CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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MINUTES

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

September 4, 2024 – 6:00 pm

UNADOPTED

1. **Meeting Called to Order at 6:04 p.m. by Chair, Heather Rubio.**

2. **Welcome and Introductions**

   Ms. Rubio welcomed everyone to the meeting.

MEMBERS PRESENT	MEMBERS ABSENT
Jade Bautista	James Moffat
Nancy Kerwin	Diane Deugan
Gloria McKearney	Leticia Munguia
Heather Rubio	
Minnie Tandy	

OTHERS PRESENT
Mark Pong, CVESD Assistant Superintendent, Business Services and Support
Kristin Armatis, CVESD Director of Fiscal Services and Support
Jovanim Martinez, CVESD Director of Facilities, Maintenance, and Operations
Esmeralda Ayon, CVESD Facilities Planning Manager
Shawn Oneil, Balfour Beatty Construction

3. **Approve Minutes of the May 8, 2024, Regular Meetings of the CVESD ICOC**

   MSCU McKearney/Tandy to approve the Minutes of the May 8, 2024, CVESD ICOC Meeting, as modified by Ms. Rubio and Mr. Martinez.

   Change to minutes to reflect Abraham Escobar, Facilities Maintenance Manager, as attending the meeting rather than Jovanim Martinez, Director Facilities Maintenance and Operations.

4. Election of Chair and Vice Chair

Heather Rubio was nominated as Chair and Jade Bautista nominated as Vice Chair.

MSCU McKearney/Rubio to elect Jade Bautista as Vice Chair.

MSCU Tandy/Baustista to re-elect Heather Rubio to continue as Chair.

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

Mr. Pong presented a PowerPoint with updates to the General Obligation Bond Projects. Ms. Rubio asked how much of VV was remaining to still be spent. Mr. Pong responded that it is about $40 million.

Ms. Bautista and Ms. Rubio questioned what types of security measures would be put in place and which schools would be impacted. Mr. Pong responded that half of the District schools already have cameras, and the remaining 25 would be implemented with a portion of these funds. The District is also looking at a monitoring system ongoing.

Ms. Tandy asked if additional security measures were being thought about when it comes to ingress and egress at the campuses. Mr. Pong responded that it is a holistic approach.

Ms. Rubio and Ms. Bautista asked about HVAC phasing. Ms. Ayon responded that we are currently in Phase 8 and planning for Phase 9. It is unknow how many phases will be needed because it is based on facilities needs across the District.

Ms. Rubio asked about which school sites have been chosen for artificial turf. Mr. Martinez responded with Olympic View, Rogers, and Lauderbach. Ms. Rubio asked what prioritized artificial turf to the top of the list to move forward.

Staff Housing costs were attributable to the land purchase in the Millenia area. Ms. Tandy asked what staff housing is. Mr. Pong responded that with the higher housing costs in San Diego, it would allow us to recruit and retain staff and also have them live in the area that they work. These are physical permanent housing units (apartments). Ms. McKearney asked who will manage the property. Mr. Pong responded that we would determine management after the property is developed. Ms. McKearney – how many years will it take to have homes to actually offer? Sean responded that depending on the design and scope of the project it would be about 18-24 months. Mr. Martinez stated that it would be about 3-4 years planning through construction. Mr. Pong said that this generally yields a 20%-40% discount on rent. Revenues received from the property would go towards the maintenance/ management of the property and depending on whether the property was fully funded by Measure M Bond funds would determine whether funds would be available to go back to the general fund, or offset additional debt service to fund the property. Ms. Tandy asked about how staff would be chosen to live there. Ms. Armatis

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responded that there has been no decision made at CVESD; however, other districts with staff housing have a lottery-based system open to both certificated and classified staff.

Ms. Rubio asked at which Board meeting was the artificial turf approved. Mr. Martinez stated that it was approved earlier this year in maybe March 2024.

6. Measure AA General Obligation Bond Ballot Measure

Ms. Rubio asked if the intent of Measure AA would roll into this ICOC. Mr. Pong responded yes.

Mr. Pong presented a PowerPoint presentation with information.

Ms. Rubio asked what rate per $100,000 was used for the prior bonds. Ms. Armatis responded that Measure VV was $20 and Measure M was $30.

Ms. Rubio asked if the ICOC can have access to this project list being presented. Mr. Pong responded that they would make this available. It will also be posted on the CVESD ICOC District website for access.

7. Approved Future Meeting Dates for 2024-25

March 12, 2025, at 6:00 p.m.
May 7, 2025, at 6:00 p.m.

8. Other Items / Open Discussion

Staff Housing – Jade Bautista requested a better timeline of the project to have a better understanding of how this project will be developed.

9. Adjournment

Meeting was adjourned by Ms. Rubio at 6:49p.
MSCU Rubio/Tandy to adjourn meeting.

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