

**Oceanside Unified School District
Proposition H Citizens' Bond Oversight Committee
Regular Meeting - VIRTUAL
November 10, 2021 – Minutes**

1. Call to Order

Dr. Andrea Norman called the meeting to order at 5:05pm.

2. Roll Call

The following persons were present:

Committee Members:

Robert Botkin (virtual)

Kim Cino (virtual)

Perry Alvarez (virtual)

Sherry Freeman de Leyva

Bess Bronson (virtual)

District Staff:

Dr. Andrea Norman, Associate Superintendent of Business Services (virtual)

Mitch Maynard, Director of M&O & Facilities (virtual)

Colette Leyva, Executive Assistant (virtual)

Penny McGrew, CCM/MAAS (virtual)

Nick McGrew, CCM/MAAS (virtual)

Blake Boehm, KNN (virtual)

3. Pledge of Allegiance

Dr. Andrea Norman led the pledge of allegiance.

4. Approval of Agenda

Motion was made, seconded, and carried to approve the agenda.

5. Approval of Minutes

Motion was made, seconded, and carried to approve the minutes from the June 2, 2021 meeting.

6. Communication

a. Introduction of Guests and New Members

Dr. Andrea Norman introduced two new members to the committee. Robert Botkin is an Oceanside realtor. Bess Bronson is a former OUSD educator.

b. Public Comment

There was no public comment.

c. Chairperson Report

There was no Chairperson Report.

7. Staff Report

a. Project Updates

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- **Completed projects at El Camino**

Penny McGrew updated the committee on the projects that have been completed at ECHS since the last H-CBOC meeting:

- Drama Room Upgrade – cost \$46,800
- Drama Room Roof – cost \$78,675
- Phase 1 of Truax Exterior Improvements – cost \$82,160

- **Phase 2 of Truax Exterior Improvements at El Camino**

Penny McGrew gave an update on phase 2 of the ECHS Truax Exterior Improvements. This project includes replacement of roofs and 5 HVAC units. The project needs to go to DSA for approval since replacement of HVAC units are not like for like (change in weight and size). Construction is set to begin in March 2022. Kim Cino asked if the HVAC replacements are energy efficient. Penny explained that the new units must meet or exceed the efficiency of the previous units, which is why they must be approved by DSA. Also, due to COVID, sites are forced to run the HVAC units at maximum capacity.

- **Gym Locker Room Roof and Mechanical Upgrades at El Camino**

Penny McGrew gave an update on the ECHS gym locker room roof and mechanical upgrades. The project includes the replacement of 5 HVAC units over the locker room building and upgraded controls. New controls will allow all HVAC units to talk to each other. Installation will begin during Winter Break.

- **Gym Roof and HVAC Replacement at Oceanside High**

Penny McGrew gave an update on the OHS gym. This project will use the same specialized paint as the ECHS gym. The project includes new roof and HVAC. The mural will also be updated. The project is substantially complete.

- **Gym Improvements at Oceanside High**

Penny McGrew gave an update on the other projects for the OHS gym. This project includes replacement of the high windows in the gym, installation of 2 big fans inside the gym, and paint. The windows will be redesigned. This project is in the planning phase.

- **Child Development Center at Surfside Academy**

Penny McGrew gave an update on Child Development Center at Surfside. This project includes placement of a modular building, along with the necessary electrical, plumbing, paint, ceiling tiles, fire alarm and ADA ramps. The project is in construction.

- **Modernization Update at San Luis Rey**

Penny McGrew gave an update on SLR modernization. The design is being finalized. The plans will be submitted to DSA in early December. Penny explained the update blue prints. Penny described the phasing plan for this modernization: phase 1 – June to August 2022; phase 1A – May to November

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2022; phase 2 – November 2022 – May 2023; phase 3 – June 2022 – January 2023. The estimated completion will be end of 2023.

- **Modernization at Jefferson**

Penny McGrew gave an update on JMS modernization. The programming phase is still taking place in order to make the campus the right size for the students who will attend. The architect was Board approved in October 2021.

- **Adult Transition Program**

Penny McGrew gave an update on the Adult Transition Program (ATP). Previously, ATP was going to become part of the Jefferson campus modernization. However, it was decided that ATP would be part of another site to be determined to be fit their needs. Because of the change in site, a different architect may be selected for the ATP project instead.

b. Budget and Expenditure Report

Penny McGrew reviewed the budget and expenditure reports. There is currently approximately \$38M remaining “cash on hand”. This is current funds and future series. The Level 0 report shows the difference/increases in the program. The reports reflect the actuals and budget alignment. Column E is forecasting. All funding on the Level 0 report is related to Prop H. The Budget Breakdown sheet is an accurate reporting of the budget. It shows all funding that has been received for Prop H.

c. Prop H Bond Update – Next Steps

Blake Boehm from KNN presented an overview of the 2021 bond financing. Blake described the defeasance completed in October 2021 in order to pay down the debt from Prop G and Prop H using the surplus funds, which saves taxpayers money and creates tax capacity. The defeasance paid down Series A. Kim Cino asked if there was a timeline due to possible economic changes. Blake noted that they would update the timeline after the County provides an updated assessed values data in order to better structure the debt to accommodate more growth; however, he also said that if is a significant change, they will act quickly.

d. Asset Management Study Update

Colette Leyva gave an update on the progress of Asset Management. OUSD is in negotiations with the City of Oceanside for a portion of Garrison. The district is also in negotiations for the sale of Pacifica.

8. Discussion/Information/Action Items

a. Election/Appointment of Committee Chairperson

Dr. Andrea Norman explained the need for a chairperson according to the committee bylaws. Kim Cino was nominated to be the chairperson. Motion was made, seconded, and carried to approve Kim Cino as the committee chairperson.

b. Election/Appointment of Committee Vice-Chairperson

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Dr. Andrea Norman explained the need for a vice-chairperson according to the committee bylaws. Sherry Freeman de Leyva was nominated to be the vice-chairperson. Motion was made, seconded, and carried to approve Sherry Freeman de Leyva as the committee vice-chairperson

9. Adjournment

The meeting adjourned at 6:17pm. The next meeting is Wednesday, January 26, 2022, at 5:00pm.

Additional notes:

Perry Alvarez commented that the CBOC should have the power to decide what projects are funded. Perry suggested that the CBOC be the deciding body to approve or deny bond projects. Dr. Andrea Norman reminded that the Board of Education are the decision makers for all district projects and the CBOC is an oversight committee to ensure expenditures are appropriate.

Perry also commented that the modifications take place are not energy efficient and “we are not building schools for the future” in terms of solar, wind power, etc. Kim Cino replied that she joined the CBOC because of the “schools for the future” idea. She noted that today’s committee and bond program are very different than when she joined in 2016. She also said that it is not the role of the CBOC to make the decisions of which projects should take place.

Dr. Andrea Norman said she would invite legal counsel from Fagen, Friedman & Fulfrost (F3) to attend the next meeting to review CBOC roles and responsibilities.