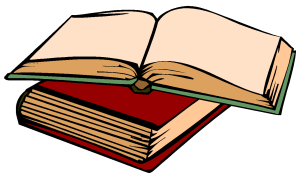
Measure JJ
Independent Citizens' Oversight Committee Meeting

September 3, 2025

6:00 p.m.

Solana Beach School District Office
309 N. Rios Ave
Solana Beach, CA 92075



Solana Beach
School District

309 N. Rios Avenue
Solana Beach, CA 92075
(858) 794-7104
www.sbsd.k12.ca.us

Independent Citizens' Oversight Committee (ICOC) Members

Lauren Hay
Christos Komninakis
Ashley Peterson
Jehan Seirafi
Jerry Suppa
Abha Tirtha
Open Seat

Board of Education

Dana King
President
Debra H. Schade, Ph.D.
Vice President
Gaylin Allbaugh
Clerk
Katherine Süel, Ph.D.
Member
Open Seat
Member

Superintendent
Jennifer Burks, Ed.D.

Welcome to the meeting of the Independent Citizens' Oversight Committee, ICOC, of the Solana Beach School District.

Public Inspection of Documents
In compliance with Government Code 54957.5, agenda-related documents that have been distributed to the ICOC less than 72 hours prior to the meeting are available for inspection at the Solana Beach School District, 309 North Rios Avenue, Solana Beach.

Hearing of the Public
Persons wishing to address the ICOC on any item except personnel are invited to do so at this time. In the interest of time and order, presentations from the public are limited to three minutes per person, per topic. If you wish to speak, complete a card and present it to the ICOC Secretary prior to the start of the meeting. When the ICOC President invites you to the podium, please state your name, address, and organization before making your presentation.

In accordance with the Brown Act, unless an item has been placed on the published agenda, there shall be no action taken. The ICOC may (1) acknowledge receipt of the information, (2) refer to staff for further study; or (3) refer the matter to the next agenda.

Cell Phones
As a courtesy to all meeting attendees, please set cellular phones to silent mode and engage in conversations outside the meeting room.

Assistance with Meeting
In compliance with the Americans with Disabilities Act and AB-3035, if you require special assistance to participate in this meeting, please contact the Assistant Superintendent of Business Services at (858) 794-7112 at least 24 hours prior to the start of the meeting to enable the District to make reasonable arrangements.

Independent Citizens' Oversight Committee

Meeting Agenda

September 3, 2025

Solana Beach School District

6:00 pm

Solana Beach School District Office
309 N. Rios Ave
Solana Beach, CA 92075

In compliance with the Americans with Disabilities Act and AB-3035, if you require special assistance to participate in this meeting, please contact the Assistant Superintendent of Business Services at (858) 794-7112 at least 24 hours prior to the start of the meeting to enable the District to make reasonable arrangements.

The Regularly Scheduled Meeting of the Independent Citizens' Oversight Committee of the Solana Beach School District begins at 6:00 p.m.

1.	**CALL TO ORDER** WELCOME	
2.	**PLEDGE OF ALLEGIANCE**	
3.	**ROLL CALL**	
		Lauren Hay
		Christos Komninakis
		Ashley Peterson
		Jehan Seirafi
		Jerry Suppa
		Abha Tirtha
		Open Seat
4.	**APPROVAL OF AGENDA**	**Motion/Second**
5.	**APPROVAL OF MINUTES:**	**Motion/Second**
	March 5, 2025, Regular Committee Meeting	
6.	**HEARING OF THE PUBLIC:**	
	Anyone wishing to address the ICOC is given an opportunity to do so. In the interest of time and order, presentations from the public are limited to 3 minutes per person, per topic. Unless an item has been placed on the agenda, no action may be taken during this meeting.	
7.	**INFORMATION/DISCUSSION ITEM(S)**	
	A. Presentation of the Measure JJ capital projects and timeline	
	B. Measure JJ financial reports on current projects	
	C. Information regarding soliciting one (1) Independent Citizens' Oversight Committee (ICOC) member for current vacancy	
8.	**ACTION ITEM(S)**	**Motion/Second**
	A. Approval of the dates, times, and locations for the 2025-26 ICOC meeting(s)	
	B. Approval of the renewal of ICOC members	

9.	ADJOURNMENT OF MEETING	Motion/Second

Independent Citizens' Oversight Committee

Meeting Minutes

March 5, 2025

Solana Beach School District

6:00 pm

Carmel Creek School
4210 Carmel Center Rd.
San Diego, CA 92130

1.	**CALL TO ORDER** WELCOME	The regular meeting of the Solana Beach School District Independent Citizens' Oversight Committee was called to order by Lauren Hay, President of the Independent Citizens' Oversight Committee, at 6:01 p.m.
2.	**PLEDGE OF ALLEGIANCE**	
3.	**ROLL CALL**	**Members Present (6)**
		Lauren Hay
		Christos Komninakis
		Ashley Peterson
		Jehan Seirafi
		Jerry Suppa
		Abha Tirtha
		Members Absent (1)
		Nihar Bhatt
4.	**APPROVAL OF AGENDA**	**Motion/Second**
		Tirtha/Komninakis
		Ayes (6)/Noes (0)/Absent (1)
5.	**APPROVAL OF MINUTES:**	
	December 4, 2024, Regular Committee Meeting	**Motion/Second**
		Suppa/Tirtha
		Ayes (6)/Noes (0)/Absent (1)
HEARING OF THE PUBLIC		
6.	**HEARING OF THE PUBLIC:**	
	Anyone wishing to address the ICOC is given an opportunity to do so. In the interest of time and order, presentations from the public are limited to 3 minutes per person, per topic. Unless an item has been placed on the agenda, no action may be taken during this meeting.	There were no public comments regarding open session items.

7.	**ACTION ITEMS**	**Motion/Second**
	A. Presentation and Acceptance of the 2023-2024 fiscal year Measure JJ Audit Report by Christy White, Inc.	Ayes (6)/Noes (0)/Absent (1)
	B. Presentation and Approval of the ICOC 2023-2024 Annual Report	Ayes (6)/Noes (0)/Absent (1)
	C. Discussion of and possible action on Date, Time, and Place for next meeting(s) of the ICOC	It is recommended that the Committee cancel the May 7, 2025, ICOC meeting and reschedule the next meeting for September 3, 2025, at 6:00 p.m. in the District Office Boardroom. Hay/Seirafi Ayes (6)/Noes (0)/Absent (1)
8.	**ICOC MEMBERS-TERM RENEWALS**	
9.	**INFORMATION/DISCUSSION ITEMS**	
	A. Presentation of the Measure JJ capital projects and timeline	
	B. Measure JJ financial reports on current projects	
	C. Discussion of Ribbon Cutting/Open House events	
10.	**CARMEL CREEK SCHOOL SITE TOURS**	
	A. Completed kitchen	
	B. Garden	
11.	**ADJOURNMENT OF MEETING**	**6:51 p.m.**
		Motion/Second
		Hay/Suppa
		Ayes (6)/Noes (0)/Absent (1)

MEETING DATE: 9/3/2025

ITEM:

AGENDA ITEM: 7A

Presentation of the Measure JJ capital projects and timeline

- ☐ **Action**
- ☐ **Consent**
- ☐ **First Reading**
- ☒ **Information**
- ☒ **Presentation**
- ☐ **Public Hearing**
- ☐ **Roll Call Vote Required**
- ☐ **Report**

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

Presentation of the Measure JJ capital projects and timeline.

FISCAL IMPACT:

MOVED BY: _____ **SECONDED BY:** _____

5143 Gurrola/mm

MEETING DATE: 9/3/2025

AGENDA ITEM: 7B

ITEM:

Measure JJ financial reports on current projects

- ☐ **Action**
- ☐ **Consent**
- ☐ **First Reading**
- ☒ **Information**
- ☐ **Presentation**
- ☐ **Public Hearing**
- ☐ **Roll Call Vote Required**
- ☐ **Report**

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

Measure JJ financial reports on current projects.

FISCAL IMPACT:

MOVED BY: _____ **SECONDED BY:** _____

5155 Gurrola/mm

Sources and Budgets Report as of June 30, 2025

Solana Beach School District Bond Program

Code	Category - Item	907 - Measure JJ Program	951 -Skyline School Reconstruction Project	971 - Solana Highlands School Modernization	921 - Solana Pacific School Solar Project	961 - Solana Vista School Reconstruction	981 - Solana Santa Fe School Modernization/ Expansion	Completed Project Total Expenditures	991 - Carmel Creek Modernizaiton & Kitchen	921 - Solana Pacific Kitchen	921 - Solana Pacific HVAC/Roofing	Active Project Totals	Active and Completed Project Totals
Funding Sources													
State	**State**	**-**	**645,768**	**2,852,687**	**-**	**-**	**-**	**3,498,455**	**-**	**-**	**-**	**-**	**3,498,455**
35.1	New Construction		645,768					645,768				-	645,768
35.2	Modernization			2,852,687				2,852,687				-	2,852,687
35.3	ERP							-				-	-
35.4	ORG							-				-	-
35.5	E-Rate							-				-	-
35.6	CTE Grants							-				-	-
Local	**Local**	**191,835**	**42,527,352**	**5,064,745**	**998,129**	**37,242,373**	**26,045,583**	**112,070,017**	**9,940,897**	**4,242,880**	**6,500,000**	**20,683,777**	**132,753,794**
01.3	Interest/Other Revenue							-		500,000		500,000	500,000
21.0	Measure JJ	191,835	42,527,352	5,064,745	998,129	37,216,560	7,800,000	93,798,621	5,840,897	3,742,880	1,850,000	11,433,777	105,232,398
25.0	Developer Fees							-				-	-
40.0	Special Reserve					25,813		25,813				-	25,813
49.01	CFD 99-1						11,200,000	11,200,000	2,600,000			2,600,000	13,800,000
49.02	CFD 2000-1						6,000,000	6,000,000				-	6,000,000
49.03	CFD 2004-1						1,045,583	1,045,583	1,500,000		4,650,000	6,150,000	7,195,583
TOTAL FUNDING		**191,835**	**43,173,120**	**7,917,432**	**998,129**	**37,242,373**	**26,045,583**	**115,568,472**	**9,940,897**	**4,242,880**	**6,500,000**	**20,683,777**	**136,252,249**
Expenditures								-				-	-
A	**Site Costs**	**-**	**17,482**	**3,617**	**-**	**217,841**	**810,689**	**1,049,629**	**-**	**-**	**-**	**-**	**1,049,629**
6200-002	Relocation Expenses					101,942	683,974	785,916				-	785,916
6200-006	Surveying Costs						31,509	31,509				-	31,509
6200-202	Haz Waste Studies & Fees		8,500	1,925		52,030	5,850	68,305				-	68,305
6200-203	Other Costs - Site		8,982	1,692		63,869	89,356	163,899				-	163,899
B	**Planning Costs**	**191,835**	**1,988,532**	**739,571**	**677**	**2,847,577**	**2,220,094**	**7,988,284**	**300,644**	**299,942**	**408,026**	**1,008,612**	**8,996,896**
5800-000	Professional Consultant	8,500				1,991	3,492	13,984				-	13,984
5800-010	Audit Agreement	2,300						2,300				-	2,300
6200-003	Architect / Engineering Fees		1,454,179	550,791		1,691,602	1,433,811	5,130,383	236,270	253,362	408,026	897,678	6,028,061
6200-004	DSA Fees		72,216	93,219	677	517,109	698,782	1,382,003	64,374	46,580		110,934	1,492,937
6200-008	Engineers		99,574	51,015				150,589				-	150,589
6200-012	Consultant		79,541	40,749		176,641	76,697	373,629				-	373,629
6200-204	CDE Fees		23,100	3,780				26,880				-	26,880
6200-206	Other Costs - Planning			17		39,600	7,241	46,858				-	46,858
5800-003	Advertising					444	70	513				-	513
5800-072	Transp. Contracted Services	181,035	259,921					440,956				-	440,956
5800-098	JJ Transportation					420,190		420,190				-	420,190
C	**Construction Costs**	**-**	**39,524,150**	**7,131,893**	**987,722**	**33,294,826**	**22,476,048**	**103,414,640**	**9,205,625**	**2,900,836**	**1,548,927**	**13,655,387**	**117,070,027**
6200-000	Bldg Improvements - Bldg		274,110	323,181		20,155		617,446				-	617,446
6200-005	Main Building Contractor		38,518,520	6,798,729	987,722	32,386,522	22,001,191	100,692,684	8,809,522	2,803,796		11,613,318	112,306,002
6200-024	Roofing							-			1,519,878	1,519,878	1,519,878
6200-026	HVAC							-			29,048	29,048	29,048
6200-207	Construction Management Fees					888,149	467,384	1,355,533	396,103	97,040		493,143	1,848,676
6200-208	Demolition			3,300				3,300				-	3,300
6200-209	Interim Housing		728,770					728,770				-	728,770
6200-110	Other Costs - Construction			6,683			7,474	14,157				-	14,157
5800-050	Legal Fees - Construction		2,750					2,750				-	2,750
D	**Construction Testing Costs**	**-**	**150,648**	**-**	**-**	**457,481**	**238,904**	**847,033**	**30,025**	**15,648**	**-**	**45,673**	**892,706**
6200-010	Construction Tests		150,648			457,481	238,904	847,033	30,025	15,648		45,673	892,706
E	**Construction Inspection Costs**	**-**	**1,054,242**	**40,203**	**9,730**	**-**	**32,882**	**1,137,057**	**75,409**	**52,454**	**-**	**127,863**	**1,264,920**
6200-009	Construction Inspectors		468,538	40,203	9,730			518,471	75,409	52,454		127,863	646,334
6200-050	Construction Inspections		585,704				32,882	618,586				-	618,586
F	**Furniture & Equipment Costs**	**-**	**438,066**	**2,148**	**-**	**424,648**	**259,831**	**1,124,694**	**-**	**500,000**	**-**	**500,000**	**1,624,694**
4300-000	Materials & Supplies		55,573			526		56,099				-	56,099
4300-040	Bldg Repair - Supplies					1,077		1,077				-	1,077
4400-000	Furniture and Equipment ($500-$5,000)		138,066	1,641		17,666	250,816	408,191				-	408,191
6400-000	Furniture and Equipment (Above $5,000)		244,427	507		405,378	9,015	659,328		500,000		500,000	1,159,328
G	**Project Contingency**	**-**	**-**	**-**	**-**	**-**	**7,135**	**7,135**	**-**	**-**	**-**	**-**	**7,135**
6200-999	Project Contingency						7,135	7,135				-	7,135
TOTAL EXPENDITURES		**191,835**	**43,173,120**	**7,917,432**	**998,129**	**37,242,373**	**26,045,583**	**115,568,472**	**9,611,703**	**3,768,880**	**1,956,952**	**15,337,535**	**130,906,007**
BALANCE REMAINING		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**329,194**	**474,000**	**4,543,048**	**5,346,242**	**5,346,242**

MEETING DATE: 9/3/2025

ITEM:

AGENDA ITEM: 7C

Information regarding soliciting one (1) Independent Citizens' Oversight Committee (ICOC) member for current vacancy

- ☐ **Action**
- ☐ **Consent**
- ☐ **First Reading**
- ☒ **Information**
- ☐ **Presentation**
- ☐ **Public Hearing**
- ☐ **Roll Call Vote Required**
- ☐ **Report**

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

In August 2025, the District began soliciting member applications for one (1) ICOC member to fill a vacancy that the committee incurred at the time of the previous ICOC meeting. The current vacancy is for the member the Member of a Taxpayer Organization position.

Application submissions were due September 1, 2025, with interviews to follow in September 2025. Member appointment is tentatively scheduled to be considered at the regularly scheduled Solana Beach School District Board of Education meeting on October 16, 2025. The Solana Beach School District's approved appointments will be recognized at the next ICOC regularly scheduled meeting.

1) Nihar Bhatt | Member of a Taxpayer Organization
- Original appointment May 2023
- Term ended May 2025
- Served one of three terms

FISCAL IMPACT:

MOVED BY: _____ **SECONDED BY:** _____

5156 Gurrola/mm

MEETING DATE: 9/3/2025

ITEM: **AGENDA ITEM: 8A**

Approval of the dates, times, and locations for the 2025-26 ICOC meeting(s)

- ☒ **Action**
- ☐ **Consent**
- ☐ **First Reading**
- ☐ **Information**
- ☐ **Presentation**
- ☐ **Public Hearing**
- ☐ **Roll Call Vote Required**
- ☐ **Report**

RECOMMENDATION:

It is recommended that the committee approve the dates and times for the 2025-26 ICOC meeting(s).

DESCRIPTION:

Discussion to set date, time, and location for 2025-26 ICOC meetings.

- December 3, 2025 6:00 pm at Carmel Creek School
- March 4, 2026 6:00 pm at Solana Highlands
- May 6, 2026 6:00 pm at District Office

FISCAL IMPACT:

MOVED BY: _____ **SECONDED BY:** _____

5157 Gurrola/mm

MEETING DATE: 9/3/2025

ITEM:

AGENDA ITEM: 8B

Approval of the renewal of ICOC members

☒ **Action**
☐ **Consent**
☐ **First Reading**
☐ **Information**
☐ **Presentation**
☐ **Public Hearing**
☐ **Roll Call Vote Required**
☐ **Report**

RECOMMENDATION:

It is recommended that the committee approve the renewal of ICOC members.

DESCRIPTION:

Approval of the renewal of ICOC member as follows:

- Jerry Suppa (April 2025-2027)
- Lauren Hay (April 2025-2027)
- Jehan Seirafi (May 2025-2027)
- Christos Komninakis (May 2026-2028)
- Abha Tirtha (May 2026-2028)
- Ashley Peterson (May 2026-2028)

FISCAL IMPACT:

MOVED BY: _____ **SECONDED BY:** _____

5158 Gurrola/mm