



Union High School District

MINUTES
OF THE
INDEPENDENT CITIZENS OVERSIGHT COMMITTEE
MEETING OF THE
SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

Board of Trustees
Joyce Dalessandro
Beth Hergesheimer
Amy Herman
Maureen "Mo" Muir
John Salazar
Interim Superintendent
Eric R. Dill

Independent Citizens Oversight Committee Members:
Rhea Stewart/President, Clarke Caines/Representative,
Lorraine Kent/Secretary, Kim Bybee, Mary Farrell,
Robert Nascenzi, Jeffery Thomas, Rimga Viskanta

Supported by the Business Services Division
(760) 753-6491

JANUARY 10, 2017

TUESDAY, JANUARY 10, 2017
6:00 PM

DISTRICT OFFICE / BOARD ROOM
710 ENCINITAS BLVD., ENCINITAS, CA. 92024

ATTENDANCE

COMMITTEE MEMBERS

Kim Bybee Robert Nascenzi
Clarke Caines Rhea Stewart
Mary Farrell Jeffery Thomas
Lorraine Kent (absent) Rimga Viskanta

DISTRICT ADMINISTRATORS / STAFF

Eric Dill, Interim Superintendent
John Addleman, Exec. Director, Planning Services
Russ Thornton, Chief Facilities Officer (absent)
Mike Coy, Director, Technology Project Management
Dan Young, Facilities Construction Planner
Cindy Skeber, Exec. Assistant, Business Services / Recording Secretary

PRELIMINARY FUNCTIONS (ITEMS 1- 4)

- 1. CALL TO ORDER 6:00 PM
The meeting of the committee was called to order at 6:03 P.M. by Ms. Stewart.
2. PLEDGE OF ALLEGIANCE
Ms. Stewart led the Pledge of Allegiance.
3. APPROVAL OF MINUTES – OCTOBER 4, 2016, REGULAR MEETING AND OCTOBER 5, 2016 SPECIAL MEETING/PROP AA PROJECTS TOUR
A. Moved by Ms. Bybee, seconded by Mr. Nascenzi, to approve the minutes of the October 4, 2016, Regular Meeting. Ayes: Bybee, Farrell, Nascenzi, Stewart, Thomas, Viskanta; Noes: None; Abstain: Caines; Absent: Kent. Motion unanimously carried.
B. Moved by Ms. Farrell, seconded by Ms. Bybee, to approve the minutes of the October 5, 2016, Special Meeting/Prop AA Projects Tour. Ayes: Bybee, Farrell, Stewart, Viskanta; Noes: None; Abstain: Caines, Nascenzi, Thomas; Absent: Kent. Motion unanimously carried.

4. PUBLIC COMMENTS

Mr. John Harelson asked about the status of stadium lights at Canyon Crest Academy. Mr. Dill explained to Mr. Harelson that stadium lights at Canyon Crest Academy were never part of the Prop AA projects master plan.

INFORMATION ITEMS.....(ITEMS 5 - 6)

5. STAFF REPORT

Mr. Dill congratulated Mr. Young on his new position as Director of Planning. Mr. Young will be overseeing the CFD/Mello-Roos related projects.

Committee members and staff discussed the insurance process, funding and timeline for the Oak Crest MS fire and reconstruction.

Mr. Dill discussed the status of the committee members and vacancies to be filled.

6. PROJECT & BUDGET REPORT

Mr. Coy reviewed and discussed the current Prop AA projects:

- CCA/Bldg. B – on schedule, due to be completed in July;
- EWMS/Campus Re-Construction – soft move to begin in May/June, once school is out the interim campus will transition onto their new site;
- San Dieguito HS Academy/Math & Science Bldg. – on schedule, due to be completed in June;
- Torrey Pines HS/B Bldg., Student Center and Front Entry – scheduled to open February 1st.

Mr. Young reviewed the upcoming projects for 2017 and 2018, as shown in the presentation.

Mr. Addleman reviewed the Change Orders for LCC/HVAC; SDHSA/Math & Science Bldg. and EWMS/Campus Re-Construction adding Solar & deducting Storm Water.

Review of project costs, budget, funding sources, and effects of future construction cost escalations were discussed by Mr. Addleman.

Staff and committee members discussed Proposition 51/Public School Facility Bonds, the process of receiving funds, restrictions on use, and the district’s chances of receiving funds. Mr. Dill discussed the Governor’s stance on Proposition 51. Mr. Addleman explained that the two main programs for state school building funds are allocated for modernization and new construction.

Mr. Dill gave a brief summary on the history of the Prop AA financing plan and its evolvement over time, and Mr. Addleman recapped the financing plan from its origination in 2012 and discussed how the parameters, use of only current interest bonds (CIB), assessed valuation and state of economy could affect the lengthening/timeline of projects.

Committee members asked about the terms for the bond issuance (25 year term, CIB) and the parameters that determine the bonding capacity (based on assessed value of \$25.00 per estimated \$100k rate, how much has already been issued in bonds and when they mature).

Mr. Addleman reviewed the projected current financing plan and those projects slated for 2017-2035. Committee members and staff discussed how the assumption of higher interest rates may affect the plans of future projects.

DISCUSSION/ACTION ITEMS..... (ITEMS 7- 10)

7. LEASE/LEASEBACK

Mr. Dill discussed the new Legislation regarding regulations affecting lease/leasebacks and its effect on future Prop AA projects. The major change impacting future lease/leaseback contracts will be the requirement of construction managers to submit a pre-determine criteria for evaluating bid proposals. The challenges facing state wide organizations, consultants and school districts to develop a pre-determined criteria/score rubric was discussed by Mr. Dill and Mr. Addleman.


8. REVIEW AND DISCUSSION OF ICOC ANNUAL REPORT / AD HOC COMMITTEE

Ms. Stewart discussed the process of moving forward with establishing an ad hoc committee to draft the 2016 ICOC Annual Report - Ms. Stewart, Ms. Bybee and Mr. Thomas will comprise the ad hoc committee and begin drafting the report for review and approval by all committee members at the meeting on March 14, 2017. A timeline for finalizing the report was discussed with the options of finalizing and approving the report at the March 14th meeting or calling a special meeting, if necessary, before April 1st for the present committee's approval. The committee has the option to finalize and approve the report at the April meeting when the new committee is seated.

9. FUTURE AGENDA ITEMS

- Review of Prop AA Annual Audit (March 14th)
- Drafting of 2016 ICOC Annual Report (March 14th)

10. ADJOURNMENT OF MEETING: 7:55 P.M.



Rhea Stewart, President

04 / 18 / 2017
Date



Eric Dill, Interim Superintendent

4 / 18 / 2017
Date