



CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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MINUTES

CHULA VISTA ELEMENTARY SCHOOL DISTRICT INDEPENDENT CITIZENS OVERSIGHT COMMITTEE (MEASURE VV and MEASURE M)

February 28, 2024 – 6 P.M.

1. **Called to Order at 6:00 pm by Chair, Heather Rubio.**

2. **Welcome and Introductions**

Ms. Rubio welcomed everyone to the meeting.

MEMBERS PRESENT

Diane Deugan
Nancy Kerwin
Gloria McKearney
James Moffat
Leticia Munguia
Heather Rubio
Minnie Tandy

MEMBERS ABSENT

Jade Bautista

OTHERS PRESENT

Oscar Esquivel, CVESD Deputy Superintendent
Kristin Armatis, CVESD Director of Fiscal Services and Support
Ann Marie Pering, CVESD Purchasing Manager
Jesus Cruz, Balfour Beatty Construction
Lisa Brannen, Business Services & Support Specialist
Aubrey Mann, Wilkinson Hadley King & Company, District Auditors

3. **Approve Minutes of the December 6, 2023, Regular Meetings of the CVESD ICOC**

MSCU Tandy/Kerwin to approve the Minutes of the December 6, 2023, as presented.

4. Report: Summary of District General Obligation Bond Projects and 2024 General Obligation Bond

Ms. Faustino presented a powerpoint summarizing the Measure M Bonds, projects in progress. The current project is the Maxwell Project, which is scheduled to be completed in the summer of 2024. Jesus Cruz of Balfour Beatty said that 65% of the project is complete and the pre-engineered building has been delivered. The project is currently on time for an August 3rd completion date.

Ms. Faustino moved on to the Measure VV Bonds. The Board has approved the HVAC project for Tiffany Elementary to move forward. HVAC and roof replacement are scheduled to begin at Valle Lindo Elementary. Mr. Moffat asked about the significance of the different phases. Mr. Cruz relayed that the schools were grouped in phases by need.

Mr. Esquivel asked about the lead time for equipment. Mr. Cruz stated that it takes about 36 weeks lead time for the process (bidding, etc.) for equipment for the projects.

Ms. Faustino explained that work on the Series B issuance are in their early phases. The Board has approved the turf replacement at Rogers. Mr. Esquivel explained that many of the schools are built on sites where it is very difficult to grow and maintain natural grass on the field, so those fields are gradually being replaced with artificial turf.

Ms. Tandy asked about the staff housing project. Mr. Esquivel replied that this project was under Measure M. Ms. McKearney asked if a site has been identified. Mr. Esquivel replied that the District is looking at a site in Millenia that may be feasible for the staff housing. Because of a prior mitigation agreement, the District is able to purchase this land at a steeply discounted price.

Ms. Armatis moved on to present regarding the proposed 2024 General Obligation Bond. She summarized the previous bond issuances up until the last one, Measure M. The Board approved an election for a \$360 Million General Obligation Bond. A facilities needs assessment was conducted by District architects, Ruhnau Clarke, which determined that the District has over \$800 million in facilities needs.

Ms. Armatis discussed how much of the remaining Measure VV and Measure M funds could be used towards facilities needs. Ms. Armatis reviewed the various categories of facilities needs and what would be involved with those categories, including: 1) Modernization (including Transitional Kindergarten requirements); 2) New Buildings; 3) Site/Infrastructure; 3) Safety, Security, and Technology; 4) Play Area Enhancements.

Ms. Armatis showed photos of the recent bond projects, including modernization of Sunnyside, Solar Panel installations at all school site, and various HVAC and roof replacements.

Dale Scott was available at the February Board meeting to present voter survey results surrounding the proposed 2024 GO Bond. The survey was conducted in November 2023 among the voters in the community. 43% of the voters polled do not/never had children attend in the District. 87% agreed that quality schools increase property value. If the ballot were held today, 57% said they would vote for the measure. More than 70% of the voters indicated that the proposed bond projects would vote for the ballot measure. A 55% threshold is required in order to pass the ballot. Voters leaned towards yes regarding the staff housing project. \$.03 per \$100 of assessed value, or \$30 per \$100,000 of assessed value is the proposed increase amount. With additional information, the voters who indicated they would vote yes increased.

5. Report/Possible Approval: Measure VV and Measure M Financial and Performance Audit as of June 30, 2023

Aubrey Mann of Wilkinson Hadley King (WHK), District auditors, began with Measure VV. WHK gave an unmodified opinion, which means all information can be relied upon. No significant deficiencies or material weaknesses were found. Compliance with Proposition 39 – there were no instances of non-compliance. Expenditure Tests with a high level of assurance - 90%. Reviewed ICOC Minutes and involvement and found all requirements have been met. No current or prior year audit findings.

Regarding Measure M, WHK gave an unmodified opinion, which means all information can be relied upon. No significant deficiencies or material weaknesses. Compliance with Proposition 39 – there were no instances of non-compliance. Expenditure Tests with a high level of assurance - 90%. Reviewed ICOC Minutes and involvement and found all requirements have been met. No current or prior year audit findings.

MSCU Duegan/Munguia to accept the 2022-23 Measure M and Measure VV Audits.

6. 2023-24 CVESD ICOC Annual Report to CVESD Board of Education

Mr. Esquivel relayed the requirement of the ICOC to prepare and present an annual report to the Board of Education. Copies of last year's report will be emailed to all members. A draft will be prepared and presented to the ICOC for comment/revision and discussed at the May CVESD ICOC Meeting.

Ms. Rubio would like to schedule a walkthrough of the Maxwell Transportation Center prior to the June Annual Report presentation. Additional members also expressed interest. The committee will be polled regarding interest and dates. Ms. Munguia volunteered to assist with the Annual Report presentation in June. Ms. Tandy will also assist.

7. Recognition of Gloria McKearney as ACSA Region 18 Retired Administrator of the Year

Ms. McKearney has been recognized for her ongoing work helping students. The District and the ICOC expressed their appreciation and pride in Ms. McKearney.

8. Remaining Meeting Dates for 2023-24:

May 8, 2024, at 6:00 p.m.

9. Other Items / Open Discussion

Ms. Rubio asked if there were any items anyone would like to discuss. Tomorrow is the last day of the LCAP survey, so please do the survey if you have not already.

10. Adjournment

Meeting was adjourned by Ms. Rubio at 6:45 pm