

**LEMON GROVE SCHOOL DISTRICT**  
**OFFICIAL MINUTES OF THE**  
**MEETING OF THE INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE**

**INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE MEETING — JUNE 25, 2014** – The regular meeting of the Independent Citizens' Oversight Committee of the Lemon Grove School District was held at the Education Center, 8025 Lincoln Street, Lemon Grove, California, on Wednesday, June 25, 2014. Cary Demaree (Chair) called the meeting to order at 5:00 p.m.

**Committee Members Present:**

William Baber (Taxpayers' Organization) – (left at 6:45 p.m.)  
Thomas Clabby (Senior & At-Large Community Member)  
Cary Demaree (Parent, PTA, At-Large Community Member – Chair)  
Mark Gracyk (Business Community – At-Large Community Member)  
Ilse Hanning (At-Large Community Member)  
Gerard Selby (Parent, PTA, At-Large Community Member) – (left at 6:15 p.m.)  
Toni Shaw (At-Large Community Member)

**Committee Members Absent:**

Helen Ofield (At-Large Community Member – Vice Chair)  
Rosemary Putnam (Senior & At-Large Community Member)

**District Staff Members Present:**

Larry Loschen, Official Board Representative  
Gina Potter, Deputy Superintendent  
Bret Felix, Projects & Facilities Supervisor  
Joanne Branch, SDCOE FACJPA – Prop W Project Manager  
Michelle Flores, Account Technician

**Attorney Present:**

Ty Dorward, Best Best & Krieger

**PLEDGE OF ALLEGIANCE** – Cary Demaree led the Pledge of Allegiance.

**AGENDA** – Thomas Clabby requested agenda item 1.d. be moved after agenda item 7., it was moved by Hanning, seconded by Baber to approve the change in the agenda. The motion was called for with the following results: Ayes – Baber, Clabby, Demaree, Gracyk, Hanning, Selby, Shaw; Nays – none; Absent – Ofield, Putnam. The motion carried.

**HEARING OF CITIZENS FOR ITEMS NOT ON THE AGENDA** – None

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**INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE'S ANNUAL REPORT PRESENTED TO THE LEMON GROVE SCHOOL DISTRICT'S GOVERNING BOARD MAY 13, 2014** - Cary Demaree thanked Dale Scott (financial advisor) & Dr. Gina Potter for informing the Independent Citizens' Oversight Committee (ICOC) on bond reauthorization information. This reauthorization is important due the drop in assessed valuations which has made it not possible to issue Series C and D for several years into the future.

Dr. Potter thanked Helen Ofield and Mr. Demaree for drafting the ICOC annual report, PowerPoint with pictures, and presenting to the Governing Board; Mr. Demaree added it was well received.

**UPDATED BYLAWS SECTION 5.5 TERM** - At the last ICOC meeting members took action to amend the length of each term to three years and for no more than three consecutive terms. The Governing Board accepted and approved the revision. This agenda item is also to report out officials. Dr. Potter expressed that the member(s) resigning have family commitments and turning in a letter of resignation is acceptable. The district has posted to fill the vacancy(s) per bylaws.

**STATE ALLOCATION BOARD PROJECT UPDATE** - A few months ago the district contracted with the San Diego County Office of Education Facilities Joint Powers Authority (SDCOE FACJPA). Joanne Branch is pleased to bring another design build approach to projects. Similar to the Lemon Grove Academy joint-use library project for the best price. Ms. Branch presented her report (see attached). The newly hired information technology (IT) director has been very helpful with defining the scope of work for the wireless project at several school sites. Bret Felix can work directly with designer and builder. With the maintenance director's assistance, this will ensure that the right team is in right position to get projects done as inexpensive as possible. Ms. Branch shared that the balance of funds allocated to get wireless to as many sites as possible.

They're looking to upgrade Vista La Mesa Academy's domestic water system. Monterey Height's legacy is quite extensive and quite expensive; we're not sure if we have the right amount of money. The Division of State Architecture (DSA) is requiring the district to start over not according to old plans. We'll need to resubmit all new applications. Mr. Clabby asked if the windows are being addressed. Ms. Branch said only the old project. However, the district has a separate project for the windows.

Lemon Grove Academy's final costing for the physical education athletic field scope is underway. We're working with directors and coaches as well as the Governing Board to submit pricing to Cabinet for direction.

Mount Vernon's dual immersion expansion; the goal to add buildings that are functional for 7<sup>th</sup> & 8<sup>th</sup> grade students.

**District Office – Technology Center:** There was a water intrusion issue during heavy rains. The water came from below not from above. There are also structural building issues. The IT director's direction is to cap the roof and look under; moving ahead to repair deficiencies.

**Human Resources:** Ground is settling and the building is sinking. The maintenance director confirmed the building is accessible and sound. The goal is to work on projects together and act on as a whole.

**Central Kitchen:** This is our priority; DSA delayed a month and half which caused construction to be delayed past the beginning of summer. We had to budget in a few extra items per DSA to be sure the kitchen will be correct to operate as a commercial kitchen. Ms. Branch added that they are working additive alternates to see bidding is an awardable contract to get the district as much as possible that is needed.

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**STATE ALLOCATION BOARD PROJECT UPDATE CONTINUED** - Dr. Potter shared the importance to do certain projects like the wireless for six schools, athletic field, central kitchen and that they go hand in hand as the cost is coming in higher than the allocation with the State Allocation Board (SAB) money. Due to Ms. Branch and team with contractor to districts team to ask us to redefine scope and do carve outs as additive alternates for bids. An example: the wireless was at \$1.5 M now it's at \$2.2M that's an outrageous amount of money and there is not enough in Prop W coughers to reach. Ilse Hanning asked what the kitchen and the athletic field overages are. Dr. Potter assured that Ms. Branch and the contractor are working one at a time; it's difficult to piece meal and say what we're off by. Ms. Hanning asked what scope we can afford; do we phase in projects for a longer period of time. Ms. Branch shared that Dr. Potter has challenged the FAC JPA to team up with the contractor and architect to wrap around all of them and down scope per Cabinet & Governing Board. Ms. Hanning agreed that the phase in is a good alternative. This doesn't cut projects just not in same time frame. Ms. Branch added that the wireless will absolutely be phased in. The bigger challenge is what phases make sense; the idea is not to do something that has to be redone.

Ms. Branch will take advantage of latest phase of technology. Having phases is beneficial to any large organization. Hopefully bond reauthorization helps. Mr. Demaree asked if the timetable will stay initially for the wireless. Ms. Branch gave a date of January 2015. Mark Gracyk asked if Ms. Branch was confident. Yes, with challenges. The IT director is working with Cabinet as to what that means to testing. Ms. Branch continued that the proper power and dust control is very important to ensure no failures. Out of budget and we need to identify infrastructures and have everyone involved there at the same time looking at the same spaces evenly at all sites. Cost and scope identify what is left to purchase access points, system, etc. Important to have uninterrupted power supply not after, before. Ms. Branch is bringing all that they've learned with other districts to share and avoid issues and address. Mr. Demaree wanted to know if the timeline of January 2015 will affect the readiness due to Common Core in early spring.

Mr. Gracyk mentioned that this is the first time he heard of the Human Resources building. Ms. Branch stated that there was a prioritization session presented with many projects. We recently secured three classrooms for \$1 from another district and we move them. Bill Baber asked why the other district was selling and Ms. Branch explained that the other district is building permanent structures. The district added 7<sup>th</sup> grade to Mount Vernon dual immersion expansion this year. Mount Vernon only goes to 6<sup>th</sup> grade when you add a grade we needed more classrooms. The following year 8<sup>th</sup> grade will be added. The handout that Ms. Branch has is a list of projects that are overseen by the SDCOE FAC JPA and are dually funded in an effort to not have multiple people managing multiple projects. The dual immersion addition of classrooms at Mount Vernon is being funded out of the district's building fund, which is separate from Proposition W. Additionally, at technology center heavy rain and the back wall caused a couple of feet of water that intruded through the wall. All districts servers sit on the other side of the wall.

The district filed an insurance claim to reimburse the repair of the wall. Ms. Branch explained that on her list of construction projects she is managing under the SDCOE FAC JPA contract that not all of the projects are funded with Prop W funds. Dr. Potter asked Ms. Branch to add a column to her list of construction projects indicating the funding source for each construction project. Ms. Branch shared that the SAB eligibility was based on LGA campus being a certain age being modernized & library. That project was able to get successful reimbursement. District allowed these funds to go back to Prop W funds spent on that project. Once funds came back the Governing Board determined a priority list for Prop W funds.

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**STATE ALLOCATION BOARD PROJECT UPDATE CONTINUED** - Dr. Potter mentioned that the district has also added to the SDCOE FACJPA list of projects to navigate the energy jobs act funds, given to schools across the state, requirements to secure along with 49 page guidelines; very complicated. Ms. Branch stated that the district did not know they would get the SAB money. Dr. Potter shared that the district was not aware of SAB application process thus Ms. Branch applied with the help of staff. Mr. Selby asked if SAB is ongoing. The Governor's recently approved budget may see more eligibility programs over subscribed if the state chooses on the November ballot to refresh modernization reconstruction funds; looking to augment bond funds with any other funds. Dr. Potter would like a rebate on the wireless!

Mr. Baber asked if all pipes for the domestic water supply are to be replaced. Ms. Hanning wanted to know if the pipes had ever replaced since 1940's. Ms. Branch shared that all pipes that have never been replaced will be replaced. Mr. Baber wanted to know who would be responsible for the sewer; district or city. The city replaces to property line as they fail. There is not enough money to completely replace. Each district needs to do the right thing since deferred maintenance was eliminated by the state as a categorically funded program when the Local Control Funding Formula was established. Mr. Clabby noted that stakeholders see common water leakage on roofs, pipes breaking, windows falling out; that to me is criminal. I'm a property owner and if wrong I fix. The district should allocate more toward maintenance to extend lifetime. My son went to MH school and still it is not ADA approved. 60 years in existence not ADA; if a child falls we are liable. Ms. Branch noted that she is not aware of any school that is ADA compliant statewide. Mr. Clabby, "It is still a federal requirement." It is being neglected and would like to see addressed. Lack of allocation of maintenance means take money from somewhere else to fix.

Dr. Potter asked Ms. Branch to attend the ICOC meetings and bring construction project updates. Mr. Demaree thanked Ms. Branch and Dr. Potter for bringing updates. Ms. Hanning feels that this is icing on the cake to have SDCOE FACJPA. SDCOE FACJPA has over 100 years of experience and they take challenges back to their team for input.

**LIBRARY PARKING LOT UPDATE** - Mr. Felix explained that the City of Lemon Grove and the school district discussed library parking during their monthly City/District Collaboration Meeting on May 13. There were many interesting options with the collaboration team. Questions came up on funding and who wants to pay for what. Quick fixes were addressed by identifying where to park with hash tags on both sides of school lane. There is a sign posted near the front of library. The VFW was identified for potential student drop off. Possible overflow library parking at the fire station was discussed by the city. Ms. Hanning counted and identified about (13) spaces as library overflow. There was discussion on what parking was available at the old library. Now there is more space however, busier traffic. Mr. Clabby asked if ICOC needs to take any action and Dr. Potter reminded the ICOC that they don't have oversight for the library. The district has a high regard for Rosemary Putnam's dedication on this matter.

**EDITED RESOLUTION OF THE BOARD OF TRUSTEES OF THE LEMON GROVE SCHOOL DISTRICT ORDERING AN ELECTION TO REAUTHORIZE THE ISSUANCE OF SCHOOL BONDS -**

The edited version went to the Governing Board June 10, 2014 passed out final product the deep discussion amongst members. The Governing Board took action to approve reauthorization of balance of \$10 million however, they made some amendments. Minutes from the last ICOC meeting were read by the Governing Board and they greatly appreciate the comments from members, Mr. Baber's questions, as well as Mr. Scott's information (see attached amended resolution).

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**EDITED RESOLUTION OF THE BOARD OF TRUSTEES OF THE LEMON GROVE SCHOOL DISTRICT ORDERING AN ELECTION TO REAUTHORIZE THE ISSUANCE OF SCHOOL BONDS CONTINUED** - Mr. Selby noticed twice the reference to maintenance; he doesn't believe it's actually for maintaining. Ty Dorward stated that the individual word is permissible. A member of the public would challenge the exact expenditure. The district has no intentions of violating the Prop W ballot language. Mr. Baber asked if this resolution was already done. Dr. Potter deferred to Mr. Loschen to assist. Mr. Loschen added that if the ICOC has recommendations they should be shared with the Board. Mr. Baber added that if this resolution was brought to the taxpayer's association, they would oppose as the resolution reads. Mr. Gracyk wanted to know if the resolution was crafted by Dale Scott. The resolution was done by the attorney, Chick Adams, who works with Dale Scott.

The ICOC requested staff ask Dale Scott what the cost of issuance would be for the reauthorization bond? Discussion then included clarifying information for voters regarding the reauthorization bond, considerations regarding the removal of software from the project list, the longevity of playground structures.

The ICOC made editing recommendations to the Board approved Resolution No. 13-14-21 Ordering an Election to Reauthorize the Issuance of School Bonds on the November 4, 2014 ballot. The amendments included the omission of the words "maintain" and "maintenance" with the inclusion of words such as "replace" and "upgrade"; the addition of the word "permanent" in front of playground equipment; the removal of the software section of the project list and the movement of "telecommunications equipment" to be listed under the sub-heading Devices and Technology Systems. ICOC asked that staff bring their recommendations to the next Board meeting on July 22, 2014.

**MINUTES** - Mr. Clabby asked about the cost to vendor DFS flooring for carpet. Mr. Felix stated that the original selection was a bad choice of color much staining. Mr. Gracyk asked about flooring guarantee. Mr. Felix added heavy cleaning due to high traffic. Ms. Hanning mentioned that the color was a mistake.

It was moved by Hanning, seconded by Gracyk to approve the expenditure report as presented. The motion was called for with the following results: Ayes – Clabby, Demaree, Gracyk, Hanning, Shaw; Nays – none; Absent – Baber, Ofield, Putnam, Selby. The motion carried.

**FUTURE MEETING SCHEDULE** - It was moved by Hanning, seconded by Gracyk, to approve the future ICOC meetings. The motion was called for with the following results: Ayes – Clabby, Demaree, Gracyk, Hanning, Shaw; Nays – none; Absent – Baber, Ofield, Putnam, Selby. The motion carried.

- Wednesday, September 17, 2014 at 5 p.m.
- Wednesday, March 4, 2015 at 5 p.m.
- Wednesday, April 22, 2015 at 5 p.m.
- Wednesday, June 24, 2015 at 5 p.m.

The ICOC meetings will be held at the Lemon Grove Academy for the Sciences and Humanities, Middle Campus, 7866 Lincoln Street, Lemon Grove (Administrative Office – Training Room).

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DENTAL CLINIC TOUR - This agenda item was tabled for a future meeting

ADJOURNMENT – Meeting was adjourned at 7:03 p.m.

  
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Chair  
  
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Account Technician