CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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A G E N D A

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

March 12, 2025 – 6:00 p.m.
Education Services and Support Center
Board Room B

1. Call to Order

Ms. Rubio called the meeting to order at 6:04 pm

2. Welcome and Introductions

Ms. Rubio welcomed everyone to the meeting.

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

OTHERS PRESENT

Mark Pong, CVESD Assistant Superintendent, Business Services and Support
Prerna Kapur, CVESD Director of Fiscal Services and Support
Lisa Brannen, CVESD Business Services and Support Specialist
Laura McLin, CVESD Director of Purchasing
Thomas Silva, CVESD Interim Director of Facilities and Maintenance
Esmeralda Ayon, CVESD Facilities Planning Manager
Michelle Reiner, Balfour Beatty Construction

3. Approve Minutes of the CVESD ICOC

MSCU Tandy/Bautista to approve Minutes of the December 4, 2025, CVESD ICOC Meeting as presented.

4. Report: Certification of Measure AA Election Results

Mr. Pong relayed to the ICOC that at the February 19, 2025, meeting of the Board of Education, the Board certified the election results of Measure AA, the District's $360 General Obligation Bond measure, which passed in November 2024.

5. Report: Amendment No. 3 of CVESD ICOC Bylaws to remove Proposition E and add Oversight of Measure AA General Obligation Bond Proceeds

Mr. Pong explained that the CVESD ICOC Bylaws were amended to remove Proposition E from ICOC oversight as all Prop E bond funds have been spent and add oversight of the recently passed Measure AA General Obligation Bond. The Third Amended Bylaws were approved by the Board at its February 16, 2025, meeting. ICOC Members received copies of the Bylaw Revisions for review. There were no questions.

6. Report/Possible Approval: Measure VV and Measure M Financial and Performance Audits as of June 30, 2024

Mr. Pong explained that the auditors pull a sampling of expenditures, contracting process, etc. to ensure that the District is in compliance with government regulations. Mr. Pong stated that the District was given an unmodified opinion on both Measure VV and Measure M, which is the highest that can be given.

Ms. McKearney noted that at the end of the audit report the auditor will give the opinion and any recommendations and that the District always receives the highest report with no recommendations.

MSCU Duegen/Tandy to approve Measure VV and Measure M Financial and Performance Audits as of June 30, 2024.

7. Report: Summary of District General Obligation Bond Projects (Measures VV and M)

Mr. Pong reviewed the highlights of the changes since the last meeting. $100M has been issued with $50m left to be issued in Measure VV. Measure M $187M remains to be issued. Ms. Rubio asked when the next series would be issued. Mr. Pong responded that there is still cash available from the current issuances, so he does not anticipate issuing any bonds in 2025, but there could be issuances in 2026.

Mr. Pong summarized the projects being funded from the current issuances. In Measure VV, it is the Maxwell Project and the Security Project. The Maxwell Project is nearly complete except for an epoxy coating on the floor to extend the life of the floor. The MTS transportation center also has some recommendations that the District is reviewing. One is a bird deterrent to prevent birds from nesting in the work bays. The other is a safety measure to bring in some kind of harness for the workers who may be working on top of the buses.

Ms. Rubio asked about whether these are current projects being worked on. Mr. Pong relayed that Maxwell has been ongoing this year and is still pending completion and the Security Project is currently underway this year.

Measure VV is funding ongoing roof and HVAC replacements. A bid was awarded for the project, which came in under the original projected cost. Mr. Pong relayed that they are looking into adding skylights at Tiffany since they are replacing roofing.

Measure M – two projects for roof and HVAC replacements. Valle Lindo has been identified for complete modernization rather than just roof and HVAC replacement. The District had a community engagement meeting with the staff. The next step will be to engage with the families and community to see what they would like to see with the modernization.

Staff Housing Project – land has been purchased and feasibility study has been done. At the March 5, 2025, Board meeting, the Board approved commencing the design project, which will include architectural design and engineering, which should take about a year-and-a-half. The architects will look at permits and building out the project.

Ms. Tandy asked what the cost will be for the staff housing project. Mr. Pong replied that the initial $30 million has been allocated from Measure M.

Ms. McKearney shared that she thought the District was looking at closing schools and using a former school site for the housing due to declining enrollment? Mr. Pong replied that he had not heard that and the District is doing a demographic study of the District to determine boundaries and how to compensate for the declining enrollment.

Ms. Bautista asked about who the housing would be for. Mr. Pong replied that it would be for both certificated and classified staff and would be for staff only.

Ms. Bautista and Ms. Rubio expressed concern about designating so many funds for staff housing when there is such obvious need at our existing schools.

Mr. Pong gave other project updates that are currently being looked into, including, safety and security (access control, security systems, window coverings), filtered water stations, and playground repair and replacements.

Ms. Rubio commented that window coverings and filtered water stations are a hot topic at schools and some of the playgrounds really need help. Mr. Pong replied that the District is going to install at least one filtered water station at each site and that school sites have been visited to create a priority list for playground repair and replacement.

Ms. Bautista asked if there is a specific timing for the playground work. Mr. Pong replied that work that was supposed to be complete over winter break was delayed due to a delay in receiving parts. Parts should be replaced before the end of the year, and full replacement at some sites will begin after school gets out in June.

Ms. Rubio asked if principals know about the timing. Mr. Pong replied that he will send Principals another update so that they can communicate with their community.

Ms. McKearney brought up TK and asked about those playgrounds. Mr. Pong replied that TK shares a playground with Kindergarten and those playgrounds are rated for ages 2-5. Mr. Pong said that initially the concern with TK was just to find space. Now they are looking at the design process to see how they can better serve TK.

Security systems are coming that will include a buzzer system to let people in and a security card that employees will swipe for access.

8. Discussion: 2024-25 CVESD ICOC Annual Report to CVESD Board of Education

Mr. Pong reviewed last year's Annual Report and indicated he would be asking the Committee's input for additional slides or information they would like to see included in the report. Photos will be added from the current year's projects.

Ms. Rubio asked that in the report there be slides that specifically show how much was actually spent in the current year for each GO Bond.

Heather Rubio and Jade Bautista offered to present the Report. Other Member support is always appreciated for those who can come to the meeting.

9. Report: District Wide Facility Needs Assessment

Ms. Rubio thanked Mr. Pong for providing the information and asked if the next step would be the prioritization.

Ms. Ayon explained that the Needs Assessment was created as a collaboration between Principals, District personnel, and District leadership. It is a living document. Light modernization to major modernization. A new building incorporating TK, safety and Security cameras, fencing, etc. The total estimated cost is $574 million, which exceeds the funds available. Goal is to maximize State matching dollars. The State passed Proposition 2, which would award the District with either modernization money or new construction money. Currently working on the needs of the District and which school sites should be modernized next.

Ms. Ayon focused on Valley Lindo, which was originally only going to undergo roofing and HVAC replacement but has now been identified as having significantly more needs. It was determined that it would be best to go with a full modernization. There has been a community meeting with staff to get their feedback for their needs at that site. Ms. Rubio asked if the Committee could be advised about the meetings. Mr. Pong said he would let the committee know when the Parent meeting is scheduled. Not included is new furnishings. In the past, modernized schools were on an alternate schedule to allow longer for the construction to be completed (starting later in September and going later in June). Michelle Reiner for Balfour Beatty said an alternative is to move half the school out into temporary classrooms and put in safety barriers to allow work to be done while school is in session. Another option is to bus students to nearby schools. All options are being explored at this time.

Ms. Ayon mentioned that some of the schools are taken down to the studs, but the school community is being asked what's important to them that they want to have retained.

10. Remaining Meeting Dates for 2024-25

- *May 7, 2025, 6:00 p.m.*

11. Other Items / Open Discussion

ICOC would like to drive by the site of the staff housing process and see Valle Lindo pre-modernization. Ms. Brannen will look into dismissal time at Valle Lindo to determine a good meeting time prior to the site visits.

Ms. McKearney and Ms. Kerwin will be completing their third and final term this year. Discussion ensued about the member replacement process.

12. Adjournment

Ms. Rubio adjourned the meeting at 7:10 pm