



Proposition O Citizens' Bond Oversight Committee
Wednesday July 19, 2017

TIME: 6:00 p.m. Meeting

PLACE: Sweetwater High School District
1130 Fifth Ave, Rooms A & B
Chula Vista, CA 91911

Meeting Minutes

1. Call Meeting to Order
Meeting was called to order at 6:00 p.m. Introductions were made for the new CBOC Board Members: Erica Balakian, Dominique Navarro, and Albert Sides. Nick Marinovich was re-elected.
2. Roll Call & Pledge of Allegiance
Present: Erica Balakian, Robert Carriedo, Diane Gerken, Daniel Gutowski, Terrance McKearney, Nick Marinovich, Rafael Munoz, Dominique Navarro, and Albert Sides.

District Staff: Karen Janney, Moisés Aguirre, Karl Bradley, Paula Hall, Ronald Malone, Roxanna Travers, and Diane Wilderson.
3. Public Comment
Katleen Cheers commented on the process of interview/selection procedure for the new CBOC members and the comments that were made at the July 10, 2017, board meeting.
4. Election of Chair and Vice-Chair of the CBOC.
Terrance McKearney made a motion on re-electing Nick Marinovich as Chair and Daniel Gutowski as Vice-Chair of the CBOC. Diane Gerken seconded the motion. The motion was approved unanimously.
5. Approval of Meeting Minutes:
Approval of 05/17/17 moved to August 23, 2017, meeting.
6. Progress Report: Implementation of Performance Audit Recommendations
Moisés Aguirre gave a "walk-through" of the Performance Audit Recommendations.

Roxanna Travers gave an update of the accounting portion of the audit and how it was recommended that the district provide a monthly status report with just Proposition O funding. Discussion followed.

Nick Marinovich questioned how the planning department allocates staffing and funding. Karl Bradley clarified that his staff is working on a department staffing plan.

Terrance McKearney requested an update on the maintenance monitoring system. Moisés Aguirre reported that the district is looking into a stand-alone system.

Erica Balakian asked if the district had a dashboard on time spent on projects. Moisés Aguirre stated that planning and construction department has monthly status-check meetings to make sure projects are on time and budget.

7. Update on District Master Plan Process

Moisés Aguirre gave an overview the District Master Plan Process and how it aligns with the district's LAP Goals. There will be two levels of Site Master Plans. Level I is conceptual –what could this campus look like? Level II is investigation and verifying that the district has accurate as-builts. Level II Master Plans will only take place if the funding is available for the construction. Albert Sides inquired as to the state of the district's as-builts. Karl Bradley stated that part of the Master Plan is to verify and update the as-builts.

Erica Balakian asked what the input of the staff is and what influences their input on projects. Moisés Aguirre said it is part of calibration and is on a site-by-site bases (age, work orders, etc.).

Robert Carriedo questioned if the new process will be more transparent on the funding for new projects. Moisés Aguirre said that the Master Plan will give an overview of all district projects and what projects the available funding will support.

Albert Sides commented the general health of the entire campus. A colored coated flow chart would clarify the needs of the campus, red – lots of improvements, green- little to no improvements. The more simplistic the data, the easier it is for people to understand.

8. Bond Project Updates

Karl Bradley gave an overview of the active Proposition O Projects.

9. Bond Project Updates

Nick Marinovich questioned why some track and field facilities have two concession stands. Karl Bradley will report at next meeting on the price of a concession stand.

Kathleen Cheers questioned why Hilltop High School had to ratify the contract to add concession stands. Karl Bradley will research and will report his findings at the next meeting.

Kathleen Cheers also questioned why there was a contract for Roesling Nakamura Terada Architects to perform architectural services at SUH when on February 23, 2015 there was a contract with BakerNowicki for the same item. Karl Bradley will research and report back at next meeting.

Terrance McKearney questioned the funding of the Culinary Project at MOH. Moisés Aguirre explained that years ago the site was slated for funding and upon further research it was determined that there was a need to the facility (modernization). Adult Programs are also included in the bond.

10. Committee Member Reports
 - Terrance McKearney gave a Taxpayer Association Report. He recommends researching the cost of the PLA. Albert Sides would like a study on prevailing wage. Nick Marinovich commentated on the PLA, pros and cons.

 - Rafael Munoz commended the on the process for the selection of the new CBOC members. He felt the process was fair and transparent.

 - Paula Hall wanted to thank the CBOC for their involvement and dedication to the committee. She, and every board member is open to 1 on 1 communication. Her comments at the board meeting were to insure that there was a cross-representation of the community on the CBOC board.

11. Assignment of Subcommittees
 - Nick Marinovich will discuss with individual CBOC members which subcommittees they would like to serve on.

12. Request for Information
 - a. Athletic Improvements/Costs to Date-Planned Improvements
 - Moisés Aguirre asked committee to review and bring any questions to the next CBOC meeting.

 - b.Total Annual costs of Energy/Savings Solar Projects
 - Karl Bradley asked the CBOC members to form an Ad-hoc committee and Karl will set-up a conference call with the solar consultants.

 - Albert Sides said that for solar questions, what they are looking at is: what is the cost, what is the saving, and what is the long term projection?

 - c. FFE Costs and Inventory of National City Middle School Project

13. Meeting Schedule/Format
 - a. Calendar site locations for future regular CBOC Meetings (site tours) Castle Park High
 - b. Future Agenda Items
 - c. Joint Meeting with Board

14. Staff Announcements/Chair Report

15. Adjourn at 8:16