



CITIZENS' BOND OVERSIGHT COMMITTEE

MEETING MINUTES

Wednesday, January 16, 2019
Tour 6:00 PM, Meeting 6:30 PM

Mt. Pleasant High School, Multi-Purpose Room
1750 S. White Road, San Jose, CA 95127

The following were in attendance.

CBOC

Chavez, Lorena
Cruz, Andrea
Godbole, Rajesh
Got-Lopez, Melissa
LoMonaco, Bud
Martinez, Ramon
Meadows, Abigail
Navani, Vikas
Schimmel, Barry

CBOC Member(s) Not Present

Mueller, Raymond

ESUHSD

Jew, Chris
Kwong, Kelly
Lucas, Julio
Nguyen, Cathy
Nguyen, Nhu
Nguyen, Sandy
Nguyen, Tu
Nguyen, Tuyen
Soto, Moises
Tran, Shelby
Unger, Janice

Guest(s)

Morrison, Alex (Gilbane)
Scott, Dale (President of DS&C)

Community Member

Tran, Vince

SGI

Parra, Rafael

1. CALL TO ORDER/ROLL CALL

Meeting was called to order at 6:48 PM by Chair Abigail Meadows.

2. PUBLIC COMMENT

Vince Tran (ESUHSD past CBOC Chair) communicated to the Committee about the California League of Bond Oversight Committee (CALBOC)'s annual conference on March 25, 2019, in Sacramento. He encouraged all members to attend the conference and training to learn more about the role of the Bond Oversight Committee, which would help bring new members up to speed. He emphasized that this is a great opportunity to learn and understand what it means to be a CBOC member, their challenges, best practices, and key and important things pertaining to the Citizens' Bond Oversight.

ACTION ITEM: The Committee members are to reach out to the District for the Travel & Conference arrangement.

3. REVIEW AND APPROVE MINUTES FOR PRIOR MEETING

3.01 October 10, 2018 CBOC Meeting

A motion to approve October 10, 2018 meeting minutes was made by member Ramon Martinez and seconded by Bud LoMonaco. Motion was carried (9-0). The motion passed unanimously with the request that additional information is added to the minutes to capture the question and answer (Q&A)



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discussion. Committee members suggested the Q&A be added at the bottom section of the meeting minutes and asked that the amended meeting minute be presented to the Committee at the April CBOC meeting for approval.

4. UPDATED ITEM(S) FROM CBOC CHAIR

CBOC Member Lorena Chavez resigned from the Citizens' Bond Oversight Committee due to her recent election to the Office of Governing Board of the East Side Union High School District on November 6, 2018. Chair Abigail Meadows presented Lorena with the Certificate of Recognition to honor her services to the Committee. Lorena may attend future meetings as a Board of Trustees representative. Member Ramon Martinez suggested that Lorena ask the Board of Trustees to assign a Board member to attend the regular CBOC meetings like past Board of Trustees member Frank Biehl used to do.

5. REPORTS

5.01 Summary of ESUHSD General Obligation Bond Financing (*Dale Scott, President of Dale Scott & Company*)

Dale Scott presented the Summary of East Side Union High School District (ESUHSD) General Obligation Bond Financing. He provided an overview of the ESUHSD assessed valuation between 1998-2019, which included all the taxable properties within the District (including commercial, residential, with the exception of public agencies), the past General Obligation (GO) bond elections, and the approved Measure A, G, E, I, Tech I, and Z authorizations. He also discussed projected tax rates and combined tax rates of outstanding GO bonds and authorizations. Questions by the Committee were answered by Dale Scott and Associate Superintendent for Business Services, Chris Jew.

5.02 Capital Construction Projects for Andrew Hill, Evergreen Valley, Independence, Santa Teresa, Silver Creek, and Mt. Pleasant High Schools (*Julio Lucas, Senior Manager of the Bond Program*)

Julio Lucas presented on the upcoming, officially proposed Capital construction projects for Andrew Hill, Evergreen Valley, Independence, Santa Teresa, Silver Creek, and Mt. Pleasant High Schools. The proposal was approved by the School Site Councils, the Superintendent Council, and will be presented to the Board of Trustees for approval at the January 17, 2019 Board Meeting. He explained the process of the selection and recommendation of the projects. The presentation included a list of recommended projects per site, aerial photos of the anticipated locations of the sites, and the funding sources to give the audience an overview of the project's scales, scopes, available funding, and goals for each site.

5.03 Capital Program Budget Adjustment Report (*Janice Unger, Director of Bond Purchasing & Contracts*)

Janice Unger provided the Capital Program Budget Adjustment Reports that were approved by the Board of Trustees through November 30, 2018.

5.04 Budgets and Expenditures Report (*Janice Unger, Director of Bond Purchasing & Contracts*)

Janice Unger presented the Budgets and Expenditures on all bond measures through November 30, 2018. She guided the Committee through the report, explained the numbers and what they represented. Using specific projects from James Lick, Oak Grove, and Piedmont Hills as examples,



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Janice provided a clear and concise explanation on the funding allocation, expenditures, and how remaining balances were calculated. The report was well-received by the Committee. Motion to accept the CBOC Reports was made by Barry Schimmel and seconded by Andrea Cruz. Motion was carried (9-0). The motion passed unanimously.

6. CONFIRMATION OF NEXT MEETING

The Committee agreed on Wednesday, April 10, 2019, at Silver Creek High School at 6:30 PM.

The Committee also requested to see pictures of the recently completed projects from either the District website or through links that are to be emailed to them every three or four months.

New member application process and recommendation on ways to recruit new applicants for the existing vacancies were discussed. Nhu Nguyen informed the Committee that at this time the District had not received any applications of interest. Associate Superintendent for Business Services, Chris Jew, reminded the Committee that each member cannot serve more than three consecutive terms and that members need to be made aware of where they are in their term. Information on members and their term expiration dates was requested and then projected on the screen for a brief preview.

ACTION ITEM: The District is to forward the requested information to the Chair via email after the meeting.

7. Adjourn

Chair Abigail Meadows adjourned the meeting at 9:12 PM.

Minutes approved by: Abigail Cruz

Print name

May 10, 2019

Date

Abigail Cruz
Abigail Cruz (May 10, 2019)

Signature



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Questions/Answers/Comments (Q/A/C)

Item 5.01

- **Q: What is the percentage of the votes needed to pass the parcel tax? (Barry)**
A: 2/3 of the votes.

Item 5.02

- **Q: What is going on at the Andrew Hill Administration building? (Bud)**
A: A Student Center similar to the Student Union at Mt. Pleasant and Yerba Buena High Schools with doors open and body flowing through it, keeping it active.
- **Q: What is the time frame for the collaboration of a new project? (Bud)**
A: The collaboration process takes six months to a year.
- **Q: Who has the right to ask for improvements to the area? (Andrea)**
A: The District-Approved Facility Master Plan is taken into consideration when meeting with the School Site Councils. We look at the historical list of requested projects that have not been completed and prioritize them. The School Site Councils are made up of people that represent the schools such as parents, students, teachers, and the site administration.
- **Q: Why have the old 100/200 buildings at James Lick not been improved? (Andrea)**
A: Because the Bond dollar has funded them before.
- **Q: Would it be a new building for building K at Silver Creek? (Bud)**
A: Yes, the new building K will be a two-story building.
- **Q: Are you recommending a two-story classroom? (Melissa)**
C: Barry commented that he would not recommend a two-story classroom due to the safety issues, access for disabled, and annual inspection cost for the elevator, etc.

Item 5.04

- **Q: When did the project open at Oak Grove? (Bud)**
A: On January 7, 2019.
- **Q: Why are the numbers for the allocation and construction different? (Bud)**
A: Allocation includes soft cost and construction does not.

Item 6.00

- **Q: If we want to visit James Lick, do we contact the principal at James Lick or call Julio?**
A: Please call Julio directly.
- **Q: Do you have pictures of the current projects on the District website? (Melissa)**
A: We have pictures in our CIP folders. We are in the process of updating the website and will be sending links to Committee Members every three months for project updates with pictures once the website is up and running.
- **Q: How do we go about the selection process (application process, interview, etc) for the two open positions for the CBOC? (Melissa)**
A: The application is on the website. Applicants are needed to fill the available categories. So far, no application has been received by the District.
- **Q: Is the intention to have two new members by the next meeting? (Melissa)**
A: The District will be in communication with the Chair about the process.
- **Q: Can Committee members (for instance, groups of 2 or 3 people) have offline meetings outside of the quarterly CBOC meetings?**
A: Chair Abigail will send email to the Committee members regarding this.