

Solana Beach

School District

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

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
Katherine Süel, Ph.D.
Clerk
Gaylin Allbaugh
Member
Jomi Richard
Member

Superintendent
Jennifer Burks, Ed.D.

Measure JJ Independent Citizens' Oversight Committee Meeting

~~March 4, 2026~~ *rescheduled due to lack of quorum*
~~March 11, 2026~~ *rescheduled due to lack of quorum*
March 18, 2026

6:00 p.m.

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

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

~~March 4, 2026~~ *rescheduled due to lack of quorum*
~~March 11, 2026~~ *rescheduled due to lack of quorum*
March 18, 2026

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**
	September 3, 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.	**ACTION ITEMS**	**Motion/Second**
	A. Presentation and Acceptance of the 2024-2025 fiscal year Measure JJ Audit Report by CWDL, Certified Public Accountants	
	B. Presentation and Approval of the ICOC 2024-2025 Annual Report	
8.	**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 three (3) Independent Citizens' Oversight Committee (ICOC) members for current and upcoming vacancies	
9.	**ACTION ITEM(S)**	**Motion/Second**
	A. Approval of the proposed dates, times, and locations for the 2026-27 ICOC meeting(s)	
10.	**ADJOURNMENT OF MEETING**	**Motion/Second**

Independent Citizens' Oversight Committee

Meeting Minutes

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	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
		Open Seats (1)
4.	**APPROVAL OF AGENDA**	**Motion/Second**
		Tirtha/Komninakis Ayes (6)/Noes (0)/Vacant (1)
5.	**APPROVAL OF MINUTES:**	**Motion/Second**
	March 5, 2025, Regular Committee Meeting	Seirafi/Tirtha Ayes (6)/Noes (0)/Vacant (1)
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.	**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)	It is recommended that the Committee cancel the December 3, 2025, and the May 6, 2026, ICOC meetings. It is also recommended that Committee update the location of the March 4, 2026 meeting to be held at the District Office. 2025-26 Meeting Calendar: - March 4, 2025 6:00 p.m. at District Office Seirafi/Suppa Ayes (6)/Noes (0)/Vacant (1)
	B. Approval of the renewal of ICOC members	Komninakis/Tirtha Ayes (6)/Noes (0)/Vacant (1)
9.	**ADJOURNMENT OF MEETING**	**6:40 p.m.**
		Motion/Second
		Hay/Komninakis Ayes (6)/Noes (0)/Vacant (1)

MEETING DATE: 3/18/2026

ITEM: **AGENDA ITEM: 7A**

Presentation and Acceptance of the 2024-2025 fiscal year Measure JJ Audit Report by CWDL, Certified Public Accountants

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

RECOMMENDATION:

It is recommended that the Committee accept the 2024-2025 fiscal year Measure JJ Audit Report by CWDL, Certified Public Accountants.

DESCRIPTION:

The annual audit report for the 2024-2025 fiscal year, prepared and presented by the District's independent auditors, CWDL, Certified Public Accountants, is presented for acceptance.

Attachment: Solana Beach School District Measure JJ Bond Building Fund Audit Report for the year ending June 30, 2025

FISCAL IMPACT:

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

5159 Gurrola/mm

MEETING DATE: 3/18/2026

ITEM:

AGENDA ITEM: 7B

Presentation and Approval of the ICOC 2024-2025 Annual Report

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

RECOMMENDATION:

It is recommended that the Committee approve the ICOC 2024-2025 Annual Report.

DESCRIPTION:

The Measure JJ Independent Citizens' Oversight Committee Annual Report was authored by the Committee in collaboration with district staff. The report includes information pertaining to the composition of the Independent Citizens' Oversight Committee (ICOC), the role of an ICOC member, annual activities, and a financial report covering activity for the period ending June 30, 2025.

The Measure JJ Independent Citizens' Oversight Committee Annual Report will be presented to the Board of Education on April 16, 2026.

Attachment: ICOC 2024-2025 Annual Report

FISCAL IMPACT:

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

5160 Gurrola/mm

MEETING DATE: 3/18/2026

ITEM:

AGENDA ITEM: 8A

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 Programs project and timeline.

FISCAL IMPACT:

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

5161 Gurrola/mm

MEETING DATE: 3/18/2026

ITEM:

AGENDA ITEM: 8B

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.

Attachment: Measure JJ Financial Reports on Current Projects

FISCAL IMPACT:

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

5162 Gurrola/mm

Sources and Budgets Report

as of December 31, 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**	**323,768**	**264,951**	**834,448**	**1,423,168**	**9,411,452**
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	259,394	218,391	834,448	1,312,234	6,442,617
6200-004	DSA Fees		72,216	93,219	677	517,109	698,782	1,382,003	64,374	46,560		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**	**9,265,886**	**2,953,316**	**3,116,469**	**15,335,671**	**118,750,311**
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	8,834,511	2,803,796		11,638,307	112,330,991
6200-024	Roofing							-			1,519,878	1,519,878	1,519,878
6200-026	HVAC							-			1,596,590	1,596,590	1,596,590
6200-207	Construction Management Fees					888,149	467,384	1,355,533	431,375	149,520		580,895	1,936,428
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**	**16,198**	**-**	**46,223**	**893,256**
6200-010	Construction Tests		150,648			457,481	238,904	847,033	30,025	16,198		46,223	893,256
								-				-	-
E	**Construction Inspection Costs**	**-**	**1,054,242**	**40,203**	**9,730**	**-**	**32,882**	**1,137,057**	**67,641**	**52,454**	**4,788**	**124,883**	**1,261,940**
6200-009	Construction Inspectors		468,538	40,203	9,730			518,471	67,641	52,454	4,788	124,883	643,354
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		17,668	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**	**9,687,320**	**3,786,919**	**3,955,705**	**17,429,944**	**132,998,416**
BALANCE REMAINING		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**253,577**	**455,961**	**2,544,295**	**3,253,833**	**3,253,833**

MEETING DATE: 3/18/2026

ITEM:

AGENDA ITEM: 8C

Information regarding soliciting three (3) Independent Citizens' Oversight Committee (ICOC) members for current and upcoming vacancies

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

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

In August 2025, Administration began soliciting member applications for one (1) ICOC member to fill a current vacancy. This current vacancy is for the member the Member of a Taxpayer Organization position.

The application submission due date has been extended, as zero applications have been submitted. Interviews will follow any incoming applications. Member appointment will then be scheduled for consideration at a regularly scheduled Solana Beach School District Board of Education meeting. The Solana Beach School District's approved appointments will be recognized at the following 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

In June 2026, the District will begin soliciting member applications for two (2) ICOC members to fill upcoming vacancies. These upcoming vacancies are for the Senior Citizens' Organization and Business Organization members.

Application submissions will be followed by timely interviews. Member appointment will then be scheduled for consideration at a regularly scheduled Solana Beach School District Board of Education meeting. The Solana Beach School District's approved appointments will be recognized at the following ICOC regularly scheduled meeting.

1) Jerry Suppa | Member of a Senior Citizens' Organization
• Original appointment April 2021
• Term ends April 2027
• Anticipated to serve three of three terms

2) Lauren Hay | Member of a Business Organization
• Original appointment April 2021
• Term ends April 2027
• Anticipated to serve three of three terms

FISCAL IMPACT:

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

VOTE: BUSBY ___ KING ___ LEIB ___ PALKOWITZ ___ SCHADE ___

5163 Gurrola/mm

MEETING DATE: 3/18/2026

ITEM: **AGENDA ITEM: 9A**

Approval of the proposed dates, times, and locations for the 2026-27 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 proposed dates and times for the 2026-27 ICOC meeting(s).

DESCRIPTION:

Discussion to set date, time, and location for 2026-27 ICOC meetings.

- September 2, 2026, 6:00 pm at District Office
- March 3, 2027, 6:00 pm at District Office

FISCAL IMPACT:

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

5164 Gurrola/mm