

Citizens Oversight Committee Meeting Minutes

Call to Order-

- Meeting to order at 6:01 p.m. by D. Matuszak
- Introductions
- Present- (Members) Melanie Corona, Dave Matuszak, Jay Menchaca, Paul Nadeau, Dave Silva, Clint Zollinger (Staff) James Bombaci, Mariana Solomon
- Absent-Alvaro Meza

Introductions were made / designation:

- Melanie Corona -Parent Active in Gilroy (2 children who currently attend GUSD)
- Dave Silva-Active in Senior Citizen Organization, (2 grand children who currently attend GUSD)
- Jay Menchaca-Business representative, chamber
- Dave Matuszak-At large Community Member, has also served as a chair
- Jim Bombaci-Facilities Director
- Mariana Solomon-Fiscal Services Controller
- Paul Nadeau-Parent of Gilroy Student

Reviewed minutes from last meeting 12/17/15

- Were emailed out ahead of time to committee members for review
- Jay Menchaca moved to approve

Measure P COC project update

- March 3rd Board meeting, the Board approved GO bond to go in June
- Approved wording of the bond
- If bond gets approved in June within 60 days we have to form a committee, this committee will continue on since they are new
- Only thing we are missing is the Tax Representative
- Member D. Matuzsak asked if it is sufficient time to do outreach to the community?
- Staff Member J. Bombaci responded-yes they started this morning
- If it does not get approved we will take it in November
- Member D. Matuzsak asked if it is easier to get approved in primary or general?
- Staff Member J. Bomaci responded, either way, if it does not pass we can take back in November, in November there is going to be a state bond on the ballot.
- If you have a Local and State a lot of people assume if you vote for the State bond it get covered
- We try to get them to pass the first bond, then we double our money in essence
- D. Matuszak-when Gavilan needed one and it passed they asked people to volunteer to do phone calls.
- D. Silva-the big news is 10 million

- J. Bombaci the Master plan was also approved which lists a new school, the second is South Valley MS which was built in 1958 which was the High School for Gilroy, then it moved to the new campus. A lot of repairs, # 2 on the list.
- Brownell built in 1949, also needs a lot of work.
- Process of building the new school and doing our basic due diligence on the property that we are looking at.
- Started preliminary ESA with dept. of toxic, next part is CDE will review which has to approve the site.
- Hired School Site Solutions to assist us in this process.
- We are trying to do a Property Swap
- We have met with Glen Loma today trying to get this going forward.

Projects-

- 12 or 13 this summer
- Solar Projects at Brownell MS, South Valley MS and Gilroy & Christopher High School
- Power purchase agreement with SunEdison, will install and in 20 years they will buy those back.
- Also attached Gilroy HS parking lot to this project, coming out of PPA as well
- Have our architect that we hired, PPA will pay for them.
- The four solar projects are going to be big
- D. Matuszak-if there is no money it is not part of Measure P
- J. Bombaci-however our project managers who do get paid out of Measure P will be overlooking this.
- D. Matuszak -there salary will be reimbursed, their time should be charged appropriately
- D. Matuszak-what is the advantage to the solar?
- M. Solomon-Cost saving the actual utility cost are reduced based over the number of years it will be greater.
- At Christopher HS the activity pool which is owned and runned by the District, The City does a lot of activities, they want to put shade structures, we have to hire the inspector of record and hire any of the inspection services.
- D. Matuszak-Good we have control it is an advantage.
- J. Bombaci-Do want my IOR because he will be out there keeping an eye and having the best interest of the district and better product. Can't really tell him what to do because it is not really our project, good because my Project Manager can't say anything, but the IOR can.
- Brownell MS building Q Gym, 4 classrooms we used to have a chiller and boiler, boiler went bad and chiller is way oversized for the building, going to be installing the correct HVAC units in that building, putting one in the gym

because title 24 says we have to exchange air in gym, do have to put air handler that will exchange air.

- D. Matuszak- Will the air handler have heating?
- J. Bombaci-There will be an air handling, but we normally don't heat gyms, sometimes we have it go on at 6am and go off at 7am.
- Preschool portable buildings at Glen View, had to tear down one building, since then two of the preschools are leaving (HeadStart) we have to replace on site, bought portables from Gavilan at a good price, sitting at Glen View, process at developing site, putting building, play structures, playgrounds, hopefully licensed in August
- D. Matuszak-There is not preschool right now?
- J. Bombaci- There is but this is a special preschool that helps students with disabilities.
- Gilroy HS Student Center-In process of closing out, taking long, never got closed out when it was built, talking to Supervisor and Engineer, been working on it for 3 years, hired PMSM out of San Luis Obispo, took back from them and are going to finish it out. Have plans approved for acoustical upgrade, will not sign them until we get closeout.
- 3 projects left at Gilroy HS to close out very close, have nothing on 3rd one close on the first two (fire alarm, parking lot, solar and student center)
- Digitally archiving projects
- We are paying architects to help close us out, the change orders were put through however were never closed out.
- D. Matuszak-In the big picture seeing \$4 million, what was the total?
- J. Bombaci-\$150 million
- M. Solomon-when we are done it will be \$1 million unallocated reserved for salaries.
- \$3 million for new schools.
- D. Matuszak-Most money has been spent and accounted for.
- J. Bombaci-There is so little for Measure P but in a couple of months will get a new bond.
- M. Solomon-There is still Measure P funds, cannot access them until 2026
- D. Matuszak-When the other bonds are paid off.
- M. Solomon-Has to do with the market value, still have COPs to pay, will not finish with that until 2039.
- D. Matuszak-Is that a pay date?
- M. Solomon- will get back to you with the balance on that but it is a significant amount
- Gilroy HS fire alarm wiring, maintenance piece, being paid for by Measure P funds, did a wiring project 8 years ago, they allowed splices they are underground, regardless if they get wet there life expectancy is a couple of years, these wires are bad. System is in great shape, just the main wires, that is going to be.

- D. Matuszak-All in pipes so they can pull?
- J. Bombaci- Some are very full a couple of areas where open trench and we can pull.
- GPS phase 4-final build out of GPS, already purchase buildings, go out in next couple of weeks for site work, last project over there, expect Silver Creek at the bid.
- D. Matuszak-What grade are they up to?
- P. Nadeau-6th grade
- J. Bombaci-Next year 7th and take some and negotiate
- P. Nadeau-Going to be tight but we will figure it out, single class per portable, one room triple wide science class, not used as a traditional classroom, those are the rooms that we are going to have to rethink.
- Mt. Madonna HS-had \$106K that they were issued for some work that needed to be done, rose to the surface- was in order to get into their study hall they had to walk through the classroom, every time a kid went in, asked for a door, but would have to put ADA access.
- All those back doors that go into a pad to nowhere will be connected, gate with panic hardware to get out and a key to get back in, will be a total of 80K.
- One of the biggest is Rod Kelley Elementary fire alarm, clock speakers and PA system, the fire alarm has 3 panels and there was buildings that were not hooked up and horns did not work, missing smoke detectors, heat detectors, pulling wire, trenching etc. thanks to parent club, there are 10 different types of wire on the PA system, works maybe 2% of the time, replacing whole PA unit putting it in closet, IP based, new standard moving to from now on.
- Projects for this summer-you can see the number where it shows two Project Manager, Mike Rice and Jenny Derry (referring to sheet that was passed around).
- In the meantime doing new school and working on the bond will be thin this summer again.
- A small project takes the same effort as a large project

Measure P Budget Update

- Ended the fiscal year with \$12.2 million (as shown on page 4 of audit report).
- End of fiscal 12/15 fund balance was \$12.2 million
- After projects active and summer we will end up with fund balance not counting the new school, \$3 million is only planning portion of it, unbudgeted is about \$1.3 only budgeted as each fiscal year comes because those are for salaries.

Old Business

- None

New Business

-General Obligation Bond Building Fund - Auditors Report

- Ended the Fiscal Year with \$12.2 million (page 4 of audit report)
 - No findings, can review the document, these books are for you to keep, go through them, and bond language is there for you, if you have any questions, call or email put on the agenda.
 - D. Matuszak-What is the projected 2015, you are showing 12 million, what is projected?
 - Mariana-1.3 million, we've budgeted everything, on a financial level we do not budget salaries two years out.
 - C. Zollinger-Is there more funds coming in?
 - M. Solomon-next series is not available for Measure P Bonds until 2026.
 - D. Silva-when they vote in June how soon do we get money?
 - J. Bombaci-Go out as early as next year (February) calendar.
 - D. Silva-They are going to allot \$170 Million in big chunks.
 - J. Bombaci-First series would be \$40 million, but if State bond passes we get 50% matching for new construction, we would only need 20million, then we can start South Valley MS.
 - D. Silva-If they both pass do we get \$60 million?
 - J. Bombaci-Yes and no, we put up 20 they put up 20, it comes over a period of 2 to 3 years, sometimes it is really dicey if you count on that money all at once, that is Alvaro and Mariana to make sure funding shows up.
 - P. Nadeau-What is the timeline for the New Elementary School?
 - J. Bombaci -2020/2021, preparation is really extensive, getting property okayed by SEQA etc.
 - D. Matuszak-Where are you looking?
 - J. Bombaci-Club left side by Solorsano, the only time will be the traffic putting in 6 roundabouts in a row (City). Going to have a fire lane that goes around similar to CHS, right turn only exit to Santa Teresa.
 - D. Matuszak-Where will these kids be coming from?
 - J. Bombaci- Glen Loma, new apartments off of Alexander and 10th.
 - D. Matuszak-How big will this school be?
 - J. Bombaci-700 students
 - D. Matuszak-3 classes per grade?
 - J. Bombaci-probably 3 per grade
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- J. Menchaca-Saw a section in language about reimbursing district for funds for cost of authorized projects incurred prior to the election (reading from language)

- J. Bombaci-COP when this comes up we can use that money to pay for COP that was approved.
- Will have a firm answer for the next meeting
- M. Solomon-General fund would cover excess cost so we can finish project.
- J. Menchaca-would something like the parking lot cover that for GHS parking?
- M. Solomon-That was taken care of by solar SunEdison otherwise it would not be done and it would have to be taken with the next bond.
- C. Zollinger- SunEdison is paying for parking lot?
- J. Bombaci-Power purchase agreement is going to pay.
- Mariana-Alvaro can answer that at next meeting
- D. Silva-If \$170 million is coming in, new bond?
- M. Solomon-Correct
- D. Silva-How do we move in from being Measure P members to the new bond?
- M. Solomon-As a committee the process is to fill out application for new bond, new process new committee, not removed but proper paperwork
- D. Matuszak-When is the Facilities tour?
- J. Bombaci-Will be in August, there is nothing to see we don't start until the summer.
- Next meetings will take place on June 9th, September 8th and December 8th.
- We will tour on September 8th, usually meeting at 4pm.
- Anything else on the budget update?

Public comments-

- D. Matuszak-do you want to tell us a little more about marketing? Is there something we need before?
- M. Solomon-Alvaro will be contacting you, after hours
- J. Bombaci-will talk to him tomorrow.
- D. Matuszak-anyone interested, we have to be educated about this bond.
- D. Silva-How are they going to sell it?
- J. Bombaci-Three board members up for re-election, Good, Tovar and Pace
- D. Matuszak-Will be waiting to hear from Alvaro about any help and distribution he needs, assuming they will have public meetings, a lot to do.
- J. Bombaci- due by March 11th went on March 3rd meeting, started right away.
- June 7th is the Election Day.
- There will be a presentation to the Board on May 19th at 7pm; it will be on the agenda fairly early. This is the presentation of what the Measure P COC has done over the years.
- C. Zollinger-Should we be there?

- D. Matuszak-If you are available, it only takes a few minutes.

Adjournment

- Meeting adjourned at 6:55