CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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MINUTES

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

December 4, 2024 – 6:00 pm

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1. **Meeting Called to Order at 6:00 p.m. by Chair, Heather Rubio.**

2. **Welcome and Introductions**

   Ms. Rubio welcomed everyone to the meeting.

MEMBERS PRESENT	MEMBERS ABSENT
Jade Bautista	Diane Deugan
James Moffat	Nancy Kerwin
Leticia Munguia	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
Bernadette Faustino, CVESD Accounting Manager
Laura McLin, CVESD Director of Purchasing
Esmeralda Ayon, CVESD Facilities Planning Manager
Carolina Lopez, Balfour Beatty Construction

3. **Approve Minutes of the September 4, 2024, Regular Meeting of the CVESD ICOC**

   MSCU Tandy/Bautista to approve the Minutes of the September 4, 2024, CVESD ICOC Meeting, as presented.

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

Mark Pong reviewed the Measure VV and Measure M bond issuances, with $50 million still remaining to be issued for Measure VV and $187 million remaining to be issue on Measure M. Ms. Rubio asked if the reason for the delay in the remaining issuances for Measure M is the assessed value of the properties. Mr. Pong mentioned that the timeline to spend the funds is also a factor and will bring back more information on the timeline. Mr. Pong added the District is still working on spending down the funds from the past issuances.

Mr. Pong proceeded with providing an update to the Committee on the projects that have been completed and are in progress that are funded by the Measure VV funds. He mentioned that the District is working on the final punch list items for the Maxwell Transportation project and the possible change order for the application of a concrete sealer to protect the garage floor and foundation from potential oil spills. Mr. Pong also mentioned that the District went out to bid for security cameras and the bid was awarded to CDW-G. The security cameras will be installed at 25 school sites and the District is in the process of doing walkthroughs to determine the placement of the cameras and the appropriate type of camera. Ms. Tandy asked if site administrators were included in these walkthroughs. Mr. Pong responded that site administrators who had concerns were included in the walkthrough along with the field experts to help identify placement of the cameras. Ms. Bautista asked if the videos captured by these cameras will be accessed by the District or can it be accessed by school site staff. Mr. Pong replied that the videos will mainly be used by District administrators. Mr. Pong went on to review the budget and year-to-date expense of the project.

Mr. Pong provided an update on the HVAC and Roofing replacement project for the Tiffany Elementary School funded by Measure VV, Ser A funds. He mentioned that the District went out to bid with one bidder withdrawing its bid and the other was deemed non-responsive for not meeting the pre-qualification requirements. The District is in the process of rebidding the project and potentially bringing award of the contract to the board meeting in January.

Mr. Pong continued to discuss the HVAC project at CVLCC which is paid for by Measure M, Series A funds. He mentioned that the notice of completion for this project was approved by the Board of Education during the November 13, 2024, board meeting. Mr. Pong updated the committee with the status of the HVAC and Roof Replacement for Valle Lindo Elementary and mentioned that the project is currently being re-evaluated with a possibility of the project being a full modernization. As for Measure M, Series B funds, Mr. Pong mentioned that the District is still reviewing priorities for these funds and will possibly use some of the funds to fund the full modernization of Valle Lindo and the staff housing project.

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Ms. Rubio followed her previous request for the board meeting date when the artificial field projects were approved by the Board of Education. Mr. Pong mentioned that he will bring it to the next meeting or email it to the ICOC members.

Mr. Moffet requested an update on the staff housing project. Mr. Pong mentioned that the District purchased land in the Millenia area although construction has not started yet because the District is still in its planning phase. Ms. Bautista asked how much of the $30M was spent on the land purchase. Mr. Pong replied that cost was a little over $3 million. Ms. Bautista requested a better timeline and milestone for the staff housing project. Mr. Pong said no timeline has been determined yet but a District internal committee, which includes Dr. Reyes, Mr. Jovanim Martinez, Mr. Pong and two board members, will be meeting about the next phase. Ms. Rubio requested that an ICOC member be a part of that internal committee. Ms. Munguia asked when the next subcommittee is scheduled. Mr. Pong mentioned that he thinks that the next meeting with the consultant is scheduled for next week (week of December 9th). The consultants assist the District with the feasibility and the planning of the project. Ms. Munguia asked if the District has design models or architecture plans. Mr. Pong replied that this is not available yet. Ms. Tandy asked that since we already have the land, does the District have an idea of how many units will be built. Mr. Pong mentioned that the District is looking at potentially mixed-use buildings and the District is considering other factors to determine how many units the housing will have. Multiple ICOC members expressed concern with a concrete plan and to be able to communicate with the community with information on the project. Mr. Pong mentioned that the District in the early planning phase which is the reason for the lack of information.

Ms. Rubio also followed on previous request for the priority list and to get an understanding of how projects are prioritized. Ms. Bautista mentioned that it would help if they had access to the assessment of the needs. Mr. Pong mentioned that he will take it to the cabinet and will bring responses to our next ICOC meeting.

5. Report: Measure AA General Obligation Bond Ballot Measure

Mr. Pong thanked the community for their assistance in passing the ballot measure which received 61% passage rate. The District is waiting for the certification from the county and once that is received, it will be brought to the ICOC committee so that the committee can update its bylaws and be able to provide oversight for the Measure AA bond as well. He reviewed the full text of the ballot measure with the committee.

Ms. Rubio stated that the provided ballot measure which shows the list of schools is what the committee requested. She reiterates the need for the list of projects that are prioritized and planned for the funds or a needs assessment.

Ms. Bautista asked how the $360M was determined. Mr. Pong replied that the District was required to have a master plan and is available and that he will work on bringing

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that to the Committee. Mr. Pong also mentioned that he has been meeting with the facilities team to discuss short and long-term plans.

6. Approved Future Meeting Dates for 2024-25

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

7. Other Items / Open Discussion

Mr. Rubio mentioned that next meeting dates will be important which will include the review of the ICOC bylaws to add Measure AA bond, the SY 2023-24 Bond Audit Reports and the annual Board Report. Ms. Faustino mentioned that the audit reports are reviewed at the March meeting and the annual Board report is reviewed during the May meeting. Ms. Rubio mentioned scheduling a site walk during the May meeting. She asked about scheduling a visit to the site where the staff-housing is planned to be built and potentially moving the May meeting to daytime to accommodate both the site walk and the ICOC meeting.

Mr. Moffat expressed interest in seeing security upgrades and inquired about renovating aging playgrounds. He mentioned that he sat on the School Site Council at Halecrest and for years they had been trying to renovate the playground. Mr. Pong mentioned that the District is looking at fields and playground structures.

Ms. Bautista asked for clarification on the data center project listed on the project list for Measure AA. Mr. Pong mentioned that possibility of relocating or upgrading the data center.

Ms. Munguia thanked staff who put together the Maxwell transportation center reception. It was a nice event available to employees and asked if there is a way to include a video of that event in the annual board presentation.

Ms. Munguia also mentioned receiving calls after the graffiti incident at Camarena. She wants to impress upon staff that security camera should be basic minimum. The lack of security equipment and authenticated video of what happened is concerning in a new school. Ms. Munguia would like to know if the District has addressed this. Ms. Bautista mentioned that Jason Romero provides an update to the Board that this event has been discussed and suggests reaching out to him directly. Ms. Bautista added that recently Rogers Elementary School was vandalized, and security cameras have been installed at the site, but the video did not capture the incident. She asked if feedback is provided to consultants regarding placements of cameras, especially in areas that have been vandalized and whether sites are revisited and additional cameras placed in those areas and what the process looks like. Ms. Ayon mentioned that the facilities and the security team are reviewing and evaluating the placements of cameras that we currently have and assessing other needs in terms of security. Mr. Pong added that security camera installation is expected to be completed between February to March.

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8. Adjournment

Meeting was adjourned by Ms. Rubio at 6:47.

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