



**Proposition O Citizens' Bond Oversight Committee
Wednesday August 23, 2017**

TIME: 6:00 p.m. Meeting

PLACE: Castle Park High School. Cafetena
1395 Hilltop Drive
Chula Vista, CA 91911

Meeting Minutes

1. Call Meeting to Order @ 5:30p.m.
2. Site Tour (5:30-6:08 p.m.)
Site tour given by Viky Mitrovich, Principal of Castle Park High School. She discussed the needs of the site: more classrooms, updated buildings, and a multi- purpose room.
3. Roll Call & Pledge of Allegiance @ 6:09 p.m.
Present: Erica Balakian, Diane Gerken, Daniel Gutowski, Terrance McKearney, Nick Marinovich, Rafael Munoz, Dominique Navarro, and Albert Sides.

Absent: Robert Carriedo.

District Staff: Karen Janney, Moises Aguirre, Karl Bradley, Ronald Malone, Colleen Keeran, and Diane Wilderson.
4. Public Comment
None
5. Approval of Meeting Minutes:
05/19/17 - Approved. Motion made by Diane Gerken and seconded by Daniel Gutowski. (Terrance McKearney abstained.)

07/19/17 - Approved. Motion made Daniel Gutowski by and seconded by Erica Balakian.
6. Progress Report: Implementation of Performance Audit Recommendations
Moises Aguirre gave an overview of the Performance Audit Recommendations. Nick Marinovich commented on the progress of the program. Moises Aguirre stated that most of the restructuring of the planning department is reflected in the updated Program Management Plan (PMP).

Moises Aguirre described the district master plan board agenda item that will be taken to the August 23, 2017, board meeting. He explained that there is two levels of master plans. Level I is a conceptual plan while level II is a more in-depth plan including underground utility detection. Level II plans are for sites that are slotted for future projects. Board policy is that master plans be updated every five years, and these plans will be helpful if the board goes forward with another bond.

Daniel Gutowski stated that at the community college, they have master plans that are narrative that identify needs of the sites.

Erica Balakian asked if all sites, even the newer *onest* need master plans. Moises Aguirre explained the need for all sites to have master plans regardless of the age of the site.

For future planning, Moises Aguirre explained the different options. Option 1: what projects would the district be able to support with the sale of Proposition O? Option 2: what projects would the district be able to support with the sale of Proposition 0 and a new bond? The price for construction of a new middle school is approximately \$106 million. The district has to explore equity issues were some sites have the bond and other sites have CFO funding.

Nick Marinovich questioned how the architects were chosen for the master plans. Karl Bradley replied that they were selected from the pre-approved consultant list.

7. Bond Project Updates

Karl Bradley gave an overview of current projects.

Erica Balakian asked about the EIR meeting for BVH Track and Field Project and how the meeting was promoted. Moises Aguirre attended the meeting and reported that three community members attended. The main issues were: sound, lighting, security, and how the campus would look like. The EIR meeting notice was posted on the web site, message given to students, public notice to newspaper, notice in the community library, and the project manager put flyers on all neighborhood doorsteps. Rafael Munoz shared his notice that he received.

There was a discussion between the CBOC members on how to involve more community members in CBOC meetings.

8. Board Items Report

Karl Bradley presented the board items for August. Terrance McKearney questioned the \$250,000, which was allocated to the IT department. Moises Aguirre explained that the money was from a legal settlement and the money was put in fund 40 which is the district's capital facilities fund.

Moises Aguirre gave an update on two non-bond projects; a new middle school #12 and the selling of district property on 3rd Avenue.

Nick Marinovich mentioned the scoreboard at Castle Park High. Karl Bradley explained that the deferred maintenance fund is paying for the installation of the donated scoreboard.

9. Scope of CBOC Deliberations for FY 17/18

Nick Marinovich presented a list of possible topics for the CBOC subcommittees. After a brief discussion, members stated which topics/subcommittee they would be interested in.

- Project Labor Agreement: Albert Sides, Erica Balakian, Terrance McKearney, Diane Gerken and Nick Marinovich.
- Master Plan Completeness: Albert Sides, Dominique Navarro, Daniel Gutowski, Terrance McKearney, and Nick Marinovich.
- Warranty Issues: Diane Gerken and Rafael Munoz.
New Bond: Diane Gerken, Erica Balakian, and Nick Marinovich.
- Community Engagement Improvements: Nick Marinovich and Dominique Navarro.

After a thorough discussion by the CBOC, the Master Plan Completeness and the Project Labor Agreement were the matters with the most intense interest. These were followed by Community Engagement, Warranty Compliance/Maintenance Procedures, Bond Readiness/Bond Scorecard that were all roughly the same interest.

10. Assignment of Subcommittees

Nick Marinovich brought up the discussion of having bi-monthly CBOC meetings with filling in with subcommittees on the off month.

Discussion followed with member concerns of not having site tours. Moises Aguirre stated that members can still schedule site tours.

CBOC members discussed the pros and cons of bi-monthly meetings. Members decided to table the issue until next meeting.

11. Meeting Schedule/Format

- a. Calendar site locations for future regular CBOC Meetings (site tours) Chula Vista High
- b. Future Agenda Items- structure of subcommittee
- c. Joint Meeting with Board-will report next meeting
- d. Frequency of Meetings-bi-monthly meetings or monthly meetings

12. Staff Announcements/Chair Report

13. Adjourn at 7:55