



SOLANA BEACH

SCHOOL DISTRICT

309 N. Rios Avenue
Solana Beach, CA 92075
(858) 794-7104
www.sbsd.k12.ca.us

Independent Citizens' Oversight Committee (ICOC) Members

Nihar Bhatt
Lauren Hay
Christos Komninakis
Ashley Peterson
Jehan Seirafi
Jerry Suppa
Abha Tirtha

Board of Education

Debra H. Schade, Ph.D.
President
Dana King
Vice President
Gaylin Allbaugh
Clerk
Open
Member
Katherine Süel, Ph.D.
Member

Superintendent
Jennifer Burks, Ed.D.

Measure JJ Independent Citizens' Oversight Committee Meeting

December 4, 2024

6:00 p.m.

Solana Pacific School
3901 Townsgate Dr.
San Diego, CA 92130

Welcome to the meeting of the Independent Citizens' Oversight Committee, ICOC, of the Solana Beach School District.

Public Inspection of Documents

In compliance with Government Code 54957.5, agenda-related documents that have been distributed to the ICOC less than 72 hours prior to the meeting are available for inspection at the Solana Beach School District, 309 North Rios Avenue, Solana Beach.

Hearing of the Public

Persons wishing to address the ICOC on any item except personnel are invited to do so at this time. In the interest of time and order, presentations from the public are limited to three minutes per person, per topic. If you wish to speak, complete a card and present it to the ICOC Secretary prior to the start of the meeting. When the ICOC President invites you to the podium, please state your name, address, and organization before making your presentation.

In accordance with the Brown Act, unless an item has been placed on the published agenda, there shall be no action taken. The ICOC may (1) acknowledge receipt of the information, (2) refer to staff for further study; or (3) refer the matter to the next agenda.

Cell Phones

As a courtesy to all meeting attendees, please set cellular phones to silent mode and engage in conversations outside the meeting room.

Assistance with Meeting

In compliance with the Americans with Disabilities Act and AB-3035, if you require special assistance to participate in this meeting, please contact the Assistant Superintendent of Business Services at (858) 794-7112 at least 24 hours prior to the start of the meeting to enable the District to make reasonable arrangements.



Independent Citizens' Oversight Committee

Meeting Agenda

December 4, 2024

Solana Beach School District

Solana Pacific School
3901 Townsgate Dr.
San Diego, CA. 92130

6:00 pm

In compliance with the Americans with Disabilities Act and AB-3035, if you require special assistance to participate in this meeting, please contact the Assistant Superintendent of Business Services at (858) 794-7112 at least 24 hours prior to the start of the meeting to enable the District to make reasonable arrangements.

The Regularly Scheduled Meeting of the Independent Citizens' Oversight Committee of the Solana Beach School District begins at 6:00 p.m.

| | | |
|------------------------------|---|----------------------|
| 1. | CALL TO ORDER WELCOME | |
| 2. | PLEDGE OF ALLEGIANCE | |
| 3. | ROLL CALL | |
| | | Nihar Bhatt |
| | | Lauren Hay |
| | | Christos Komninakis |
| | | Ashley Peterson |
| | | Jehan Seirafi |
| | | Jerry Suppa |
| | | Abha Tirtha |
| 4. | APPROVAL OF AGENDA | Motion/Second |
| 5. | APPROVAL OF MINUTES: | |
| | September 4, 2024, Regular Committee Meeting | Motion/Second |
| HEARING OF THE PUBLIC | | |
| 6. | HEARING OF THE PUBLIC: | |
| | Anyone wishing to address the ICOC is given an opportunity to do so. In the interest of time and order, presentations from the public are limited to 3 minutes per person, per topic. Unless an item has been placed on the agenda, no action may be taken during this meeting. | |

| | | |
|-----------|--|--|
| 7. | INFORMATION/DISCUSSION ITEMS | |
| | A. Presentation of the Measure JJ capital projects and timeline | |
| | B. Measure JJ financial reports on current projects | |
| | C. Reminder of Date, Time, and Place for next meeting(s) of the ICOC | |
| | a. March 5, 2025, 6:00 pm - Carmel Creek School | |
| | b. May 7, 2025, 6:00 pm - District Office | |
| | D. 2023-24 Bond Audit | |
| | E. Presentation to the Board of Education in April | |

| | | |
|------------|--|----------------------|
| 9. | SOLANA PACIFIC SCHOOL KITCHEN SITE TOUR | |
| | | |
| 10. | ADJOURNMENT OF MEETING | Motion/Second |
| | | |



Independent Citizens' Oversight Committee

Meeting Minutes

September 4, 2024

Solana Beach School District

Carmel Creek School
4210 Carmel Center Rd.
San Diego, CA. 92130

6:00 pm

In compliance with the Americans with Disabilities Act and AB-3035, if you require special assistance to participate in this meeting, please contact the Assistant Superintendent of Business Services at (858) 794-7112 at least 24 hours prior to the start of the meeting to enable the District to make reasonable arrangements.

The Regularly Scheduled Meeting of the Independent Citizens' Oversight Committee of the Solana Beach School District begins at 6:00 p.m.

| | | |
|------------------------------|--|--|
| 1. | CALL TO ORDER WELCOME | The regular meeting of the Solana Beach School District Independent Citizens' Oversight Committee was called to order by Lauren Hay, President of the Independent Citizens' Oversight Committee at 6:05 p.m. |
| 2. | PLEDGE OF ALLEGIANCE | |
| 3. | ROLL CALL | Members Present (7) |
| | | Nihar Bhatt |
| | | Lauren Hay |
| | | Christos Komninakis |
| | | Ashley Peterson |
| | | Jehan Seirafi |
| | | Jerry Suppa |
| | | Abha Tirtha |
| 4. | APPROVAL OF AGENDA | Motion/Second |
| | | Seirafi/Peterson |
| 5. | APPROVAL OF MINUTES: | |
| | May 8, 2024 Regular Committee Meeting | Motion/Second |
| | | Tirtha/Peterson |
| HEARING OF THE PUBLIC | | |
| 6. | HEARING OF THE PUBLIC: Anyone wishing to address the ICOC are given an opportunity to do so. In the interest of time and order, presentations from the public are limited to 3 minutes per person, per topic. Unless an item has been placed on the agenda, no action may be taken during this meeting. In accordance with the Brown Act, unless an item has been placed on the published agenda, there shall be no action taken. The ICOC may (1) acknowledge receipt of the information, (2) refer to staff for further study; or, (3) refer the matter to the next agenda. | There were no public comments regarding open session items. |

| | | |
|------------|---|------------------|
| 7. | INFORMATION/DISCUSSION ITEMS | |
| | A. Presentation of the Measure JJ capital projects and timeline | |
| | B. Measure JJ financial reports on current projects | |
| | | |
| 8. | OVERVIEW OF COMMITTEE ROLES AND RESPONSIBILITIES | |
| | | |
| 9. | DISCUSSION AND POSSIBLE ACTION(S) | |
| | A. REMINDER OF DATE, TIME, AND PLACE FOR THE NEXT MEETING(S) OF THE ICOC A. DECEMBER 4, 2024 6:00 PM - SOLANA PACIFIC B. MARCH 5, 2025 6:00 PM - CARMEL CREEK C. MAY 7, 2025 6:00 PM - DISTRICT OFFICE | |
| | B. POTENTIAL SELECTION OF COMMITTEE OFFICERS | |
| | C. FUTURE AGENDA ITEM TOPICS TO BE DISCUSSED | |
| | | |
| 10. | CARMEL CREEK SCHOOL SITE TOUR | |
| | | |
| 11. | ADJOURNMENT OF MEETING | 7:06 p.m. |

MEETING DATE: 12/4/2024

ITEM:

Presentation of the Measure JJ capital projects and timeline

AGENDA ITEM: 7A

- Action
- Consent
- First Reading
- Information
- Presentation
- Public Hearing
- Roll Call Vote Required
- Report

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

Presentation of the Measure JJ Capital Programs project and timeline.

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____

MEETING DATE: 12/4/2024

ITEM:

Measure JJ financial reports on current projects

AGENDA ITEM: 7B

- Action
- Consent
- First Reading
- Information
- Presentation
- Public Hearing
- Roll Call Vote Required
- Report

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

Measure JJ financial reports on current projects.

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____

Sources and Budgets Report as of October 31, 2024
Solana Beach School District Bond Program

| Code | Category - Item | 907 - Measure JJ Program | 951 - Skyline School Reconstruction Project | 971 - Solana Highlands School Modernization | 921 - Solana Pacific School Solar Project | 961 - Solana Vista School Reconstruction | Completed Project Total Expenditures | 981 - Solana Santa Fe School Modernization/Expansion | 991 - Carmel Creek Modernization & Kitchen | 921 - Solana Pacific Kitchen | Active Project Totals | Active and Completed Project Totals |
|---------------------------|---|--------------------------|---|---|---|--|--------------------------------------|--|--|------------------------------|-----------------------|-------------------------------------|
| Funding Sources | | | | | | | | | | | | |
| State | State | - | 645,768 | 2,852,687 | - | - | 3,498,455 | - | - | - | - | 3,498,455 |
| 35.1 | New Construction | | 645,768 | | | | 645,768 | | | | | 645,768 |
| 35.2 | Modernization | | | 2,852,687 | | | 2,852,687 | | | | | 2,852,687 |
| 35.3 | ERP | | | | | | - | | | | | - |
| 35.4 | ORG | | | | | | - | | | | | - |
| 35.5 | E-Rate | | | | | | - | | | | | - |
| 35.6 | CTE Grants | | | | | | - | | | | | - |
| Local | Local | 191,835 | 42,527,352 | 5,064,745 | 998,129 | 37,242,373 | 86,024,434 | 26,049,000 | 10,600,000 | 5,000,000 | 41,649,000 | 127,673,434 |
| 01.3 | Interest/Other Revenue | | | | | | - | | | | | - |
| 21.0 | Measure JJ | 191,835 | 42,527,352 | 5,064,745 | 998,129 | 37,216,560 | 85,998,621 | 7,800,000 | 6,500,000 | 4,335,000 | 18,635,000 | 104,633,621 |
| 25.0 | Developer Fees | | | | | | - | | | | | - |
| 40.0 | Special Reserve | | | | | 25,813 | 25,813 | | | | | 25,813 |
| 49.01 | CFD 99-1 | | | | | | - | 11,200,000 | 2,600,000 | | 13,800,000 | 13,800,000 |
| 49.02 | CFD 2000-1 | | | | | | - | 6,000,000 | | | 6,000,000 | 6,000,000 |
| 49.03 | CFD 2004-1 | | | | | | - | 1,049,000 | 1,500,000 | 665,000 | 3,214,000 | 3,214,000 |
| TOTAL FUNDING | | 191,835 | 43,173,120 | 7,917,432 | 998,129 | 37,242,373 | 89,522,889 | 26,049,000 | 10,600,000 | 5,000,000 | 41,649,000 | 131,171,889 |
| Expenditures | | | | | | | | | | | | |
| A | Site Costs | - | 17,482 | 3,617 | - | 217,841 | 238,940 | 140,382 | - | - | 140,382 | 379,322 |
| 6200-002 | Relocation Expenses | | | | | 101,942 | 101,942 | 13,667 | | | 13,667 | 115,609 |
| 6200-006 | Surveying Costs | | | | | | | 31,509 | | | 31,509 | 31,509 |
| 6200-202 | Haz Waste Studies & Fees | | 8,500 | 1,925 | | 52,030 | 62,455 | 5,850 | | | 68,305 | 68,305 |
| 6200-203 | Other Costs - Site | | 8,982 | 1,692 | | 63,869 | 74,543 | 89,356 | | | 163,899 | 163,899 |
| B | Planning Costs | 191,835 | 1,988,532 | 739,571 | 677 | 2,847,577 | 5,768,191 | 2,272,830 | 282,080 | 241,649 | 2,796,559 | 8,564,750 |
| 5800-000 | Professional Consultant | 8,500 | | | | 1,991 | 10,491 | 3,492 | | | 3,492 | 13,984 |
| 5800-010 | Audit Agreement | 2,300 | | | | | 2,300 | | | | | 2,300 |
| 6200-003 | Architect / Engineering Fees | | 1,454,179 | 550,791 | | 1,691,602 | 3,696,572 | 1,431,773 | 217,706 | 195,089 | 1,844,568 | 5,541,140 |
| 6200-004 | DSA Fees | | 72,216 | 93,219 | 677 | 517,109 | 683,222 | 753,556 | 64,374 | 46,560 | 864,490 | 1,547,712 |
| 6200-008 | Engineers | | 99,574 | 51,015 | | | 150,589 | | | | 150,589 | 150,589 |
| 6200-012 | Consultant | | 79,541 | 40,749 | | 176,641 | 296,931 | 76,697 | | | 373,629 | 373,629 |
| 6200-204 | CDE Fees | | 23,100 | 3,780 | | | 26,880 | | | | | 26,880 |
| 6200-205 | Energy Analysis | | | | | | | | | | | |
| 6200-206 | Other Costs - Planning | | | 17 | | 39,600 | 39,617 | 7,241 | | | 7,241 | 46,858 |
| 5800-003 | Advertising | | | | | 444 | 444 | 70 | | | 70 | 513 |
| 5800-072 | Transp. Contracted Services | 181,035 | 259,921 | | | | 440,956 | | | | | 440,956 |
| 5800-078 | Planning Software | | | | | | | | | | | |
| 5800-098 | JJ Transportation | | | | | 420,190 | 420,190 | | | | | 420,190 |
| C | Construction Costs | - | 39,524,150 | 7,131,893 | 987,722 | 33,294,826 | 80,938,592 | 22,947,452 | 5,801,629 | 2,176,580 | 30,925,662 | 111,864,253 |
| 6200-000 | Bldg Improvements - Bldg | | 274,110 | 323,181 | | 20,155 | 617,446 | | | | | 617,446 |
| 6200-005 | Main Building Contractor | | 38,518,520 | 6,798,729 | 987,722 | 32,386,522 | 78,691,494 | 22,420,363 | 5,704,013 | 2,116,748 | 30,241,125 | 108,932,619 |
| 6200-207 | Construction Management Fees | | | | | 888,149 | 888,149 | 525,740 | 97,616 | 31,288 | 654,644 | 1,542,793 |
| 6200-208 | Demolition | | | 3,300 | | | 3,300 | | | | | 3,300 |
| 6200-209 | Interim Housing | | 728,770 | | | | 728,770 | | 28,544 | | 28,544 | 757,314 |
| 6200-110 | Other Costs - Construction | | | 6,683 | | | 6,683 | | | | 1,349 | 8,032 |
| 5800-050 | Legal Fees - Construction | | 2,750 | | | | 2,750 | 1,349 | | | | 2,750 |
| D | Construction Testing Costs | - | 150,648 | - | - | 457,481 | 608,129 | 238,904 | - | 3,810 | 242,714 | 850,843 |
| 6200-010 | Construction Tests | | 150,648 | | | 457,481 | 608,129 | 238,904 | | 3,810 | 242,714 | 850,843 |
| E | Construction Inspection Costs | - | 1,054,242 | 40,203 | 9,730 | - | 1,104,175 | 32,882 | 45,438 | - | 78,320 | 1,182,495 |
| 6200-009 | Construction Inspectors | | 468,538 | 40,203 | 9,730 | | 518,471 | | 45,438 | 21,900 | 67,338 | 585,809 |
| 6200-050 | Construction Inspections | | 585,704 | | | | 585,704 | 32,882 | | | 32,882 | 618,586 |
| F | Furniture & Equipment Costs | - | 438,066 | 2,148 | - | 424,648 | 864,863 | 259,831 | - | - | 259,831 | 1,124,694 |
| 4300-000 | Materials & Supplies | | 55,573 | | | 526 | 56,099 | | | | | 56,099 |
| 4300-040 | Bldg Repair - Supplies | | | | | 1,077 | 1,077 | | | | | 1,077 |
| 4400-000 | Furniture and Equipment (\$500-\$5,000) | | 138,066 | 1,641 | | 17,868 | 157,375 | 250,816 | | | 250,816 | 408,191 |
| 6400-000 | Furniture and Equipment (Above \$5,000) | | 244,427 | 507 | | 405,378 | 650,312 | 9,015 | | | 9,015 | 659,328 |
| G | Project Contingency | - | - | - | - | - | - | 7,135 | - | - | 7,135 | 7,135 |
| 6200-999 | Project Contingency | | | | | | | 7,135 | | | 7,135 | 7,135 |
| TOTAL EXPENDITURES | | 191,835 | 43,173,120 | 7,917,432 | 998,129 | 37,242,373 | 89,522,889 | 25,899,416 | 6,129,147 | 2,422,040 | 34,450,603 | 123,973,492 |
| BALANCE REMAINING | | - | - | - | - | - | - | 149,584 | 4,470,853 | 2,577,960 | 7,198,397 | 7,198,397 |

MEETING DATE: 12/4/2024

ITEM:

Reminder of Date, Time, and Place for next meeting(s) of the ICOC

AGENDA ITEM: 7C

- Action
- Consent
- First Reading
- Information
- Presentation
- Public Hearing
- Roll Call Vote Required
- Report

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

Reminder of Date, Time, and Place for next meeting(s) of the ICOC:

- a. March 5, 2025, 6:00 pm - Carmel Creek School
- b. May 7, 2025, 6:00 pm - District Office

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____

MEETING DATE: 12/4/2024

ITEM:

Information regarding the 2023-2024 fiscal year Measure JJ audit report by Christy White Associates

AGENDA ITEM: 7D

- Action
- Consent
- First Reading
- Information
- Presentation
- Public Hearing
- Roll Call Vote Required
- Report

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

The 2023-2024 fiscal year Measure JJ Audit Report by Christy White Associates will be conducted during January and February 2025. A report will be ready for review by the next ICOC meeting on March 5, 2025.

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____

MEETING DATE: 12/4/2024

ITEM:

AGENDA ITEM: 7E

Information regarding the presentation of the 2023-2024 fiscal year Measure JJ audit report by Christy White Associates

- Action
- Consent
- First Reading
- Information
- Presentation
- Public Hearing
- Roll Call Vote Required
- Report

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

Formation of a subcommittee to create presentation for School Board meeting on April 17, 2025. Presentation will summarize and convey information regarding the 2023-2024 fiscal year Measure JJ Audit Report by Christy White Associates.

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____