



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
Julie Union
Member
Katie Süel
Member

Superintendent
Jennifer Burks, Ed.D.

Measure JJ Independent Citizens' Oversight Committee Meeting

September 4, 2024

6:00 p.m.

Carmel Creek School
4210 Carmel Center Road
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

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	
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: May 8, 2024 Regular Committee Meeting	Motion/Second
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.	
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.	ADJOURNMENT OF MEETING	



Independent Citizens' Oversight Committee

Meeting Minutes

May 8, 2024

Solana Beach School District

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

6:00 pm

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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 6:04 p.m.
2.	PLEDGE OF ALLEGIANCE	
3.	ROLL CALL	Members Present (6)
		Nihar Bhatt
		Lauren Hay
		Christos Komninakis
		Ashley Peterson
		Jehan Seirafi
		Jerry Suppa
		Abha Tirtha
		Nihar Bhatt was absent from meeting
4.	APPROVAL OF AGENDA	Motion/Second
		Tirtha/Komninakis
5.	APPROVAL OF MINUTES:	
	March 6, 2024 Regular Committee Meeting	Motion/Second
		Hay/Peterson
	HEARING OF THE PUBLIC	
6.	HEARING OF THE PUBLIC:	There were no public comments regarding open session items.

	<p>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.</p> <p>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.</p>	
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7.	INFORMATION/DISCUSSION ITEMS	
	A. Presentation of the Measure JJ capital projects and timeline	
	B. Measure JJ financial reports on current projects	
8.	DISCUSSION AND POSSIBLE ACTION RELATIVE TO PROPOSED COMMITTEE MEETING SCHEDULE	
	A. Set date, time, and location of the 2024-2025 ICOC meetings	
	<ul style="list-style-type: none"> ● September 4, 2024 6:00pm at Carmel Creek School 	
	<ul style="list-style-type: none"> ● December 4, 2024 6:00pm at Solana Pacific School 	
	<ul style="list-style-type: none"> ● March 5, 2025 6:00pm at Carmel Creek School 	
	<ul style="list-style-type: none"> ● May 7, 2025 6:00pm at District Office 	
9.	CARMEL CREEK SCHOOL SITE TOUR	
10.	ADJOURNMENT OF MEETING	6:52 p.m.

MEETING DATE: 9/4/2024

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 projects and timeline.

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____

MEETING DATE: 9/4/2024

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 June 30, 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			89,356	163,899
B	Planning Costs	191,835	1,988,532	739,571	677	2,847,577	5,768,191	2,253,880	2,465,863	233,530	4,953,273	10,721,464
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	162,987	186,970	1,781,731	5,478,302
6200-004	DSA Fees		72,216	93,219	677	517,109	683,222	734,606	64,374	46,560	845,540	1,528,762
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			76,697	373,628
6200-204	CDF Fees		23,100	3,780			26,880				26,880	26,880
6200-205	Energy Analysis								2,238,502		2,238,502	2,238,502
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	440,956
5800-078	Planning Software					420,190	420,190					420,190
5800-098	JJ Transportation											
C	Construction Costs	-	39,524,150	7,131,893	987,722	33,294,826	80,938,592	22,727,746	69,456	366,538	23,163,739	104,102,331
6200-000	Bldg Improvements - Bldg		274,110	323,181		20,155	617,446				617,446	617,446
6200-005	Main Building Contractor		38,518,520	6,798,729	987,722	32,386,522	78,691,494	22,200,663		331,422	22,532,085	101,223,578
6200-207	Construction Management Fees					888,149	888,149	525,740	69,456	28,472	623,668	1,511,817
6200-208	Demolition			3,300			3,300				3,300	3,300
6200-209	Interim Housing		728,770				728,770		6,644		6,644	735,414
6200-110	Other Costs - Construction			6,683			6,683	1,343			1,343	8,026
5800-050	Legal Fees - Construction		2,750				2,750				2,750	2,750
D	Construction Testing Costs	-	150,648	-	-	457,481	608,129	238,904	-	-	238,904	847,033
6200-010	Construction Tests		150,648			457,481	608,129	238,904			238,904	847,033
E	Construction Inspection Costs	-	1,054,242	40,203	9,730	-	1,104,175	32,882	-	-	32,882	1,137,057
6200-009	Construction Inspectors		468,538	40,203	9,730		518,471		8,048		8,048	526,519
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	56,099
4300-040	Bldg Repair - Supplies					1,077	1,077				1,077	1,077
4400-000	Furniture and Equipment (\$500-\$5,000)		138,066	1,641			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	25,660,760	2,535,319	600,068	28,796,147	118,319,035
BALANCE REMAINING		-	-	-	-	-	-	388,240	8,064,681	4,399,932	12,852,853	12,852,853

MEETING DATE: 9/4/2024

ITEM:

Overview of Roles and Responsibilities

AGENDA ITEM: 8

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

RECOMMENDATION:

For information and discussion only.

DESCRIPTION:

Overview of Roles and Responsibilities of the Independent Citizens' Oversight Committee.

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____