

Tracy Unified School District

Measure O Citizens' Bond Oversight Committee Meeting Minutes

Date: March 11, 2026

Time: 5:30 PM

Location: DEC Boardroom

1. Call to Order

Chair Kelly Lewis called the meeting to order at 5:30 PM.

2. Roll Call

Committee Members Present

- Kelly Lewis, Chair
- Andrew Stokes, Vice Chair (via Zoom)
- Casey Goodall
- Gregory Balfour
- Ameni Alexander
- Ted Guzman (arrived at 5:41 PM)

Committee Members Absent

- Rogelio Quintero
- Maria Valenzuela (notified staff she was unable to attend due to traffic)

Tracy Unified School District Staff Present

- Tania Salinas, Associate Superintendent for Business Services
 - Lori Nelson, Director of Finance
 - Eloy Vento, Director of Facilities
 - Jason Rodrigues, Facilities Planner
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3. Approval of Minutes

The minutes from the October 22, 2025, meeting were reviewed.

Motion: Casey Goodall moved to approve the minutes.

Second: Andrew Stokes

Vote: Motion carried unanimously.

4. Bond Finance and Facilities Projects Update

Director of Facilities Eloy Vento presented an update on Measure O projects.

Key highlights included:

- The first bond issuance totaled \$65 million, with \$125 million remaining authorized for future issuances.
- Security enhancements have been implemented at school sites, including:
 - Front entrance buzzers
 - Security cameras
 - Automated clock and intercom systems
- HVAC upgrades were completed at Williams Middle School.
- Roofing projects were completed at:
 - Bohn Elementary
 - George Kelly Elementary
 - Freiler School
- Planning and design work has begun for major projects including:
 - Monte Vista Middle School modernization
 - McKinley Elementary full campus rebuild
 - Williams Elementary modernization, including conversion of the former woodshop into a STEAM and robotics lab.

Committee members asked questions regarding project management tools, scheduling, and project timelines. Staff explained that multiple software systems are used, including Procore, CAD, Bluebeam, and Microsoft Project, and that schedules are currently in draft stages pending approvals from the Division of the State Architect (DSA).

The anticipated completion timeline for major projects extends to approximately 2027–2028.

5. Presentation of the 2024–2025 Financial and Performance Audits

Director of Finance Lori Nelson presented the annual Measure O financial and performance audits.

Financial Audit Findings

Three findings were reported:

1. Bid Advertisement Requirement

- A roofing project bid was not advertised in a local newspaper as required by bond regulations, though it was advertised through other procurement platforms.

2. Accounts Payable Accrual

- Two invoices totaling \$101,000 were accrued in the 2024–25 fiscal year but were determined to relate to work completed in July 2025 and should have been recorded in the subsequent fiscal year.

3. Citizens' Oversight Committee Membership

- The committee currently lacks a member representing a bona fide taxpayer organization, as required by statute.

Staff noted that none of the findings involved misuse of bond funds and corrective actions are being implemented.

Performance Audit

The performance audit reviewed a sample of expenditures and confirmed that bond funds were used in compliance with Measure O requirements.

No findings were reported in the performance audit.

6. Citizens' Bond Oversight Committee Annual Report

Staff reviewed the draft 2024–2025 Citizens' Bond Oversight Committee Annual Report, which summarizes committee activities and confirms the district's compliance with bond requirements.

Motion: Ameni Alexander moved to approve the Annual Report.

Second: Casey Goodall

Vote: Motion carried unanimously.

Chair Kelly Lewis will present the report at the March 24, 2026 Board of Education meeting.

7. Committee Membership Discussion

Staff and committee members discussed options for fulfilling required membership categories, including representation from:

- A bona fide taxpayer organization
- A business organization within the district

Possible solutions included committee members joining qualifying organizations or identifying alternative organizations that may meet statutory requirements. Staff will consult legal counsel for clarification.

8. Next Meeting

The committee agreed to hold the next meeting in approximately six months to allow progress on major projects.

Next Meeting Date:

Wednesday, September 16, 2026 – 6:00 PM

The location will be determined and may be held at a school site where bond-funded projects are underway.

9. Adjournment

The meeting was adjourned at approximately 6:42 PM.