. Ms. Daigneault requests this project and its expenditures reflect on the Bond Report.

6. Review of the Annual Citizens' Bond Oversight Committee Report

Ms. Alam from CFS reviewed the expenditure report in full detail including funding. The appendix section of the report reflects all vendors. She further informed the Committee that the next report will only reflect expenditures from 2015 and beyond.

Ms. Then inquired about the Vista Heights Middle School section of the report and the funds reflected within the report. In response, Ms. Alam stated the committed funds for this section is 24.2 million. She also mentioned all expenditures are listed.

Ms. Alam reviewed the portables project section and mentioned it is categorized in the report by site.

Ms. Then stated the importance of the Committee's diligence.

Mr. Sinner mentioned a discrepancy in the Moreno Valley High School section of the report. He also stated it is important there are no errors, especially since the Committee has to present to the board.

Ms. Then would like more details about the solar project, and the funding aspect. She also mentioned her interest in district properties and real estate. Mr. Alzubaidi stated that the solar project is not being funded by the Measure M Bond, but rather by other sources. Both Ms. Daigneault and Ms. Alam confirmed that the solar project is being funded by Bond money. Mr. Alzubaidi clarified that the upfront cost for the design and bidding the project is being funded by Measure M. He reassured the Committee that no other solar expenditures will be paid for with Bond funds. The District is working closely with consultants to estimate the amount of the expenditures, and the solar provider will reimburse the district for the costs.

Ms. Alam mentioned that the solar project advertisement services by Press Enterprise is being paid for by Bond money. Ms. Alam offered to provide a description of the solar project in the expenditure report. All Committee members and Ms. Daigneault agreed that this information should be provided. Mr. Alzubaidi is concerned that these details may cause an issue within the community.

Mr. Lyons asked about the consultants and their duties. Mr. Alzubaidi responded that one of the duties of the consultants is to assist the District in obtaining funding from the state for projects.

Ms. Alam mentioned that the District will be going forward with Measure M funds for the 25 modernization projects. Mr. Nichols and Ms. Daigneault stated there are also other funding sources that are being applied for projects.

Ms. Then inquired about the modernization project qualifications. Ms. Alam responded that the state will match funds based on several factors. Schools that have priority will be determined as State funds come available. Mr. Alzubaidi mentioned one of the qualifying factors is the age of the facility. The requirements have been in place since 1988.

Ms. Alam mentioned to the Committee that the voters passed the bond a couple years back. She also stated when the State offers modernization funds, the money can be applied to any project within the District.

Ms. Then asked the Committee if they receive and accept the Annual Report, all ayes.

7. Removal of Committee Member, Alicia Espinoza based on absenteeism

Ms. Then reviewed the Citizens' Bond Oversight Committee (CBOC) bylaws with the Committee and confirmed that Ms. Espinoza has not attended three consecutive CBOC meetings. The Committee took a vote to remove this individual, all ayes.

The termination of Ms. Espinoza's membership will be an item placed on the agenda at the next board meeting. The seat will then be declared vacant, and the District will move forward with the application, selection, and appointment process for a new member.

8. Future Citizens' Bond Oversight Committee Meeting date

November 15, 2018, 3:30-5 p.m. The location will be determined.

*\*Based on unforeseen circumstances, the meeting date was pushed up to November 8, 2018*

9. Committee Questions and Comments

Ms. Tillmon and Mr. Ross expressed their contentment with the report presented.

Mr. Sinner inquired about other improvement options at Vista Heights Middle School and Westbluff Park. Ms. Daigneault responded that the District came into an agreement with the City. Mr. Alzubaidi also informed the Committee that other options were discussed at the City Council meetings. Mr. Nichols stated many schools have to work with right of way on city property.

Ms. Then mentioned the cost for the upcoming football game at Canyon Springs High School is \$7.00.

Ms. Daigneault informed the Committee that the Annual CBOC report would be presented at the September 11 Board Meeting.

Ms. Then mentioned the sale of bonds and the specific timelines. She further stated that Members should not respond to social media, and that clarity may be supplied at the CBOC meetings.

Mr. Alzubaidi stated that the District is happy to provide all details regarding Measure M, as needed.

Mr. Alzubaidi mentioned some comments that were made from the public at the last CBOC meeting.

- An ADA compliant comment was made by community member, Mr. Chavez. Mr. Nichols met with him to discuss his concerns. Mr. Chavez informed Mr. Nichols that he would be following up with Inspector of Record for further information.
- Mr. Alzubaidi mentioned another community member, Mr. Quintero. He had concerns at the last meeting regarding ADA compliance also. The District has been unable to communicate with him due to lack of contact information provided.

10. Meeting adjourned at 4:39 p.m.