

APPROVAL OF MINUTES

CLARK COUNTY SCHOOL DISTRICT  
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES  
**BOND OVERSIGHT COMMITTEE**  
FACILITIES SERVICES CENTER, ROOM 466  
1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

THURSDAY, JULY 16, 2020

11:30 a.m.

**Members Present**

Charlton, Patricia  
Earl, Debbie  
Goynes, Byron  
Gurdison, Robert  
Jones, Walter

**Members Absent and/or Excused**

Lazaroff, Gene  
Lehman-Donadio, Nicole  
Lopez, Alfonso  
Reynolds, Jacob  
Williams, Yvette  
Konrad, Chad

A recording of this meeting can be obtained by contacting the Facilities Unit at 702-799-0591.

1.01 ROLL CALL.

Mr. Byron Goynes, Chair, called the meeting to order at 11:30 a.m.

1.02 ADOPTION OF THE AGENDA.

*Motion was approved to adopt and accept the July 16, 2020 agenda.*

*Motion: Williams*

*Second: Earl*

*Vote: Unanimous*

2.01 PUBLIC COMMENT PERIOD ON AGENDA ITEMS.

None.

3.01 APPROVAL OF THE MINUTES.

*Motion to approve the June 18, 2020 minutes.*

*Motion: Williams*

*Second: Earl*

*Vote: Unanimous*

3.02 REPORTS BY STAFF AND/OR LIAISON REPRESENTATIVES.

Mr. Goynes: I have put together a new list of committee members and after this meeting I will reach out to those members and let them know. For this meeting I'm going to keep the committee assignments as they are. Is Patty Charlton on to represent Finance and Operations?

Ms. Charlton: I do not have a report at this time.

Mr. Goynes: Debbie Earl do you have anything to report on Construction?

Ms. Earl: Yes I am the liaison for Construction and we actually do not call ourselves 'committees' so that we don't run in to open meeting law so I am just a liaison for Construction. I met with Jeff

3.02 REPORT BY STAFF AND/OR LIAISON REPRESENTATIVES. (cont.)

Wagner who is the interim Chief of Facilities, and Justin Lam who is doing Jeff's previous job. We talked about some of the concerns that we had last meeting. Regarding technology, the new schools already have the existing current Wi-Fi. They are going back to older schools to update them with Wi-Fi technology. It costs several million dollars to update the older schools so it will be a multi-year process. As far as the chrome books for distance learning, we are about 96,000 short. The district is receiving them in waves and they hope by mid-October to have enough chrome books for all the students. They are putting software into these chrome books called Go Guardian so that they can track them in case they are lost or stolen. Regarding getting Wi-Fi into all the neighborhoods for distance learning they are working with the community partners. There is no set plan in place at this time and we do not know who is going to pay for this.

As far as workforce diversity, the presentation on contractors and subcontractors working on Clark County School District (CCSD) projects is forthcoming but is likely not to be presented next month. Facilities is quite busy trying to get the schools open. Any presentation that comes to us has to be vetted through Cabinet so it is not something that can be done quickly. We will probably not get that report until at least September. Staff is currently working on this. For general information, staff does a rolling qualification system and any contractor can go through the process to bid CCSD jobs. They have had events where they reach out to the contract community to try and encourage contractors to qualify but they did not recall any instances where they reached out to specific groups. The bidding processes are in line with NRS338. The actual awarding of the contracts is done by Contracting and Compliance so that function is not done in Facilities. Staff has limited control over subcontractors. The contractors are required to provide lists of subcontractors. Staff will get into more detail in their presentation.

Mr. Wagner let me know that for the 2020-2021 school year all of the projects are ready to go and all on target and ready to open.

Ms. Williams: There are some questions that they can hopefully provide answers to in their presentation. In the last meeting we talked about qualifications and preferences and I would like to know what they are and what the vetting process is. What value is important to CCSD in that vetting process of who we hire?

Ms. Earl: Again, they do follow NRS338, I don't know if they go beyond that but I can relay to Jeff that you want those particular questions answered in his presentation.

Ms. Williams: I appreciate that because I don't want to have to take time to look up the statutes. It's not a fun job. I would much rather have a list of what those preferences are.

Ms. Earl: I can ask Jeff to give us a concise review of that.

Ms. Williams: We do have a revised statute around the employment diversity as far as reporting the workforce on these jobs. I'm hopeful that they can look at that and see if these contractors are in compliance.

Mr. Goynes: Thank you very much Debbie for a very thorough and concise report. Robert Gurdison with Design is there a report?

3.02 REPORT BY STAFF AND/OR LIAISON REPRESENTATIVES. (cont.)

Mr. Gurdison: There is no report but yesterday I was able to go through a very comprehensive presentation that Jeff Wagner hosted that took me through all of the facilities departments. It was a great overview. From my perspective it helped me focus on how discussions need to be for these meetings.

Mr. Goynes: Site Selection, Patti Charlton do you have a report Patty?

Ms. Charlton: No, not at this time.

3.03 REPORT BY THE CLARK COUNTY BOARD OF SCHOOL TRUSTEES' LIAISON.

Ms. Garvey: For updates regarding this committee, I know we are finalizing our legislative platform and bill draft request. The ones that would be a focus for here is our platform that says that we will not preserve the funding and authorize an additional 25 year period for the general obligation bond and for capital improvement. That would allow us not only to utilize the money for new schools but also have a funding for deferred maintenance. The other one is a little more broad and has different elements to it but it also is to support all measures to ensure the district has additional funding to improve school safety.

With reopening there were some discussions around air quality and room size in our classrooms. I think those things in the future could be discussions about what air quality elements should be going into these buildings and the actual room size of our classrooms.

3.04 CAPITAL IMPROVEMENT PROGRAM STATUS REPORT.

Mr. Foutz reviewed the 2015 Capital Improvement Status Program Summary Status Report Revenues and Expenditures as of May 31, 2020 report and the CCSD 2015 Capital Improvement Program (CIP) Projects in Process as of May 2020 report.

Mr. Konrad: Is there additional detail on the two categories of revenue that are listed, the rebates the letters of credit and other income, and the investment earnings specifically the number of different investment vehicles time frames and performance of those vehicles. I defer to you Mr. Chair if this is a request more suited for a later agenda item.

Mr. Foutz: If you want additional information on that I can provide it to you. This is more the investment committee's responsibility as far as what those investment categories are. So it's not that we cannot provide you with this information, it's just a topic that should not be on the BOC agenda.

Mr. Konrad: Thank you. I think it's appropriate to provide revenue in addition to the bond funds but that makes sense.

Mr. Foutz: We do have a meeting coming up shortly and whatever material is provided at that meeting I can forward to you so that you can review them and go from there.

3.04 CAPITAL IMPROVEMENT PROGRAM STATUS REPORT. (cont.)

Mr. Konrad: Thank you. In the Bond and Administrative costs, one thing I am assuming is that the Bond and Administrative costs fall fairly in line proportionally with the other areas. We're about 40% spent up to date compared to budget on all total categories. It looks like bond and administrative costs are about 24% spent against budget. My question is do you consider that to be savings potential, eventually able to be reallocated or if that's just a delay in the occurrence of other expenses?

Mr. Foutz: Some of those administrative costs may not be allocated to the project that they are supposed to go to yet. Some of the other charges that are out there are I won't say impossible but are very difficult to allocate to specific projects. Those costs will probably more than likely stay in the administrative costs in our spreadsheets.

Mr. Konrad: Is that detail something you can share as well?

Mr. Foutz: It will probably not be as specific as you want to see but yes, I can provide that.

Mr. Goynes: Gaile, is that the type of request for information that needs to go onto the Motions and Taskings or is that something that will just be provided via email?

Ms. Ferguson: Mr. Foutz will provide that information to Mr. Konrad and he will also cc: my department and we'll make sure that if other committee members would like it they can also have it. It does not need to be brought forward on Motions and Taskings.

Mr. Wagner: We will make sure that information is sent directly to Mr. Konrad and any other members that would like that information. Motions and Taskings is reserved for actual presentation that the committee would like us to bring forward. If Mr. Konrad is not satisfied with the information that he receives or feels that information is worth sharing with the entire committee he can then put that on the Motions and Taskings to bring a presentation forward.

Ms. Williams: Has there been any adjustments to the technology implementation schedule for distance learning and those kids that may not have sufficient Wi-Fi?

Mr. Wagner: Yes we have accelerated those projects where feasible. Obviously that has been made a top priority to get technology upgrades in place. I will note that Wi-Fi upgrades at the schools will not provide Wi-Fi to the broader community. Upgrades will be specifically for students on those campuses.

3.05 RECOMMENDATION FOR DISTRICT OWN LAND.

Ms. Perri: I have provided a report on the CCSD owned parcels vacant for potential disposal. This report shows all the land that the district owns but does not include the Bureau of Land Management (BLM) land. On page two, highlighted in yellow, are the parcels that people have requested to purchase from the District. Because the Real Property Department is bond funded, we have to come before the BOC for a recommendation to the Board of School Trustees (BOST) as to whether or not you would make a recommendation to declare this surplus property and then we could move forward on the disposition of the property. In order for us to sell a parcel, we would

3.05 RECOMMENDATION FOR DISTRICT OWN LAND. (cont.)

need to get two appraisals. One of those has to be appointed by the Superintendent of Education. Once we get those appraisals if they are more than 20% apart, we have to order a third one. The appraisals are only good for 6 months. We can't sell the parcel under the appraised value but we can definitely sell it for over that.

Mr. Konrad: Who is involved in the process of evaluating whether this land is useful? How do you go about feeling comfortable that you are not pulling something that you could have future use for?

Ms. Perri: We would make a recommendation and receive input from Demographics and Zoning, Facilities, Maintenance, Instruction Unit, from all different departments as to whether or not we would have any need for that parcel.

Mr. Konrad: What is the process of evaluating the proposed potential sales price?

Ms. Perri: After we get the appraisals we do a comparison of them and we will pull comps within the valley. We use one of the largest land sellers not only in the valley but also in the country to pinpoint how much that property is worth so that we have something to compare against the appraisals. We then get a detailed report and a sales price that is market ready.

Mr. Wagner: This presentation was brought forward because of a request of the inventory of land that we have that is available for sale. Linda has put together the information for the committee to review. We have not sold land for at least 14 years so this is the beginning of a conversation, we're not suggesting that we are going to start wholesaling mass parcels of land from the district. The parcels that are highlighted are all under 2.5 acres and do not fit our current model of development.

There's two things that we are trying to accomplish today. First we are bringing information forward that was requested by the committee. Linda has brought that information forward. The second is an action item on the highlighted parcels to recommend starting the process.

Ms. Williams: What is the financial benefit of selling these properties?

Ms. Perri: Most of the sites are vacant so we are not generating any revenue. In fact we are probably paying more money because we have to fence them, clean them, and maintain them so there is a cost to the school district to keep those parcels in inventory. The parcels that we are recommending to sell are C014 Pearl Street Building, C015 Flamingo Rd. and McLeod Dr. (N) and C015 Flamingo Rd. and McLeod Dr. (S), C020 Bass Elementary School, and C022 Arden Yard.

Ms. Williams: I am concerned that we are getting rid of land that is hard to come by, especially in urban areas.

Mr. Goynes: Do we have any 2-3 acre parcels that we currently have a center or something built on that the district is using currently?

Mr. Wagner: Not to my knowledge. I will verify that and get back to you with any.



3.05 RECOMMENDATION FOR DISTRICT OWN LAND. (cont.)

parcels. I am concerned that a reactive process that makes it more challenging to find the information we need going forward and I think that the fear of loss of a potential use is what's factoring into some of these conversations.

Ms. Perri: What's not factoring in here is the BLM properties. These parcels up for recommendation are not the only areas that we have to build on. These parcels are remnants of land. The selling of parcels is a public process. The public gets notified in the newspaper twice and it's posted like we post all general meetings, so the public would weigh in when it goes to the Board meetings.

Ms. Williams: We are not privy to the BLM information because it's not on this list so there's no way to know that there are vacant BLM lots so maybe if you had a little more information that would be helpful.

Mr. Wagner: We have provided information that was specifically requested by the committee which was what parcels are available for sale. We obviously do not have the latest information on BLM parcels in most cases. These are the parcels owned by the school district that are available for sale. The ones that have been highlighted indicate we have interest from outside parties. We currently do not have a land disposal strategy. Our primary focus has been on obtaining land, not selling it. I believe Linda has an inventory of all of the vacant land in the district and I'm sure that information can be provided to the committee.

Ms. Perri: Yes we have that information. We can send it out to you.

3.06 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS.

Mr. Konrad: I move to remove item titled 'District Owned Land that has been recommended to be sold'. That has been presented today. Regarding item 'Issuance of Bonds' I did receive that information from Mr. Foutz so I recommend that item to be removed as well.

*Motion to remove 'District Owned Land that has been recommended to be sold and Issuance of Bonds from the Motions and Taskings list.*

*Motion: Konrad*

*Second: Charlton*

*Vote: Unanimous*

3.07 FUTURE AGENDA PLANNING.

None.

4.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS.

None.

5.00 ADJOURN.

Mr. Goynes: Before we adjourn, we have Jeana Blackman-Taylor who has joined this committee and I want to welcome her.

*Motion to adjourn meeting.*

*Motion: Charlton*

*Second: Earl*

*Vote: Unanimous*

Meeting adjourned at 12:57.