

INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE
OF THE SANTEE SCHOOL DISTRICT

Wednesday, May 7, 2008

Minutes

Members Present: Dr. Cynthia Avery, Chris Cate, Eid Fakhouri, Dr. Tim Glover, Gina Jackson, Rob McNelis, Jim Montague, Beth Selbe, Rick Weeks

Excused: Stacey LoMedico, Kai Ramer

Alternate Excused: Karen Fleck

Attendees Present: Christina Becker, Bill Clark, Dianne El Hajj, Dr. Lis Johnson, Nancy Stasch

- 1) **Call to Order at 6:05** Presented handouts and their placement into ICOC binders.
- 2) **Established a quorum** with 9 members in attendance to begin the meeting.
- 3) **Reviewed Minutes** of April 2, 2008. Rob McNelis motioned to approve, seconded by Gina Jackson. Chris Cate abstained. Motion approved.
- 4) **No public comments addressed.**
- 5) **ICOC Communications:** Rob McNelis expressed that he has been hearing complaints regarding the parking on Magnolia Avenue from volunteers, parents, etc. during drop-off and pick-up times. Christina Becker replied that the new addition parking area will be available soon, but may not be by school year-end. By September, 2008, the new lot will be available for the contractors to use and free up space on Magnolia Avenue parking. Bill Clark added that Rob has brought up a good point for us to pre-determine parking problems for future site construction. Dr. Johnson thanked Rob for letting us become aware of this prior to the town-hall forum. Dr. Timothy Glover asked if the contractors could park on the dirt fields. Christina said she would look into this issue and find alternatives and a solution.

Gina Jackson is concerned with the price of the pavers. Dr. Johnson responded that this is a fundraiser headed by the Foundation and that the price just barely covered the costs involved.

Chris Cate mentioned that Santee's ICOC was not selected as a finalist by the Taxpayer's Association watchdog award this year, since the program was still in its early stages.

- 6) **Construction Progress at the Schools:** Christina Becker announced that the Cajon Park construction is on schedule and on budget. Savings are \$27,000 in HVAC equipment and \$11,000 in glazing/fireglass. Unforeseen asbestos removal was about \$2,500 for the locker demolition. All 5 school modernizations have permits from DSA. The bidding process is

on going: Monday-Sycamore Canyon; Tuesday-Cajon Park and Carlton Hills; Thursday-Rio Seco and Carlton Oaks. Numbers will be drafted up for the Special Board Workshop on Saturday, May 10, 2008. The bidding climate and bid coverage is still good. Bill Clark said that we will finalize the Movers Contract at the Board meeting on May 6, 2008. The contractor worked with the suppliers and gave us quite a bit of input. They will work with the staff to coordinate packing. Dr. Johnson explained that we have three storage options: on-site, short-term, and long-term. Purging and cleansing has been encouraged and occurring in the classrooms with volunteers and parents.

- 7) **Updates on Legislative Action:** Bill Clark would like to thank Joel Anderson in helping with eligibility with the State in securing funding. The legislation was withdrawn; however, we are exploring new construction eligibility options. Pepper Drive was modernized in 1992/93 with State funding, so we cannot get funding until 2017. We can, however, proceed now and ask for reimbursement later. We have some ideas to reactivate this after talking with members of OPSC.

- 8) **Solar Panels:** Bill Clark commented that San Diego County is becoming a potential leader in using solar. The handout shows some affordable solutions. If we can show effective solutions, we are eligible to receive up to \$6.8 million in credits. We can generate about 90% of power used by the site. Then, in the summer months, the energy is put back into the system which equals out to zero usage. This would free up to about \$1 million in utility costs to help pay off a debt payment. This is outside the scope of Prop R. However, this could provide shade in play areas. Eid Fakhouri questioned the use of solar projects based on other school district's decline of revenues through SDG & E demand charges. Christina explained the impact of demand charges which made solar solution not profitable. Changes have been made by the P.U.C. since with regard to demand charges which has made the solar market better for school districts. Other school districts had contacted us to let us know to wait until the P.U.C. changes SDG & E demand charges to schools. Bill explained that we plan to hire an engineer to run the numbers prior to signing any agreements. Rob McNelis asked where maintenance costs come into play. Bill answered that the maintenance is a calculated cost within the contract period. Christina added that life cycle analysis included maintenance, i.e., invertors, etc. The estimated life of the solar panels is 25-30 years. The State of California has taken a lead to require utilities to get 20% of the energy from alternate sources. We get extra points through Modernization State funding programs with additional grant funding with solar. The energy environment is changing and legislators are taking action. We are leaving no stones unturned for this funding opportunity. We have an RFP out on solar and they are due back by May 27, 2008. Eid noted that this does not impact the ICOC scope, it is for information only.

- 9) **ICOC Quorum Change & Member's Terms:** Christina Becker shared the background in the handout from the April 15 Board Item and the minutes approved by the Board re: the ICOC Bylaws. Dianne El-Hajj shared that they were just trying to make it easier for the

ICOC. Eid reviewed the discussion from the last meeting. The two members who are leaving will be at the June meeting for an official goodbye. The by-laws were left unchanged and did not need to be revised.

- 10) **Budget Report Updates:** Bill Clark noted that Phase 1 projects are out to bid. The Board will take action on Saturday, May 10, 2008. The performance auditors were on site and will be back soon with some follow-up work. Bill said that the performance auditor was critical of the Colbi software system. It was expensive and required double input. The FIS system does give us excel summaries. Eid Fakhouri would like to see reports from the FIS system. Eid asked if the FIS system can do a 5-year or 2-year plan. Bill answered that the Capital Improvement Plan is a 5-year plan and that the FIS system only works on a fiscal school year, one year at a time. Eid explained that we still need a management reporting level layer. It needs to be a reporting tool, not just a report. Christina explained that Cajon Valley had an excel format already in place and it worked very well. Bill said you have to start with the whole picture with the end in mind, then go back to engineer it to the financial system. The performance auditor has pointed to a number of districts who have done this well.
- 11) **Early Procurement – Electrical & HVAC Components:** Bill Clark updated the ICOC on the bidders: Carrier vs. Trane who worked real hard to win this bid. We received locked-in pricing which saved us \$27,000 with higher efficiency units at a lower price. Steel prices were the concern. They gave us a fixed price and took a risk; however, the price is only guaranteed if procured by a certain deadline. Chris Cate asked if the bids came in lower. Christina replied that Cajon Park 2-story addition was lower. The Modernization bidding is on-going and we have a large bidders list. The bidding climate is still good. We are ahead of other districts which also passed bond measures in November 2006.
- 12) **ICOC Speaking Points – Discussion for the Next School Board Meeting:** Discussion on the date that an ICOC member should attend a board meeting and a volunteer to speak was discussed. Eid Fakhouri asked Dianne El-Hajj what she thought would be a good time. She suggested waiting until at least the second meeting in June. At that time, the ICOC will present their progress.
- 13) **Comments from Committee Members/Topics for Next Meeting:** Eid noted that the ICOC is getting closer to issuing an annual report. He is looking for a sub-committee and asked what the budget is. Items could include the ICOC newsletter and how it is distributed. What do we want to add to the newsletter? What do parents want to hear? Eid hasn't received any feedback from the community with regards to the newsletter. Christina and Mrs. El-Hajj noted that they have received positive comments regarding the newsletter from the community. Mrs. El-Hajj said she will bring feedback from the town-hall forum. The September newsletter can include what has happened during the summer. Christina let everyone know that each site has its own Site-Plan Board in the administration office. We could add the typical modernization plan in the newsletter.

The Facilities committee suggested adding information on the Phase 2 schools. Rob McNelis suggested putting the Site-Plan Boards that are in the offices out in the hallways for public viewing.

- 14) **Information Only:** The next Board Workshop is Saturday, May 10, 2008. The next Facilities Committee meeting is on Wednesday, May 28, 2008. The Real Property Advisory Committee (7/11 Committee) will meet after the Facilities Committee meeting on May 28, 2008.

Eid Fakhouri asked if anyone from the ICOC could attend the Board Workshop on Saturday. He said that the ICOC gained a great deal of knowledge by attending the workshop on February 2, 2008. No one responded to be in attendance, so Christina said the information would be made available to them.

- 15) **Adjourn** at 7:40 p.m. to next ICOC meeting on June 4, 2008