



**ANAHEIM UNION HIGH SCHOOL DISTRICT
501 Crescent Way
Anaheim, CA 92803**

**MEASURE K
CITIZENS' BOND OVERSIGHT COMMITTEE
Tuesday, September 23, 2025
3:30 p.m.**

**Meeting Location:
Western High School –iLab
501 S. Western Avenue
Anaheim, CA 92804**

**MINUTES
DRAFT**

I. Call to Order/Introductions

At 3:38 p.m., Dr. Nancy Nien called the meeting to order. Following the call to order, each person present introduced themselves.

II. Roll Call/Establishment of a Quorum

At 3:47 p.m., chairperson Nitesh Patel took roll call and confirmation of the quorum was recorded.

CBOC Members Present:

Marlene Drinkwine
Lisa Eck
Robin Mundschau
Nitesh Patel
Christopher Reese
Brenda Soto Bryan
Alan Walker

AUHSD Staff and Consultants Present:

Dr. Nancy Nien (Assistant Superintendent, Business Services)
Patricia Neely (Executive Director, Facilities, Maintenance and Operations)
Karen Orr (Executive Director, Fiscal Services)
Joe Carmona (Controller)
Jamie Lungren (Project Manager, Facilities Planning, Design and Construction)

Kunal Shah (Consultant, Cumming Group)
Brianna Quintanar (Consultant, Cumming Group)
David G. Casnocha, Esq. (Stradling Yocca Carlson & Rauth LLP)

Members of the Public Present:

None.

III. **Adoption of Agenda and Approval of Minutes**

Committee member Robin Mundschau made a motion that was seconded by committee member Brenda Soto Bryan to adopt the agenda of the September 23, 2025, CBOC meeting. All committee members agreed and the agenda was adopted.

IV. **Public Comment**

None.

V. **Discussion/Information Items**

It was determined that the Discussion/Information Items would be moved forward in the agenda from items VI to V. At 3:49 p.m., David Casnocha provided an overview of the passage of Measure K and the roles and responsibilities of the Citizens' Bond Oversight Committee (CBOC).

Mr. Casnocha reviewed the bylaws, highlighting the following points: 1) "independent" means members must have no conflict of interest, 2) "oversight" defines the committee's purpose – the CBOC is not an advisory body, and 3) the committee is governed by the Brown Act, requiring open and transparent public meetings. He noted four members are required to form a quorum, and only items on the agenda may be discussed.

Mr. Casnocha reviewed the CBOC's primary duties, emphasizing the responsibility to receive and review expenditure reports. He referenced and reviewed Resolution No. 2024/25-B-01. CBOC member Alan Walker asked whether Measure K funds could be used for salaries. Mr. Casnocha confirmed they can. Dr. Nien explained that the District analyzes each position and applies a proportional percentage, as applicable. Ms. Neely further assured that bond expenditures, including salaries, are audited.

Mr. Casnocha underlined the duty to keep the public informed. Ms. Neely added that all bond information is available on the District's *Blueprint for the Future* website.

Additionally, Mr. Casnocha emphasized the duty to present an annual report to the Board of Trustees (BOT). CBOC member Christopher Reese inquired of the timing of the annual report. Ms. Neely explained that the Auditor's findings are reviewed in February, and the report is presented to the BOT in March. Dr. Nien added that audits are completed in December.

CBOC members Mr. Walker and Mr. Patel asked if bond funds may be used for deferred maintenance, and if there is a current maintenance plan. Dr. Nien confirmed the District maintains a separate five-year deferred maintenance plan and budget. Mr. Casnocha clarified that bond funds must be spent on capital expenditures, not deferred maintenance.

Mr. Casnocha reviewed membership terms, noting that Education Code limits service to six consecutive years. He concluded his discussion at 4:45 p.m. At 4:47 p.m. Dr. Nien conducted a drawing to establish staggered terms. Results were as follows:

1-year terms: Marlene Drinkwine, Robin Mundschau, Brenda Soto Bryan

2-year terms: Lisa Eck, Nitesh Patel, Christopher Reese, Alan Walker

VI. **Staff Update on Measure K Program**

At 4:55 p.m., Patricia Neely presented the Measure K Program Update. Ms. Neely discussed the new \$820K, Measure K Dale JHS Gym HVAC project at Dale Jr. High School. The project, which a contractor was selected in September 2025, consists of the removal and replacement of existing exhaust fans, make-up air units, and new airvolution fans. Construction will begin in October 2025 and has a contract completion date of January 2026. CBOC member Alan Walker inquired if any school gyms have air conditioning installed. Ms. Neely advised no air conditioning units will be added to gyms, but airflow will be improved.

Patricia Neely discussed the new \$1.04M, Measure K Ball JHS HVAC Phase 2 project at Ball Jr. High School. The project, which a contractor was selected in September 2025, consists of the removal of existing multizone rooftop units and replacement with new rooftop heat pump units. Construction will begin in November 2025 and has a contract completion date of May 2026. CBOC member Alan Walker asked if the District has portable units to use as interim housing if classrooms are displaced. Dr. Nien confirmed unoccupied classrooms will be available as needed. CBOC member Robin Mundschau commended the District for early DSA approvals. Ms. Neely explained that the project shifted from ESSER funding to Measure K due to ESSER depletion. CBOC member Marlene Drinkwine asked about energy savings. Ms. Neely confirmed efficiencies from transitioning from gas to electric heat pumps and solar offsets.

Patricia Neely discussed the new \$2.62M, Measure K Loara HS HVAC Phase 2 project at Loara High School. The project, which a contractor was selected in September 2025, consists of the removal of the existing chiller and condensing units, and replacement with rooftop heat pump units and new split heat pump system. Construction will begin in October 2025 and has a contract completion date of October 2026.

Patricia Neely discussed the new \$10.47M, Measure K South JHS Site Improvements project at South Jr. High School. The project, which a contractor was selected in June 2025, consists of site improvements including a new school quad, new outdoor performance stage, new concrete hardscape areas, landscaping, accessibility improvements, and replacement of aging underground utilities, as required. Ms. Neely also discussed the award of the \$2.5M CAL FIRE Grant. Construction is anticipated to begin in December 2025.

Patricia Neely discussed the new \$13.47M, Measure K Gilbert HS Site Improvements project at Gilbert High School. The project, which a contractor was selected in June 2025, consists of site improvements including new security fencing, improved student drop-off and traffic circulation, accessibility improvements, and replacement of aging underground utilities, as required. Ms. Neely also discussed the award of the \$2.5M CAL FIRE Grant. Construction is anticipated to begin in December 2025.

Patricia Neely discussed the new \$30M, Measure K Orangeview JHS Modernization project at Orangeview Jr. High School. The project, which a contractor was selected in August 2025, consists of a multi-phase modernization that includes a (non-DSA) maintenance package, Phase 2 which modernizes the east parking lot, improves off-site access, and upgrades interior classrooms, and Phase 3 which includes a new quarter track, outdoor courtyards, and a reconfigured gymnasium and administration area. This is a secondary project to the Phase 1 Site Improvement project completed in 2024 with the previous bond. The new modernization project will serve Hope School and meet the special needs of the students. The maintenance package work is anticipated to begin in November 2025.

Patricia Neely discussed the four upcoming field projects at Katella HS, Kennedy HS, Loara HS and Savanna HS, each with a project budget of \$16M. The projects have common scope that consists of artificial turf, all-weather track, elevated bleachers, Musco field lighting, and accessibility upgrades. CBOC member Nitesh Patel inquired about the equity of seating for all campuses, and if games will still be played at Handel Stadium. Ms. Neely explained capacity was determined with stakeholder input. Dr. Nien confirmed games will still be played at Handel Stadium, and added some sites have spatial constraints, thus limiting the capacity for increased seating. Mr. Joe Carmona added that parking and bus access is also factored into decisions. CBOC member Alan Walker inquired if Handel Stadium will be receiving a renovation. Ms. Neely confirmed Handel Stadium's rehabilitation is planned as a future project, and additionally, Magnolia HS will receive a mini stadium.

At 5:32 p.m. CBOC member Brenda Soto Bryan departed the meeting.

The committee received an update on bond income and expenditures through August 31, 2025. The balance for the bond issuance is summarized on the project update. The detail of the income and the expenditures are found on the reports. CBOC member Marlene Drinkwine inquired if the District received a favorable bond rate. Dr. Nien reported a favorable rate of approximately 4.8% and noted the District's credit rating was upgraded by Moody's to AA-.

The project update concluded at 5:46 p.m.

VII. **Review Future Meeting Dates**

The committee discussed setting up the next CBOC meeting on Monday, February 23, 2026, 3:30 p.m. at the Anaheim Union High School District Office.

VIII. **Items for Upcoming Meetings**

- 2025 CBOC Annual Report
- Measure K Program Update
- Measure K Financial and Performance Audits Review

Staff and Committee
Patricia Neely
Auditor

IX. **Adjournment**

The committee adjourned the meeting at 5:46 p.m.