

**Citizens' Bond Oversight Committee
Of the Lakeside Union School District
Wednesday, January 29, 2020
4:30 pm**

Lakeside Union School District
12335 Woodside Avenue, Think Tank Room
Lakeside, CA 92040

MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comment

ACTION ITEMS

4. Approval of Minutes from the September 25, 2019 meeting.

DISCUSSION ITEMS

5. Project update - Erin Garcia will review the status of all current Measure L projects.
6. Financial update – Erin Garcia will review the financial status of all current Measure L projects.
7. Review upcoming vacancies on CBOC due to expiring term limits. Review CBOC bylaws for term limits & vacancies.
8. Measure R - general obligation bond measure on the March 3, 2020, primary election ballot.
9. Adjournment

Next Meeting: Wednesday, March 25, 2020 – Think Tank, 4:30 pm

Members of the public who require disability modification or accommodation in order to participate in the meeting should contact Aimee McReynolds at (619) 390-2612 or in writing, at least twenty-four (24) hours before the meeting. (Government Code section 54954.2)

Citizen's Bond Oversight Committee

Of the Lakeside Union School District

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12335 Woodside Ave., Think Tank Room
Lakeside, CA 92040

MEETING MINUTES for Wednesday, September 25, 2019

1. Call to Order – This meeting was called to order by Frank Hilliker at 4:35 p.m. (Chairman McGrath was running late and the committee members present agreed to allow Mr. Hilliker to conduct the committee meeting).

CBOC members present: John Heredia, Liz Higgins, Frank Hilliker, and David Suter. Joe Gonzalez and Kathy Kassell were absent and Mike McGrath arrived at approximately 4:45 p.m. Staff members present were Erin Garcia, Todd Owens, and Brian Beisigl. Others present were District facility consultant Robert Kiesling, and LUSD Board member Andrew Hayes.

2. Mr. Hilliker asked Andrew Hayes to lead the Pledge of Allegiance. After the pledge, everyone in attendance introduced themselves to welcome new Oversight Committee member, Liz Higgins.
3. Public Comment – there were no public comments.
4. Approval of Minutes – John Heredia made a motion to approve the meeting minutes from the May 29, 2019 meeting. David Suter seconded the motion. Motion carried with 3 ayes and 1 abstention (Liz Higgins abstained because she was not present at the May 29, 2019 meeting).
5. Presentation of summer bond projects – Erin Garcia showed the committee a presentation of pictures of the bond projects that began in the summer of 2019, including some before-and-after pictures of each project. Due to time constraints, the committee was not able to visit every school site project during this meeting, so the committee was also provided a handout with pictures of every completed project. Ms. Garcia also reviewed a handout of budgets and actual costs of the ten projects that began in 2019. The handout included the original budget, construction award amount, soft costs, total actual costs, and the variance between budget and total costs. While some project costs exceeded the original budget, some projects produced savings, resulting in an overall savings of approximately \$699,026 for all ten projects. There was discussion related to the

shade structure project, which cost \$327,044 more than planned because the contractor ran into problems with the leech field at Eucalyptus Hills, underneath the location of where the structure was originally planned to be constructed. Alternatively, the scope of work for the Lemon Crest project changed from the original plan, resulting in savings of over \$500,000. The original plan was to build covered walkways (shade structures) throughout the campus, but that was going to trigger accessibility concerns, so the dirt planter areas were filling in with concrete instead. The change resulted in concrete walkways where students can be sheltered from sun or rain, at a significant savings than originally planned. The staff and students at Lemon Crest are very pleased with the final project.

6. Site Visits – At approximately 4:55 p.m., the committee and staff present left the District office to visit completed projects at Lakeside Farms school. The group viewed the new, cleared out parking lot adjacent to the school and discussed the district plans to pave this area and redesign the student drop-off/pick-up areas and bus zones next summer. The team toured one classroom to see the newly installed carpet and classroom flat-panel monitor. At approximately 5:20 p.m., the committee left Lakeside Farms to tour Lemon Crest (both Frank Hilliker and Liz Higgins had to leave at this point). At Lemon Crest, the team toured the campus and got to see the new concrete walkways.
7. The meeting adjourning at Lemon Crest school at 5:50 p.m.

YEAR	SCHOOL	PROJECT	COMPLETION DATE
2019	EH/WG	REPLACE FIRE ALARM	1/2020
2019	EH/WG	NEW SHADE SHELTER	12/2019
2019	LF/LMS	REPLACE CARPET/WOOD	9/2019
2019	LC	PLANTER INFILL PAVING	9/2019
2019	LP	REPLACE HVAC	11/2019
2019	LMS	REPLACE ROOF	2/2020
2019	MULTIPLE	VIDEO SURVEILLANCE	1/2020
2019	MULTIPLE	CLASSROOM MONITORS	8/2019
2019	LF	VACANT LOT CLEARING	8/2019



Budget vs. Commitments and Expenditures

Project Name	Budget		Commitments		Expenditures	
	Total Budget	% Budget Committed	Total Commitments	% Budget Committed	Total Expenditures	% Budget Spent
734- District-Wide - Monitor Replacements	1,000,000		966,025		966,025	
737- EH & WG - Fire Alarm Replacement	335,000	98.5%	330,103	98.5%	36,726	11.0%
738- MS-Shade Structure - EH/WG Shade Structure	700,000	98.6%	690,317	98.6%	403,019	57.6%
739- LMS Roof - Old Hall Roof Replacement	500,000	51.6%	257,952	51.6%	254,445	50.9%
740- LF/LMS Flooring - LF/LMS Flooring	851,531	54.9%	467,150	54.9%	465,494	54.7%
742- Lindo Park - Lindo Park HVAC	167,515	93.8%	157,194	93.8%	156,694	93.5%
744- Lemon Crest - LC - Walkway Maintenance	82,100	100.0%	82,100	100.0%	67,081	81.7%
745- DW Video Surveillance - District Wide Video Surveillance	646,000	56.3%	363,894	56.3%	295,440	45.7%
752- Lakeside Farms - LF-Vacant Lot	70,000	99.8%	69,880	99.8%	69,880	99.8%
Totals	4,352,146	77.8%	3,384,615	77.8%	2,714,805	62.4%



Budget vs. Commitments and Expenditures

Project Name	Budget		Commitments		Expenditures	
	Total Budget	% Budget Committed	Total Commitments	% Budget Committed	Total Expenditures	% Budget Spent
746- Lakeside Farms - Lakeside Farms Modernization	2,000,000		367,600		6,650	
748- Lindo Park - LP Multipurpose Improvements	4,264,320	7.9%	336,500	7.9%	-	0.0%
749- Tierra Del Sol - TDS Multipurpose	7,674,718	5.2%	400,000	5.2%	-	0.0%
753 - District Wide Parking Lots - District Wide Parking Lots	1,810,000	10.0%	180,850	10.0%	19,431	1.1%
754 - Central Kitchen Remodel - Central Kitchen Remodel	500,000	5.0%	25,000	5.0%	-	0.0%
Totals	16,249,038		1,309,950	8.1%	26,081	0.2%

5.2 Qualification Standards.

(a) To be a qualified person, he or she must be at least 18 years of age and either reside within the District's geographic boundary, in accordance with Government Code Section 1020, or else qualify to serve as an authorized representative of one of the organizations listed in section 5.1 (1)-(3) above within San Diego County.

(b) The Committee may not include any employee, official of the District or any vendor, contractor or consultant of the District.

5.3 Ethics: Conflicts of Interest. By accepting appointment to the Committee, each member agrees to comply with Articles 4 (commencing with Section 1090) and 4.7 (commencing with Section 1125) of Division 4 of Title 1 of the Government Code and the Political Reform Act (Gov. Code §§ 81000 *et seq.*), and to complete the Form 700 as required by all "designated employees" of the District. Additionally, each member shall comply with the Committee Ethics Policy attached as "Attachment A" to these Bylaws.

5.4 Term. Except as otherwise provided herein, each member shall serve a term of two (2) years from the first appointment to the Committee. No member may serve more than three (3) consecutive terms. At the Committee's first meeting, members will draw lots to select a minimum of two (2) members to serve for an initial one (1) year term and the remaining members for an initial two (2) year term.

5.5 Appointment. Members of the Committee shall be appointed by the Board through the following process: (a) appropriate local groups will be solicited for applications; (b) the Superintendent or Assistant Superintendent will review the applications; (c) the Superintendent and/or Assistant Superintendent will make recommendations to the Board.

5.6 Removal; Vacancy. The Board may remove any Committee member for any reason, including failure to attend two (2) consecutive Committee meetings without reasonable excuse or for failure to comply with the Committee Ethics Policy. Upon a member's removal, his or her seat shall be declared vacant. The Board, in accordance with the established appointment process shall fill any vacancies on the Committee.

5.7 Compensation. The Committee members shall not be compensated for their services.

5.8 Authority of Members. (a) Committee members shall not have the authority to direct staff of the District. (b) Individual members of the Committee retain the right to address the Board as an individual.

5.9 Vacancy Procedure. The procedure and eligibility for appointments to fill vacancies left by Committee members leaving the Committee, shall be as follows:

(1) At the time a vacancy occurs, the Committee may formally declare a member's seat vacant. If the vacancy occurs due to the completion of the term(s) and/or term limits set forth in section 5.4 above, the Committee may declare that seat vacant at the final meeting attended by the Committee member at the time of, or prior to, the expiration of the applicable term.

(2) Once a Committee member's seat has been declared vacant by the Committee, District staff shall promptly seek to solicit a new Committee member to fill the vacant seat. District staff will, at a minimum, post the vacancy on the District's website and publicly solicit for new

Committee members. This solicitation period shall be at least 45 calendar days.

(3) If a new Committee member is identified pursuant to the above solicitation procedure, such new Committee member will be presented to the District's Board for appointment to the Committee. If no new Committee member is identified pursuant to this procedure, a Committee member who served in the past, may be identified by District staff, and such Committee member may be re-appointed by the District's Board, so long as the Committee member is not re-appointed prior to the applicable seat being declared vacant and the completion of the solicitation process set forth above.

Section 6. Meetings of the Committee.

6.1 Regular Meetings. The Committee is required to meet at least once a year including an annual organizational meeting to be held in the spring (March-May).

6.2 Location. All meetings shall be held within the District.

6.3 Procedures. All meetings shall be open to the public in accordance with the *Ralph M. Brown Act*, Government Code Section 54950 *et seq.* Meetings shall be conducted according to such additional procedural rules as the Committee may adopt. A majority of the

number of Committee members shall constitute a quorum for the transaction of any business except adjournment.

Section 7. District Support.

7.1 The District shall provide to the Committee necessary technical and administrative assistance as follows:

(a) preparation of and posting of public notices as required by the *Ralph M. Brown Act*, ensuring that all notices to the public are provided in the same manner as notices regarding meetings of the District Board;

(b) provision of a meeting room, including any necessary audio/visual equipment;

(c) preparation and copies of any documentary meeting materials, such as agendas and reports; and

(d) retention of all Committee records, and providing public access to such records on an Internet website maintained by the District.

7.2 District staff and/or District consultants shall attend all Committee proceedings in order to report on the status of projects and the expenditures of bond proceeds.

7.3 No bond proceeds shall be used to provide District support to the Committee.

Section 8. Reports. In addition to the Annual Report required in Section 3.2, the Committee may report to the Board at least semi-annually in order to advise the Board on the activities of the Committee. Such report shall be in writing and shall summarize the proceedings and activities conducted by the Committee.

**CITIZENS' BOND OVERSIGHT COMMITTEE
TERM LIMITS & EXPIRATIONS**

COMMITTEE MEMBER	MEMBERS POSITION	TERM LENGTH	TERM EXPIRATION
David Suter	Parent Representative	1 year	2/28/2020
Frank Hilliker	Member-At-Large	2 years	3/31/2021
Joe Gonzales	Member-At-Large	1 year	2/28/2020
John Heredia	Taxpayer Organization Representative	2 years	2/28/2021
Kathy Kassel	Local Business Representative	2 years	3/31/2021
Michael McGrath	Parent/PTO	1 year	2/28/2020
Liz Higgins	Senior Representative	2 years	3/31/2021

Lakeside Union School District



TO IMPROVE OUR SCHOOLS



CLASSROOM COUNTERTOP



CLASSROOM EXTERIOR



CLASSROOM WINDOWS

ELECTION DAY IS MARCH 3, 2020



Upgrade, rehabilitate and expand our children's classrooms



Make critical safety improvements to schools throughout the District



Measure R's estimated annual tax rate is less than \$0.03 per \$100 of assessed valuation



Legal safeguards require all bond funds to be spent on our local schools and not on administrators' salaries, pensions or benefits

OUR SCHOOLS

Eucalyptus Hills School
Lakeside Farms Elementary
Lakeside Middle School
Lakeview Elementary
Lemon Crest Elementary

Lindo Park School
Riverview International Academy
Winter Gardens School
Tierra del Sol Middle School



Lakeside Union School District

MEASURE

R

FREQUENTLY ASKED QUESTIONS

WHAT IS MEASURE R?

Measure R is a general obligation (GO) bond measure on the March 3, 2020, primary election ballot. If approved by over 55 percent of District voters, the measure will authorize \$33 million to **upgrade, rehabilitate and expand our children's classrooms, as well as make critical safety improvements** to schools throughout the Lakeside Union School District.



WHAT IS A GO BOND?

GO bonds are commonly used by California school districts to fund improvement projects, such as the construction and renovation of classrooms. Similar to a home loan, GO bonds are typically repaid over time. Funds to repay the bonds come from a levy on all taxable property – residential, commercial and industrial – located within the District.

WHY IS MEASURE R NEEDED?

The Lakeside Union School District strives to provide our children with an excellent education in a safe and secure environment. **The District Board believes the state has fallen short in providing adequate funding to maintain and improve our children's schools.** This measure addresses that problem by providing a source of funds that cannot be taken by the state and spent elsewhere. Measure R may also qualify the District for state matching funds that would otherwise be unavailable.

HOW MUCH WILL THE MEASURE COST?

The measure's average annual tax rate is estimated to be less than \$0.03 per \$100 of assessed valuation. Assessed valuation should not be confused with market value. The assessed valuation is the value placed on the property by the county and is typically lower than market value.

WHAT TAXPAYER PROTECTIONS ARE IN PLACE?

An independent Citizens' Oversight Committee and a third-party auditor must review and audit all bond expenditures. Funds are prohibited from being used for administrators' salaries, pensions or benefits. **Measure R includes legal safeguards requiring all bond funds to be spent on voter-approved projects.** In addition, the state is legally prohibited from taking and spending the funds in other districts.

WHAT WILL BE FUNDED BY MEASURE R?

- Repairing and replacing leaking roofs and outdated plumbing
- Replacing outdated electrical wiring
- Upgrading fire alarm and emergency communication systems
- Upgrading outdated heating, ventilation and air conditioning
- Replacing aging portable classrooms
- Improving student safety and campus security

For more information visit www.lsusd.net

