



CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

MEETING MINUTES

Wednesday, April 15, 2026

Tour: 5:30 p.m.

Meeting: 6:00 p.m.

Santa Teresa High School (Room X101)

6150 Snell Ave

San Jose, CA 95121

The following were in attendance:

CBOC

Kaushik Joglekar
James (Jim) Knittle
Rajani Nair
Joanne Owen (Alt #1)
Khoa (Paul) Pham (Chair)
Christopher Roberts
Barry Schimmel
Patrick Traynor (Vice Chair)
Sangeetha Vijendiran (Alt #2)

ESUHSD

Tom Huynh
Kelly Kwong
Julio Lucas
Cathy Nguyen
Nhu Nguyen
Sandy Nguyen
Moises Soto
Shelby Tran
Truc Tran

Board of Trustees

Bryan Do

Guest(s)/Community Member(s)

Alex Morrison (Gilbane)

CBOC Member(s) Not Present

Carol Pefley (Resigned in April)

1. CALL TO ORDER/ROLL CALL

1.01 Call to Order/Roll Call

Roll call was taken at 6:13 p.m. by Chair Paul Pham. Member Carol Pefley resigned on April 3 and did not attend the meeting. Quorum was established.

2. PUBLIC COMMENT

2.01 Public Comment

No public comments.

3. APPROVAL OF MINUTES OF PREVIOUS MEETING



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3.01 Action to Approve the Meeting Minutes of the January 28, 2026, Meeting

Motion to approve the January 28, 2026, Meeting Minutes was made by James Knittle and seconded by Christopher Roberts. The motion carried unanimously (7–0).

4. UPDATED ITEM(S) FROM CBOC CHAIR

4.01 Action to Approve and Adopt the 2026-2027 Meeting Calendar (5 minutes)

The Committee reviewed and approved the meeting calendar with revisions to the July 2026 and April 2027 meeting dates.

A motion to approve the revised calendar was made by Kaushik Joglekar and seconded by Rajani Nair. The motion carried unanimously (7–0).

4.02 Updates on Recruitment Progress (5 minutes)

The subcommittee (Barry Schimmel and Christopher Roberts) provided an update on the recruitment process. Barry Schimmel reported that there are currently two vacant positions on the Committee, with Carol Pefley's seat temporarily covered. In addition, two alternate member positions are available. Interviews have been scheduled for April 28, 2026, from 7:00 p.m. to 9:00 p.m. There are four applicants. Open positions include representatives from a senior citizens' organization, a parent/PTO representative, and two alternate members.

Member James Knittle recommended providing periodic updates to applicants throughout the recruitment process to maintain engagement and inform them that they are still under consideration.

Staff Nhu Nguyen stated that the Committee plans to forward recommendations to the Board of Trustees for approval at the May 21, 2026, Board meeting, or at the first meeting in June at the latest, to allow new members to begin their terms in July.

Following Board approval, new members will be formally welcomed at a subsequent CBOC meeting.

4.03 Committee Member Recognitions (5 minutes)

Chair Paul Pham recognized outgoing CBOC members Patrick Traynor and Christopher Roberts for their service to the Committee.



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Patrick Traynor was acknowledged for his six years of service and contributions, including his analytical input and assistance with the development and review of the CBOC bylaws.

Christopher Roberts was also recognized for six years of service, including his dedicated leadership as Chair.

Certificates of recognition were presented to both members, and the Committee expressed its appreciation for their service and contribution. A group photo of CBOC members and staff was taken following the recognition.

4.04 Special Election of CBOC Vice-Chair for the Remainder of Calendar Year 2026 (5 minutes)

Chair Paul Pham announced a special election for the Vice Chair position following the upcoming term expiration of Patrick Traynor. The position will serve through the end of the calendar year, with a subsequent election to be held later in the year (October meeting).

Committee members were invited to express interest or nominate themselves or others for the position. It was noted that the Vice Chair supports the Chair as needed and assists with meeting preparation and coordination.

Rajani Nair was nominated for Vice Chair by multiple committee members. With no additional nominations, the Committee expressed unanimous support, and Rajani Nair was selected to serve as Vice Chair for the remainder of the term.

5. REPORTS

5.01 Presentation on the Capital Construction Project Updates – Julio Lucas, Senior Manager of the Bond Program

- **Swimming Pool Modernization (AH, EV, OG)**

Schedule: **Summer 2028** – Total Budget: \$24,200,000 (Contractor Cost: TBD)

Area: 3 pools – Construction Team: Gilbane (CM), TBD (DBE)

Funding Sources: Measure Z

Julio Lucas provided an update on capital construction projects. He reported that the swimming pool projects at Andrew Hill High School, Evergreen High School, and Oak Grove High School remain in the early stages of design, and no construction photos were available at this time.



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Julio Lucas explained that the District is currently in the selection phase of the design-build process and has met with prospective teams to discuss project goals, budget, and proposed approaches. Additional meetings are scheduled to further evaluate proposals.

He also noted that pool projects require supporting facilities such as locker rooms, restrooms, and showers. Locker rooms across the District have not been significantly updated in many years. As part of long-term planning, potential future upgrades to locker room facilities were discussed; however, no formal proposal has been made.

- **Districtwide Fencing**

Schedule: **Summer 2026** (progressive completion) – Total Budget: \$17,500,000 (Contractor Cost: TBD)

Area: As needed – Construction Team: Gilbane (CM), Lloyd Consulting Group, Inc. (Architect)

Funding Sources: Measures E, I, and Z

Julio Lucas reported that this project is currently in the early stages of construction across multiple campuses, with the goal of establishing a secure perimeter and a single point of entry at each site.

Julio Lucas explained that the project focuses on enhancing existing campus boundaries by increasing fence height, reinforcing gates, and improving access control to support a closed campus during the school day. He noted that the project is being implemented in phases across all eleven comprehensive high schools.

Committee members discussed operational considerations related to the single point of entry, including student access during late start periods, parking, and site-specific layouts. Julio Lucas and Tom Huynh, Associate Superintendent of Business Services, clarified that many of these considerations are being managed at the site level and may vary by campus.

Julio Lucas also noted that the fencing improvements are intended to strengthen campus safety and reduce unauthorized access. While the enhancements will improve security, they may not fully prevent all incidents. The project represents an effort to reinforce existing perimeters rather than a complete redesign of campus layouts.

- **Special Services Growth and Support Center**

Schedule: **Summer 2027** – Total Budget: \$29,000,000 (\$12,500,000 from bond funds) (Contractor Cost: TBD)

Area: As needed – Construction Team: TBD (CM), TBD (DBE)

Funding Sources: Measures E, I, Z, and other fundings



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Julio Lucas reported that this project is in the selection phase of the design-build process.

Julio Lucas explained that the project will support special education services and is intended to bring back students who were previously served by the County. He shared an overview of the project site at Independence High School and noted that it includes multiple buildings.

During the discussion, Rajani Nair asked a follow-up question regarding the swimming pool project. Julio Lucas clarified that the existing snack bar structure referenced in the pool plans is unpermitted and will be demolished, with no plans for replacement at this time. Rajani Nair suggested considering opportunities for student or community use of similar spaces during events or competitions in the future.

5.02 Information on the Capital Program Budget Adjustment Report – Sandy Nguyen, Construction Bond Program Controls Manager

Sandy Nguyen provided the Board-approved Capital Program Budget Adjustment Report for the period of December 2025 through February 2026. This report showed the board-approved changes to a project budget within the last three months. We have three reports for this period: December, January, and February.

Rajani Nair asked about the process for redistributing project funds. Sandy Nguyen explained that funds may be reallocated among project categories as needed, but all changes require Board approval. She also noted that adjustments may be requested by program leads to ensure available bond funds are fully utilized.

5.03 Presentation and Action to Receive and Approve the Budgets and Expenditures Report – Cathy Nguyen, Capital Budget Manager

Cathy Nguyen presented and provided an update of the Board-Approved Budgets and Expenditures on all bond measures (Measure G, E, I, I-Technology, Z, and N) through February 28, 2026. A summary of the overall budget was presented, including the total current encumbrance balance, total expenditures/disbursements, and total remaining budget balance.

Committee members asked about the timeline for the Measure N master plan. Tom Huynh reported that the consultant has completed a draft and the District is in the process of finalizing the document, with plans to present allocation recommendations to the Board in the upcoming school year.



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Tom Huynh also noted that Measure N includes a technology component and that allocation decisions will be determined by the Board and Superintendent's Council in alignment with the bond language. In response to questions regarding maintenance funding, he clarified that bond funds cannot be used for maintenance, which is supported through the District's general fund.

A motion to receive and approve the Budgets and Expenditures Report was made by Christopher Roberts and seconded by Rajani Nair. The motion carried unanimously (7-0).

5.04 Receipt of Special Report: Accounts Payable (AP) Warrants Report

Chair Paul Pham introduced the Accounts Payable (AP) Warrants Report, noting that it was provided as a resource to support the Committee's oversight responsibilities. He explained that the report provides more detailed information on District expenditures than summary-level budget reports.

Kaushik Joglekar requested that the report be provided in Excel format to allow for further analysis. District staff indicated that this format could be made available.

6. COMMITTEE COMMUNICATIONS / COMMENTS

6.01 Opportunity for Committee Members to Share Additional Comments

Chair Paul Pham noted that the CBOC Annual Report was presented to the Board of Trustees in March. He also stated that the Committee previously moved the annual report timeline from April to October.

Committee members discussed the annual report development process, including early preparation and incorporation of the final audit prior to publication. It was noted that the annual report is a requirement under Proposition 39 and serves as a key communication to the public.

Patrick Traynor reminded the District that, consistent with prior agreement and Education Code requirements, the Committee should receive bond audit reports at the same time as the Board. He emphasized the importance of ensuring the audit process remains aligned with Proposition 39 requirements.

7. CONFIRMATION OF NEXT MEETING LOCATION

7.01 Confirmation of Meeting Location for Next Meeting

The next meeting will be on Wednesday, July 29, 2026, at Yerba Buena High School at 6:00 p.m. The tour of the site starts at 5:30 p.m.



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8. ADJOURNMENT

8.01 Adjournment

Chair Paul Pham adjourned the meeting at 7:22 p.m.

Minutes approved by: _____

Print Name

Signature

Date

Signature: Rajani Nair
Rajani Nair (08/02/2026 09:02:48 PDT)

Email: rajani.nair.pe@gmail.com

2026 0415 CBOC Meeting Minutes

Final Audit Report

2026-08-02

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