



COMPTON

UNIFIED SCHOOL DISTRICT

Facilities, Maintenance, Operations & Transportation

MEASURE S CITIZENS' BOND OVERSIGHT COMMITTEE MEETING - MINUTES

Wednesday, September 8, 2021

4:00 pm

Virtual

Call to Order

The Measure S Citizens' Bond Oversight Committee meeting was called to order by Committee Chair Mr. Mitchel R. Weinbaum at 4:16 pm.

Roll Call

The following members were in attendance

Mr. Mitchel R. Weinbaum

Mr. Samuel Salcedo (joined the meeting at 4:30 pm)

Mrs. Marjorie A. Ship

Ms. Venita Alsenat

Public Comments

No public comments were received.

Review/Approval of Draft Minutes of February 24, 2021 Meeting.

Mr. Weinbaum **Motioned** the approval of the Draft minutes. **Second** by Mrs. Ship

Committee Member	Yes	No	Abstention	Absent
Weinbaum	X			
Salcedo				
Ship	X			
Alsenat	X			

Update of Measure S Project

Mr. Holt update: currently finishing up the demo of CHS with a bit of delay for some constructions that we were not aware of. All buildings are down minus the facilities building. The apartment complex at 313 is the only building left to demo this coming Friday. Counsel Abrahamian and her team were able to relocate the last two tenants left in the building.

We have DSA approval which means we can start moving forward with the deliverables and the construction project as a general rule. By November or December, we will recommend the Board hire a contractor for the project. We anticipate starting construction sometime in February of 2022. That could change depending on other areas we have to work on.

There are some criterias to follow that require the approval of the Department of Toxics and Substance Control, which controls the health and environmental aspects of the site.

We are still waiting for that approval. Once we get the approval, we will start cleaning up the dirt.

Unfortunately, we can't move forward until we get that particular approval from DTSC.

Question by Ms. Ship: 313 building tenants' move out?

Mr. Holt's response: yes, tenants moved out, and demolition will start Friday. We try to do everything as quickly as possible, but we always have to comply with the rules and regulations. We, as a district, have one of the highest requirements after the hospitals.

Ms. Ship asked: What took so long for the 313 tenants to move out?

Counsel Abrahamian responded: it's been a little bit of a process to move tenants out. The moratorium in place, relocation procedures, offers for compensation for relocations based on numbers of family members, help tenants find housing, and all of these was a process especially for the pandemic-COVID. We moved with a lot of care and consideration and making sure they were relocated to a safe place and comparable with where they were.

Ms. Ship thanked the team for being sensitive, especially with everything going on in the world. Also, she asked how long is going to take to remove all the debris at CHS.

Mr. Holt said: The company that was hired has a good reputation. They were able to separate the scrap and hazards. And what is left are the trees, concrete, and asphalt. The concrete will stay there and be grind up and used in the land or the basement of CHS. Asphalt could be grind up and repurpose, but it won't work for us. So, it will be taken off-site during the next couple of months.

Dr. Soto announced the groundbreaking opening ceremony for Saturday, November 6, at 10:00 am. A formal official invite to follow.

Update on Measure S CBOC Bond Expenditures/Current Financials

Dr. Soto gave an overview of the draft 2018/2019, 2019/2020, and 2020/2021 annual reports.

No questions asked.

Update on CBOC Annual Report

Dr. Soto said that we are at the demo phase, so there are not a lot of expenditures. However, moving into construction, the spending will change significantly, and we will see a lot of activity regarding new contracts to support construction.

No questions asked.

Approval of the 2018/2019 and 2019/2020 CBOC Annual Report

Mrs. Ship **Motioned** the approval of the 2018/2019 and 2019/2020 CBOC Annual Report. **Second** by Ms. Alsenat

Committee Member	Yes	No	Abstention	Absent
Weinbaum	X			
Salcedo				
Ship	X			
Alsenat	X			

Next Meeting Date

Wednesday, December 15, 2021, at 4:36 pm, for the moment, the meeting will be virtual.

Mrs. Ship **Motioned** the Next Meeting Date. **Second** by Mr. Salcedo

Adjournment

The meeting was adjourned at 4:30 pm and passed with **Motion** by Mr. Shipp, **Second** by Mr. Salcedo.

The vote was unanimous.