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 7, 2022 – 6 P.M.

1. Called to Order at 6:02 pm by Heather Rubio

2. Welcome and Introductions

Ms. Rubio opened the meeting. Mr. Esquivel introduced Kristin Armatis, the new Director of Finance; and Mr. Jovanim Martinez, the new Director of Maintenance and Operations. All in attendance introduced themselves.

MEMBERS PRESENT
Diane Deugan
Martha Juarez
Nancy Kerwin
Gloria McKearney
Heather Rubio
Minnie Tandy

MEMBERS ABSENT
Jason Hurtado-Prater
Ben Lien

OTHERS PRESENT
Oscar Esquivel, Deputy Superintendent
Jovanim Martinez, CVESD Director Maintenance and Operations
Joseph Dombrowski, CVESD Manager, Grounds and Maintenance
Esmeralda Ayon, CVESD Planning Manager
Ann-Marie Pering, CVESD Purchasing Manager
Kristin Armatis, CVESD Director of Finance
Bernadette Faustino, CVESD Accounting Manager
Shawn O'Neil, Balfour Beatty
Nancy Rorabaugh, Engie

3. Approve Minutes of the May 11, 2022, Meeting of the CVESD ICOC

MSCU McKearney/Tandy to approve Minutes of the May 11, 2022, meeting, as presented. Approved Unanimously.

4. Discussion: Chair and Vice-Chair

Mr. Esquivel addressed the need to appoint the Chair and Vice Chair for the ICOC for the 2022/2023 term. Ms. Juarez (Chair) and Ms. McKearney (Vice Chair) agreed to continue the appointment, unless there were other ICOC members interested, to which there was no response. Ms. Rubio stated the two have done an excellent job and would like to continue with their leadership.

5. Report: Measures VV and M Bond Project Updates

Mr. Esquivel reported that the first issuance of the $150 million Measure VV bond took place in August 2019 through a Bond Anticipation Note (BAN) and highlighted the sources of funds and where they have been spent ($20 per $100,000 of assessed valuation per household fee has been maintained). Ms. Faustino stated 73% of the bond issuance has been spent through modernization of Feaster Charter and HVAC/Roof renovations. The next phases for this bond revolve around the Maxwell Transportation facility, Network infrastructure, and Security/low voltage upgrades. Timing on the Network infrastructure and Security/low voltage upgrades are dependent on the outcome of the Maxwell project bid amount.

Mr. Martinez shared that phases 1-4 of the HVAC project are complete and under budget. The Maxwell Transportation project (estimated at $14.9 million) will be bidding out in November with project completion estimated for February 2024. The District is waiting to see the bid amounts for the Maxwell project before planning the network infrastructure and security phases of the bond.

Ms. Faustino reported that 11% of the $50 million Measure M bond issued in August 2020 has been spent. The biggest amount has been spent on HVAC renovations, and the remaining amount of money will be set aside for the Solar Project and Renovation project. Mr. Martinez stated Phase 5 of the HVAC project will be completed the 1st week of October and Phase 6 will be completed over the Winter break.

Ms. Rubio asked how the $14.9 million was obtained for Maxwell. Mr. Dombrowski commented that the amounts are projected by professional estimators. Mr. Esquivel stated we will have a better idea once bids have been received for the Maxwell project in November. Ms. Rubio asked what happens to Phase 7 (HVAC), if Maxwell goes over $14.9 million, Mr. Esquivel stated that it would get done later.

Mr. Martinez shared Solar costs and that the majority of work is complete at all sites except for the ESSC (Education Service and Support Center). Mr. Esquivel shared that the costs provided are through June 30, 2022.

Ms. Juarez asked why there was a difference of $6 million in funds between $33 million and $27 million on Measure M. Ms. Faustino stated the $27 million only reflects payments that have been made through June 30, 2022, the project is not fully paid, and the District still needs to pay on final billings and retentions.

Nancy Rorabaugh with Engie shared that all Solar panels have been installed and are up and running except for the District Office. Solar array has been installed at the District office but the micro grid that the solar needs to tie into is awaiting final design approval from SDG&E. SDG&E feels the current transformer will not be able to handle the load and feels a new transformer will need to be installed. The installation of the new transformer is anticipated for October/November 2022. Once this takes place, the micro grid can be installed. Ms. Rorabaugh went on to explain that the micro grid provides backup power for the IT (Information Technology) server, CNS freezer, and IT Department. The micro grid can be used for utility arbitrage from 4-9 p.m., meaning the power can be pulled from the battery rather than the grid.

6. Information: San Diego County Taxpayers Association (SDCTA) Annual Report Card

The SDCTA annual bond transparency report card has not been received, but we were informed by Ms. McKearney that the District received 26 out of a possible 27 points. Ms. McKearney stated an official letter will be sent and commented that the lack of a representative CVESD ICOC member on the audit selection for the bond caused the 1-point deduction. Ms. McKearney followed by stating the ICOC website is fantastic and easy to navigate.

Ms. Juarez asked if the Report card could be brought to the next meeting. Discussion ensued regarding the timeframe in which auditors are selected, and Mr. Esquivel stated we would include a CVESD ICOC member on the selection of auditors going forward.

7. Approve Proposed Meeting Dates for 2022-23

MSCU Rubio/Deugan to approve the proposed meeting dates for 2022/23:

- *December 7, 2022, 6:00 p.m.*
- *March 1, 2023, 6:00 p.m.*
- *May 10, 2023, 6:00 p.m.*

8. Other Items / Open Discussion

Ms. Tandy asked how security is being addressed and if there were any bond measures to make schools safe. Mr. Esquivel responded by identifying the different safety measures that have been installed, and the support of the School Resource Officers. The remaining piece is the security cameras, which are in progress. Mr. Martinez offered that the District Safety Committee will be hiring a subcontractor to access each school site for security and to identify any areas of concern.

Ms. Rubio asked if all bond monies are planned out or how something gets added to the list. Mr. Esquivel explained that the District Facilities staff and Architect developed a plan based on needs and determined how the monies would be used. The timing and order in which items are addressed are dependent on the need and age of equipment. Sometimes the schedule/timing needs to change due to current need, (i.e., HVAC units moved up due to COVID).

Mr. Esquivel commented that Ms. Theresa Villanueva will be retiring and while she was not present at the meeting, wanted to thank her for the support she has provided in her oversight of the bond monies, her presentation of the financials to the committee, and for her leadership to the District. Committee members echoed Mr. Esquivel's comments and also thanked Ms. Villanueva.

9. Adjournment

Meeting was adjourned by Ms. Juarez at 7:01 pm