



Meeting Minutes

Community Bond Oversight Committee, September 13, 2022, 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met on **September 13, 2022** to consider and discuss and take action on the items of the agenda below. These meeting minutes are supplemented by the [meeting materials](#).

The following individuals were in attendance:

Members:

Anna Valdez, Cheryl Bradley, Christy Merritt, Jennifer Carson, Lawrence Huang, Lori Moya, Mark Grayson, Natalie Therkelsen, Peck Young, Dr. T. Jaime Chahin,

Staff & Consultants:

Andre Andrews, Bianca Tafares, Carlos Mederes, Christine Steenport, Dinita Caldwell, Katrina Montgomery, Maggie Infante, Michael Mann, Sarah O'Brien, Scott Morrison, Zachary Perkins

AGENDA

	AGENDA ITEM	Presenter	Additional Notes
●	Call to Order –	CBOC Co-Chairs	The meeting was called to order at 6:15 p.m.
●	Public Comment	CBOC Co-Chairs	No public comments were received.
●	Approval of Minutes - June 14, 2022 Meeting	CBOC Co-Chairs	Correction being made to Item #6 where Anna Valdez was referenced as 'Anne'. Mark moved to approve, Anna seconded.
●	Staffing/Committee Updates	Christine Steenport	<ul style="list-style-type: none"> ● Internal staff shared that the Directors of CMD, PM, and Architecture would now all be reporting under Michael Mann. ● Email address was changed to rid the committee of confusion regarding flow of internal/external information. ● Co-Chairs will welcome new committee member via email this week.
	Reports and Presentations 2017 and 2013 Bond Programs Issues and Risks, Substantial Changes Bond Program Schedule Changes	Carlos Mederes / Bianca Tafares / Michael Mann	<ul style="list-style-type: none"> ● Eastside - <ul style="list-style-type: none"> ○ Carlos will provide a schedule. ○ Peck asked for more clarity on what the issue is - Carlos explained that land began

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			<p>shifting after the wellness walk was installed. This movement occurred in the 1980s but the team is working to get to the root cause.</p> <ul style="list-style-type: none"> ○ Peck inquired about the type of land housed at the site - Carlos will provide the land material and type of movement at the next meeting. ○ Biana added that the land was black clay. ○ Lori bought up the fault that was found on site. Bianca informed the group that a head scarp exists on that hill. Also confirmed that there is no concern as far as the campus itself is concerned. ○ Forensic and geotech engineers want to look at the site from varying depths <ul style="list-style-type: none"> ■ 60 days of activity being measured ○ Lawrence wondered if the time of year that the observation was recorded mattered. Bianca said that the team was focusing on rainy days, not necessarily seasonal patterns. ○ Peck reminded the group that Eastern part of this city was agricultural and was some of the most fertile land in the country. <ul style="list-style-type: none"> ● LBJ <ul style="list-style-type: none"> ○ Sep-Nov tour opportunities for Phase II and are available for CBOC members.

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			<ul style="list-style-type: none"> ○ Natalie wanting to ensure that the exterior of campus is being maintained (pressure washed, fresh paint, etc.) to make this phased modernization appear seamless in appearance. <ul style="list-style-type: none"> ■ Carlos said that this experience has alerted his team on how to implement these things into project scopes going forward at campuses such as Bowie. ○ Cheryl questioned if these tours would be happening more than once a month as she was under the impression that they'd be happening more frequently <ul style="list-style-type: none"> ■ Bianca clarified that Karla/Buie/DCCE will be sending communications with thorough updates in the weeks between these campus tours. ○ Cycle: Info to CAT, Campus Tours, Info to Students, Parents & Families. ○ Cheryl reminded us to be clear and concise with our messaging to not confuse community members - Bianca will clarify at the first tour which takes place tomorrow (9/14). <ul style="list-style-type: none"> ● LASA ● Lori wants to ensure that we have a vendor compliance report to reflect

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			difficulties we've had with this contractor.
	<ul style="list-style-type: none"> ● Bond Financials 	Andre Andrews	<ul style="list-style-type: none"> ● 2013 <ul style="list-style-type: none"> ○ 5/7 projects not complete. ○ Closeout is happening on CMD and Finance sides for all remaining projects. ○ Mark wants to know when we discuss what of 2013 Bond becomes surplus <ul style="list-style-type: none"> ■ *See March scheduled meeting* ○ Mark asked what the balance for buses and technology was for? ○ Chrisitne informed Mark that the order for buses had been submitted and they are on the way. ● 2017 <ul style="list-style-type: none"> ○ \$258M left at end of July ○ \$175M - not taking Real estate revenue, contingencies, and into account. ○ 17% of budget remaining for projects - not quite at closeout on the financial side but CMD is slowing down. ○ Mark asked about the \$1M shift to the original Anderson project - is it related to the slope? <ul style="list-style-type: none"> ■ Michael confirmed it wasn't. ○ Lawrence asked about Line 165 (Real estate) and wanted to know how he'd explain the line item? ○ Michael and Andre will follow up with Matias to get a defined answer regarding the line item and what it

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			<p>covers, etc. Will bring to the next meeting</p> <ul style="list-style-type: none"> ○ Christy added that the lack of ambiguity will cause voters hesitance to vote on the 2022 bond. ○ When did we decide that land sales were off the table? - Follow up with Matias. ○ Jennifer asked about Teacher Housing which is not going to be included in the 2022 bond but is being communicated to community members via publications such as Community Impact. ○ Mark informed us that extra projects were added and the price tags were rising so the district backed off. ○ Peck said that the decision not to sell \$40M in real estate as promised could sink the bond at the poll. Suggests that the internal team develops a clear answer by election day. ○ Natalie said she was in a meeting last year and learned of sales from west sixth street and never learned where that money went. ○ Lori said that the money was used to purchase HQ. ○ Lawrence thinks that when we develop our response as to what Line 165 is covering we need to give our community members a timeline to repurposing, sale of real estate, using real estate as revenue, etc.

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			<ul style="list-style-type: none"> ○ Mark asked about Lines 52 and 53 - reversing these lines in updated reports as they are swapped. ● 2017 Bond Financials ● Mark pointed out that each project has contingencies which will make this number a bit higher in the end.
<ul style="list-style-type: none"> ● HUB Program – Staff and the committee reviewed and discussed this item. 		Dinita Caldwell	<ul style="list-style-type: none"> ● 2017 <ul style="list-style-type: none"> ○ Mark added that the numbers aren't happy, but less sad this time around. ○ Minority GCs have been hired and the payments have not been reflected but will post around the end of the calendar year. ● Program Activity <ul style="list-style-type: none"> ○ Disparity Study will be received in January and final will be presented in April. ○ Dinita asked the co-chairs what the workflow was. Neither were on the CBOC in 2015. Peck said that the report came to the CBOC first before going to the board. ○ Peck added that a sub-committee helped compile this report after Cheryl asked the committee. ○ Dinita added that the city and the district are using the same consultant to get this study complete. ○ Dinita will have a webinar with the Asian Chamber on 9/14 and will attempt to touch on Bond.
<ul style="list-style-type: none"> ● Bond Communications – Staff and the committee reviewed and discussed the item. 		Sarah O'Brien	<ul style="list-style-type: none"> ● Jennifer wanted to ensure that homeowner's associations were

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			<p>being provided community outreach and informed about the bond.</p> <ul style="list-style-type: none"> ● Campus one-pagers were mentioned by Christine and Sarah explained that they feature information about each campus and their vertical team. ● Christy reminded that our outreach needs to extend further than community members with children. ● Cheryl encouraged Sarah to use the CBOC committee to develop strategies as they have a wealth of knowledge regarding bonds and bonds passed. ● Natalie asked how the bond was built and Lori provided an explanation. ● Sarah will send a form to let committee members place their community events on DCCE's radar.
	<ul style="list-style-type: none"> ● Action Items Requested by the Committee – Staff and the committee reviewed and discussed the item. 	CBOC CO-Chairs	<ul style="list-style-type: none"> ● Majestic Update: Annie Collier, Ed Ramos, LaVonja Horne-Williams, Dinita in attendance ● African-American woman owned firm. Contracts were all HVAC in nature. ● Several projects were canceled. ● Contracts will be reinstated. ● Value of contract: \$695,000 ● Timeline and project completion are currently being readjusted. ● HUB department will be undergoing an Equity audit with an external component and working with the Equity Office per the Superintendent's request. ● Industry organizations, internal staff, HUBs and Non-HUBs will be interviewed.
	<ul style="list-style-type: none"> ● Potential Future Items for Discussion – Staff and the committee reviewed and discussed the item. 	CBOC Co-Chairs	<ul style="list-style-type: none"> ○ Possible Tour Locations: Bowie (Dec.), Casis,

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			<p>Brentwood , Bear Creek (Dec.), LBJ</p> <ul style="list-style-type: none"> ○ Is going to Rosedale for the Thanksgiving Feast allowed? Follow up with Elizabeth Dickey.
	<ul style="list-style-type: none"> ● Adjourn – 		<p>Mark made a motion to adjourn at 7:55 p.m.</p>

Action Items/Requests: Throughout the meeting and under Agenda Items **2, 4, and 6** committee members took action, promised to undertake, or requested the following (which were emailed to the committee on 8/17):

- Monitoring air quality. Is AISD still monitoring? Provide an update at the next meeting.
- Townsend audit update
- Garcia lawsuit update
- Eastside land materials
- Community Events link to be sent to the CBOC
- Finalizing CBOC calendar with campuses for meetings and tours
- Clarification on Real Estate Revenue/Repurposing
- LBJ CAT Schedule Follow-Up