



# 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.

SOLANA BEACH SCHOOL DISTRICT

## Measure JJ Independent Citizens' Oversight Committee Meeting

May 8, 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

May 8, 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.	<b>CALL TO ORDER</b> WELCOME	
2.	<b>PLEDGE OF ALLEGIANCE</b>	
3.	<b>ROLL CALL</b>	
		Nihar Bhatt
		Lauren Hay
		Christos Komninakis
		Ashley Peterson
		Jehan Seirafi
		Jerry Suppa
		Abha Tirtha
4.	<b>APPROVAL OF AGENDA</b>	<b>Motion/Second</b>
5.	<b>APPROVAL OF MINUTES:</b>	
	March 6, 2024 Regular Committee Meeting	<b>Motion/Second</b>
<b>HEARING OF THE PUBLIC</b>		
6.	<b>HEARING OF THE PUBLIC:</b>	
	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.	<b>INFORMATION/DISCUSSION ITEMS</b>	
	A. Presentation of the Measure JJ capital projects and timeline	
	B. Measure JJ financial reports on current projects	

<b>8.</b>	<b>DISCUSSION AND POSSIBLE ACTION RELATIVE TO PROPOSED COMMITTEE MEETING SCHEDULE</b>	
	A. Set date, time, and location of the 2024-2025 ICOC meetings	
	<ul style="list-style-type: none"> <li>September 4, 2024 6:00pm at Carmel Creek School</li> </ul>	
	<ul style="list-style-type: none"> <li>December 4, 2024 6:00pm at Solana Pacific School</li> </ul>	
	<ul style="list-style-type: none"> <li>March 5, 2025 6:00pm at Carmel Creek School</li> </ul>	
	<ul style="list-style-type: none"> <li>May 7, 2025 6:00pm at District Office</li> </ul>	
<b>9.</b>	<b>CARMEL CREEK SCHOOL SITE TOUR</b>	
<b>10.</b>	<b>ADJOURNMENT OF MEETING</b>	



# Independent Citizens' Oversight Committee

## Meeting Minutes

March 6, 2024

Solana Beach School District

Solana Beach School District

309 N. Rios Avenue

6:00pm

Solana Beach, CA 92075

1.	<b>CALL TO ORDER</b>	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.	<b>PLEDGE OF ALLEGIANCE</b>	
3.	<b>ROLL CALL</b>	<b>Members Present (6)</b>
		Lauren Hay
		Christos Komninakis
		Ashley Peterson
		Jehan Seirafi
		Jerry Suppa
		Abha Tirtha
		Nihar Bhatt was absent from meeting
4.	<b>APPROVAL OF AGENDA</b>	<b>Motion/Second</b>
		Peterson/Tirtha
5.	<b>APPROVAL OF MINUTES:</b>	
	September 6, 2023 Regular Committee Meeting	<b>Motion/Second</b>
		Peterson/ Komninakis
<b>HEARING OF THE PUBLIC</b>		
6.	<b>HEARING OF THE PUBLIC</b>	
	<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)</p>	There were no public comments regarding open session items.

	refer to staff for further study; or (3) refer the matter to the next agenda.	
<b>7.</b>	<b>ACTION ITEMS</b>	<b>Motion/Second</b>
	A. Presentation and Acceptance of the 2022-2023 fiscal year Measure JJ Audit Report by Christy White, Inc.	Komninakis/Suppa
	B. Presentation and Approval of the ICOC 2022-2023 Annual Report	Seirafi/Peterson
<b>8.</b>	<b>INFORMATION/DISCUSSION ITEMS</b>	
	A. Presentation of the Measure JJ capital projects and timeline	
	B. Measure JJ financial reports on current projects	
<b>9.</b>	<b>ICOC MEMBERS-TERM RENEWALS</b>	Komninakis, Peterson, and Tirtha are up for term renewal and have agreed to stay on for another term
<b>10.</b>	<b>ADJOURNMENT OF MEETING</b>	Meeting adjourned at 7:09 p.m.

**MEETING DATE: 5/8/2024**

**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:**

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**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**MEETING DATE: 5/8/2024**

**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:**

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**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

# Sources and Budgets Report as of April 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	CRG											
35.5	E-Rate											
35.6	CITE 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	5,860			5,860	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	2,242,989	199,562	198,107	2,640,658	8,408,849
5800-000	Professional Consultant	8,500				1,991	10,491	3,492			3,492	13,983
5800-010	Audit Agreement						2,300					2,300
6200-003	Architect / Engineering Fees		1,454,179	580,791		1,681,602	3,696,572	1,421,583	135,188	151,547	1,708,318	5,404,890
6200-004	DSA Fees		72,216	83,215	677	517,109	683,222	734,606	84,374	46,560	845,540	1,528,762
6200-008	Engineer		90,574	51,015		150,589	191,598				191,598	191,598
6200-012	Consultant		75,541	40,743		176,541	296,831	75,987			75,987	372,593
6200-204	CDE Fees			3,780			26,880					26,880
6200-205	Energy Analysis		23,100									
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	22,726,946	-	-	22,726,946	103,667,538
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	22,200,663			22,200,663	100,892,157
6200-207	Construction Management Fees					888,149	888,149	525,740			525,740	1,413,889
6200-208	Demolition			3,300			3,300					3,300
6200-209	Interim Housing		728,770				728,770					728,770
6200-110	Other Costs - Construction			6,683			6,683	2,543			2,543	9,226
5800-050	Legal Fees - Construction		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					518,471
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	259,794	-	-	259,794	1,124,656
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		17,668	157,375	250,778			250,778	408,154
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
TOTAL EXPENDITURES		191,835	43,173,120	7,917,432	998,129	37,242,373	89,522,889	25,651,032	199,562	198,107	26,048,701	115,571,590
BALANCE REMAINING		-	-	-	-	-	-	397,968	10,400,439	4,801,893	15,600,299	15,600,299



**MEETING DATE: 5/8/2024**

**ITEM:**

**AGENDA ITEM: 8A**

Set date, time, and location of the 2024-2025 ICOC Meetings.

- September 4, 2024 6:00pm at Carmel Creek School
- December 4, 2024 6:00pm at Solana Pacific School
- March 5, 2025 6:00pm at Carmel Creek School
- May 7, 2025 6:00pm at District Office

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

**RECOMMENDATION:**

It is recommended that the committee approve the dates and times for the 2024-2025 ICOC meetings.

**DESCRIPTION:**

Discussion to set date, time, and location of 2024-2025 ICOC meetings.

**FISCAL IMPACT:**

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**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_