

Oxnard Union High School District
Measure H Bond Oversight Committee
Minutes of the Meeting

Date: September 11, 2018

Time: 8:00 am

Place: Oxnard Union High School District Board Room
220 South K Street
Oxnard, California 93030

Members Present	Members Absent	Staff Present	Guests
Fred Ferro Sol Chooljian William Belcher Kim Dawson Nancy Lindholm Nancy Ambriz Barbara Wagner	Bill Wilson	Jeffrey Weinstein	

1. CALL TO ORDER – Chair Nancy Ambriz called meeting to order at 8:05 am.
2. PLEDGE OF ALLEGIANCE – Chair Nancy Ambriz led the flag salute.
3. ADOPTION OF AGENDA – Chair Nancy Ambriz moved to adopt the agenda. The motion was seconded by Kim Dawson and Motion carried unanimously.

Mr. Jeffrey Weinstein introduced himself as the new Assistant Superintendent of Business Services for the District and discussed his background.

The Committee members also introduced themselves to Mr. Weinstein.

4. ADOPTION OF MEETING MINUTES – The minutes were amended to include Kim Dawson’s name for the missing motion. Nancy Lindholm moved to adopt the minutes of April 17, 2018 as amended. The motion was seconded by Kim Dawson and Motion carried unanimously.
5. PUBLIC COMMENT –none.
6. STATUS REPORTS:

A. Measure H Update

Mr. Weinstein reported that the Measure H funding is coming close to the end. Mr. Weinstein reported Measure H will be used for the acquisition of the land on the Maulhardt property to build the new Oxnard High School #8. Mr. Weinstein reported the money is currently being used for the study of the land. When building a high school, you must go through due diligence. This allows you to build a public school on the land. This must go through Geo tech and hazard studies and Environmental Impact Studies. Right now, we have a site plan for Oxnard HS #8. We have

completed the Geo tech study which is a report of possible toxic substances within the soil. The project encompasses around 120 acres, the Oxnard school itself is 50 acres. The 120 acres involves a home site development along with the building of Oxnard HS # 8 school. The City has asked us to combine both projects in the submission of the plans for the project itself and preplanning of the Oxnard HS #8. Because we are a state agency we become the lead agency in the preplanning. But before we can get state approval or even submit site plans or architectural plans to DSA for approval, we must go through the Geotech study. This consists of taking samples for the Department of Toxic Substances (DTSC) to analyze. The DTSC has approved our samples and we can move forward. The second study is the Geohazard. The Geohazard has to do with seismic issues with the plates and water tables, and how close we are to the water tables. It deals with grading and foundation of the building and what restrictions they will put on us. All these studies come first and once we finish our due diligence, we can go ahead and enter escrow to close the transaction. Tetra Tech is doing the seismic study and they have not seen any red flags on the seismic issue or any major foundation issues. Everything looks good and we will get that final report within the next month and once we get that report, we can move forward. In the meantime, we also hired Tetra Tech to do the Environmental Impact Report (EIR) study. The EIR study shows the impact to the community after the school is built and complete. The reason we asked Tetra Tech to begin the study before escrow is complete is to keep us on the timeline. Our architectural drawings need to go to DSA by March or April to open the school in August of 2022, so we are on a tight timeline.

We have 2 legal issues that we are working on for the Maulhardt property. The first is the water rights issues. The City of Oxnard Water Board has requested all new projects to be allotted acre feet which is a unit of water that we will be allowed to use. We had to do a water usage study out of our Oxnard and Pacifica High Schools which are our two largest high schools and submit to the Oxnard Water Board to get approval for the same amount of acre feet as they are using. We are planning to have artificial turf and be a very water conservation type building. However, the more acre feet you get the better it is for the project. Acre feet will become important as the California drought continues; therefore, we want to get water rights. The Maulhardt property owners have waived any rights to their water acre feet to their residential area saying we get ours first and once we secure our water feet then they will apply per acre feet per house unit. We have a MOU with the property owners, but we have not gotten our final allotment of water for our water rights. The Second item, is the Joint Use Agreement with the City of Oxnard that says a portion of our facilities will be available for the City. Our students get first use then when we are not in use of it or school is not in session, we allow outside people to come in. K-12 gets priority then the community as well as adult organizations within the community. We are still in negotiations for that. Chair Ambriz asked what part of the facility would the community use? Mr. Weinstein replied the only part of the Joint Use Agreement for Oxnard HS #8 includes the Athletic area which includes the pool, tennis courts, JV baseball, JV softball and parking. The football stadium and track are not part of the Joint Use Agreement.

What is left in Measure H? Measure H is going towards the preplanning expenses as well as the actual purchase for the land. That will pretty much take out 98% of the funds that are left in Measure H. We expect the land purchase to close by the end of this calendar year.

Committee member Mr. Chooljian asked about future revenues that will be coming in and have not been noted. Mr. Weinstein reported that the Grant is a promise and there is a chance we will not receive those funds. Currently, we are owed \$14.8 million from Rancho Campana. It's been a long time and it will be another 18 months before we see anything. Mr. Weinstein reported that we cannot note these revenues on the financials; however, we do have files with applications. The state every six months publishes a list on their website showing the funds that are allocated to the different agencies. We continue to monitor those lists and as soon as we know, we will then be noting our financials. Other grants we are hoping to acquire is for the modernization through Measure A. A

portable classroom no matter how nice it is, is not considered a classroom. It is considered temporary housing. Replacing temporary housing for students with permanent housing allows you to apply for money from the state. We hope to receive another 60 to 100 million from the state for those projects.

The Committee asked about accountability once the Committee has been dissolved. How are we going to hold the District accountable? Mr. Weinstein reported that every year the Bond Committee hires an Auditor to audit the books. When we receive those funds, they will be credited to an account that the Auditor would then write a recommendation to deposit that money into Measure H account. In the Audit, the Board of Trustees would be ordered to gather up the Measure H Committee to monitor the money received. If they cannot get the entire Committee together, a new appointed committee would be established.

B. Measure H Transactions – Mr. Weinstein reported all transactions in the spreadsheet are for Oxnard HS #8. Jensen Design does all the grading; City of Oxnard is the prepayment application fee of \$25,000; Atkinson, Andelson, Loya, Ruud & Romo are our Real Estate attorneys negotiating our water rights and Joint Use Agreement; and Tetra Tech is performing the Geohazard studies.

C. Measure H Financial Statement – Mr. Weinstein reported the financials are for year ending June 30, 2018. The only revenue is the interest from the bank. Two million are for expenditures for FY17-18 and cash is \$26,166,749.54. We are over \$26 million going into FY2018-19.

D. New School Site Acquisition Status – Mr. Weinstein reported on the new school acquisition with Item A. Measure H Update.

Mr. Weinstein reported in the January 22nd meeting we will be reviewing the Annual Audit report. Hopefully, we will also report on the ownership of property for Oxnard High School #8. Committee Ferro asked if the District goes out to be bid for Auditors? Mr. Weinstein reported every 4 years the State requires that you must put it out for bid again.

7. FUTURE MEETINGS – The next meeting is set for January 22, 2019 at 8:00 a.m. in the OUHSD Boardroom at 220 South K Street, Oxnard, CA.
8. ADJOURN – Upon motion of Nancy Lindholm, seconded by Bill Belcher, the meeting was adjourned at 9:05 am.