



## Chula Vista Elementary School District

### CHULA VISTA ELEMENTARY SCHOOL DISTRICT INDEPENDENT CITIZENS OVERSIGHT COMMITTEE (Proposition E and Measure VV)

#### Meeting Minutes

December 11, 2019 – 6:00 p.m.  
Dr. Lowell J. Billings Board Room  
Education Service and Support Center

#### 1. Call to Order

Mr. Smyth called the meeting to order at 6:02 p.m.

#### 2. Welcome and Introductions

##### Members Present:

Dr. Jolyn DePriest  
Nancy Kerwin  
Ben Lien  
Gloria McKearney  
James L. Smyth

##### Members Absent:

Jason Hurtado-Prater  
Martha Juarez

##### Others Present:

Oscar Esquivel, Deputy Superintendent  
Joe Dombrowski, Facilities Grounds/Maintenance and Safety Manager  
John Heredia, Safety/Environmental and Maintenance Manager  
Ann-Marie Pering, Manager, Purchasing, Warehouse, and Publications  
Rudy Valdez-Romero, Director, Maintenance and Operations  
Carolyn Scholl, Strata-G.I.S. Solutions  
Shawn O'Neil, Balfour Beatty Construction  
Lisa Brannen, Business Services and Support Specialist (Meeting Recorder)

### **3. Approve Minutes of the CVESD ICOC**

- MSCU Lien/Depriest to approve Minutes of the May 15, 2019, CVESD ICOC Meeting as presented.
- MSCU McKearney/Lien to approve the Minutes of the September 18, 2019, CVESD ICOC Meeting as presented.

### **4. Report: Summer 2019 Modernization Expenditures for Sunnyside Elementary**

Mr. Esquivel presented a PowerPoint report covering Agenda Item numbers 4 and 5. The \$90 million Proposition E General Obligation Bond was issued in three parts, Series A, B, and C. Proposition E funds were used for the Summer 2014, 2015, and 2018 modernization projects. Approximately \$10 million remained of Proposition E Funds going into the 2019 Summer Modernization of Sunnyside Elementary. Estimated costs for the Sunnyside Modernization were \$17,649,654. Final costs will be taken to the Board in January. Mr. Valdez-Romero anticipates several change orders, some of which will be deductive. Mr. O'Neill of Balfour Beatty Construction relayed that they are tracking a net credit of approximately \$40,000. Actual costs will come in slightly less than the projected costs for this project.

### **5. Discussion: Summer 2020 Mae L. Feaster Charter School Modernization.**

Estimated costs for the Summer 2020 Feaster Charter Modernization Project as of November were \$26,564,909. Fourteen bid packages were released and proposals received. The District is asking the Board to reject and rebid two bid packages without the PLA. Currently, the bid packages are coming in approximately \$1.2 million less than the Engineer's estimate. Funding for this project will be from any remaining Proposition E, Measure VV, Capital Facilities, and State Modernization funds.

Mr. Esquivel reviewed the timeline for the Summer 2020 Feaster Charter Modernization. Rebid packages will be taken to the Board for approval in February. Mr. Esquivel commented that Feaster Charter is approximately two schools in 1. Mr. Valdez-Romero added that there are 43 classrooms being modernized, which is why this project is substantially more than past schools.

### **6. Discussion: March 2020 General Obligation Bond**

Mr. Esquivel presented a PowerPoint explaining the proposed General Obligation Bond, which included background on the District and history of bond propositions in the District. A facilities needs assessment was conducted. Mr. Esquivel reviewed the project list. Dr. DePriest asked what drove the affordable housing teacher project. Mr. Esquivel replied that a staff survey revealed it is a high priority. Mr. Esquivel explained the benefit of issuing bonds in smaller increment over a longer time, which saves money by paying less interest. Discussion ensued about Developer projects in West Chula Vista and how it affects assessed valuation. A question was asked about how the District projects how many families moving into these developments

will have children. The District looks at the number of children in school and what kind of housing unit they are in. It also looks at data from the most recent development to project future enrollment. Mr. Esquivel reviewed the goals of the bond program. Per Mr. Esquivel, after a December 3, 2019, presentation to the San Diego County TaxPayer's Association, the SDCTA will not be supporting the District's bond proposal. The SDCTA stated the primary reason was the inclusion of a teacher housing project. Ultimately, the voters will decide.

## **7. Approve 2020 Meeting Dates:**

- *March 11, 2020, 6:00 p.m.*
- *May 13, 2020, 9:00 a.m. (pre-modernization site visit, Mae L. Feaster Charter School)*
- *September 16, 2020, 9:00 a.m. (post-modernization site visit, Feaster Charter School)*
- *December 9, 2020, 6:00 p.m.*

## **8. Other Items/Open Discussion**

Dr. DePriest asked about how the District uses and mitigates potential claims regarding pesticides. Mr. Dombrowski replied that the District only uses pesticides if absolutely necessary, never does broadcast spraying, and alternate methods are explored and utilized, such as oils, mulch, etc. Ms. Brannen added that notices are sent home with students prior to any pesticide use, it is normally done on the weekends when students are not present, and signs are displayed prominently anywhere pesticides are sprayed on campus.

Mr. Lien asked about the PLA agreements and if there is any way to measure community give back. What about the apprenticeship program? Mr. Esquivel replied that he will bring information back to the ICOC. The District is currently working with the trade unions to outreach to the community about the opportunity to get into trade programs.

Mr. Lien asked how does the District get new schools sites? How are they funded? Bonds? Mr. Esquivel replied, no, not bonds. Community Facilities District assessments provide the primary funding source for new schools.

Dr. DePriest asked how are new schools determined? Ms. Scholl replied that developers must provide a land use plan, which includes a school site. Community Facilities District assessments are used instead of developer assessment fees. Although a school site is provided in the development plan, the District must purchase that land from the developer and pay to build the school.

## **9. Adjournment**

Mr. Smyth adjourned the meeting at 6:55 p.m.

OE:lb