



Community Bond Oversight Committee

February 11, 2025 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met **February 11, 2025** at **Rosedale School, 7505 Silvercrest Dr, Austin, TX 78757** to consider, discuss and take action on the items of the agenda below. These meeting minutes are supplemented by meeting materials. More information can be found at the [2017 Bond Program Website](#) & [2002 Bond Program Website](#).

Members in Attendance: Ann Phipps, Anna Valdez, April Clark, Barbara Spears-Corbett, Cheryl Bradley, Jennifer Carson, Kay Gooch, Lori Moya, Mark Grayson, Monty Exter, Paula Ohlendorf Bookidis, Richard Kelly, Ryan Pollock

Staff & Consultants in Attendance: Bianca Medina-Leal, Catherine Martinez, Christine Steenport, Dan Sylvia, Dinita Caldwell, Emily Cole, Jada Simpson, Jaime Miller, John Kelly, Katrina Montgomery, Katy Fitzgerald, Melissa Laursen, Michael Mann, Rufo Reyes, Ryan Marcum

AGENDA

AGENDA ITEM	Presenter	
Call to Order	Co-Chairs	Call to order by Lori Moya at 6:05pm, second by Cheryl Bradley.
Public Comment (2 mins per comment, max 10 mins)	Jada Simpson	None
Approval of Minutes: January 14 , 2025	Co-Chairs	Ann Phipps requests January minutes use the term “all learner restrooms” throughout. Motion to approve minutes as amended by Mark Grayson, second by Ryan Pollock.
Communications <ul style="list-style-type: none"> ● Social Media / News Events ● CAT & Community Meetings 	Katy Fitzgerald	<p>Katy Fitzgerald presented information on recent media posts, CAT and community meetings, and milestone events.</p> <p>Mark Grayson commented on the McCallum turf story, stating he would like to get messaging out prior to issues arising and communicate with campuses proactively. Katy explained that the team is working with Coach Glenn and has posted information on the website regarding high school turf and field projects. Because the HS Turf and Field FAQ and schedule were ready, the team was able to get back to concerned parents at Bowie within 24 hours. The district proactively reached out to media outlets regarding this issue and Michael Mann is being interviewed this week.</p> <p>The committee discussed the importance of setting expectations as soon as a bond passes to help parents understand the full process and timeline.</p> <p>Jaime Miller noted that the district identified the need for a CAT for the HS turf and field projects late in the process. In addition, a schedule was not posted publicly until there was some certainty it could be kept. Michael Mann noted that the district is still working closely with the City of Austin on permitting, which has been a complicated process that has impacted the schedule.</p> <p>The committee suggested several options to improve communication including posting a video from principals or the district on the main campus websites, identifying the PTA or equivalent group once a bond has passed and start communication with them early, sharing information at larger events,</p>

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		<p>disseminating information through Booster Clubs, and training athletic directors and coaches on appropriate messaging.</p> <p>Paula Ohlendorf Bookidis asked if lighting installation will be coupled with turf projects. Michael confirmed that turf projects will receive lighting, however, the projects are complex with the timing of light and turf installation.</p> <p>Lori Moya asked when Travis will have another CAT meeting? Melissa Laursen explained that once a project goes into construction, CAT meetings are held less frequently. However, her team is still communicating with the CATs regularly to keep them up to date. Lori suggested the team reach out to the Travis CAT.</p>
Finance - No February Presentation	Andre Andrews	No presentation.
Economic Opportunity Office <ul style="list-style-type: none"> ● Engagement ● Outreach 	Dinita Caldwell	<p>Dinita Caldwell presented updates on EOO stating the department is doing well across the board with architecture & engineering goals and is surpassing their goals in construction.</p> <p>The committee discussed possible impacts to the department regarding current DEI legislation. Dinita stated that she is in communication with AISD General Counsel about what the final legislation states for the department and is following the legislation closely. The state bill will be the most impactful.</p>
CMD 2022 Modernization/Comprehensive Projects <ul style="list-style-type: none"> ● Drainage at Delco ● Nelson Field parking ● Oak Springs 	Michael Mann & Program Managers	<p>Michael Mann reported on the status of modernization projects. Ryan Marcum noted that Mendez is now in construction and 15 more projects will soon be in construction as well.</p> <p>Michael explained that the district has gotten quite a few full site development permits but permitting for the turf projects is still a challenge.</p> <p>Mark Grayson requested to align contingency reporting with the financials which are generally a month or two behind. Jaime Miller explained that the goal for the contingency report is to bridge the gap and provide real time information. Mark requested adding a column for the previous month on the report.</p> <p>Michael presented program wide challenges, adding tariffs to the list. The committee discussed possible labor shortages and challenges with work visas.</p> <p>Dan Sylvia presented an update on Delco Activity Center drainage. Barbara Spears-Corbett asked if the construction team would go down deeper into the ground for stability. Dan responded that the peer depths were evaluated and it was not a recommendation given by the structural engineer. Michael Mann noted that the district will review all of the recommendations to ensure that they will resolve the drainage issue. April Clark stated that this work was not in the original bond scope and asked how the extra scope would be paid for. Michael explained that the district has added projects at Delco and has to make sure the drainage issues are addressed first and foremost. The district doesn't have an exact budget for this project yet until the final design and recommendations are presented.</p> <p>The committee discussed work at Delco through the 2017 bond and their desire to ensure the root cause of the drainage issues be resolved. Jaime Miller explained that even after repair, the building will still move due to the expansive soils. She agreed to present what was in the 2017 and 2022 bond for Delco and why these recommendations didn't come out of the 2017 work.</p>

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		<p>Dan then presented on Nelson Field stating that the Nelson Bus project information is feeding into the Nelson Field plans. Cheryl Bradley explained that the bus terminal takes up 80-85% of the parking and the field needs to regain at least 50% of that parking back. Paula Ohlendorf Bookidis asked if moving the bus terminal had been considered. It was discussed but is not in the long-range plan. The committee discussed other possible options for additional land but none were feasible.</p> <p>Emily Cole presented an update on Oak Springs Elementary, stating it was an extra small elementary school. Michael explained extra small elementary schools are built for 375 students with core spaces designed for 522 students to allow for growth. He explained that the district had to condemn the full site, build the new building, tear the old one down and then pursue another joint use agreement with PARD. The joint use agreement will be reinstated at that point.</p> <p>The committee discussed PARD's use of the land and concerns that they may not be a good partner. Michael Mann stated that he feels PARD has been a good partner and many communities need the green space. The district can negotiate for better terms once the project is done.</p> <p>Christine Steenport stated that the district has inventoried all equipment on joint-use property to ensure they will be reinstated after condemnation is reversed. She offered to provide the committee a list of items PARD has provided.</p> <p>Monty Exter requested that project maps include a topographic overlay on future presentations.</p>
CMD 2022 Targeted Projects	CMD Staff	<p>Michael Mann presented on Targeted Projects including secure entry vestibules (SEV) and additional safety projects.</p> <p>The committee discussed the timing of SEV work on campuses. Michael noted that it was preferable for this work to occur during the summer months to minimize any disruption to the entry and administrative area when school is in session. Jaime Miller explained that access control requirements from the fire department and long lead supply items impacted the schedule.</p> <p>Ann Phipps asked about the purpose of the window film. Micheal explained it is for security purposes. Monty Exter asked what kind of warranty comes with the window film. Michael agreed to follow up with that information.</p>
CMD Previous Bond Projects updates (2013 & 2017)	CMD Staff	<p>Michael Mann presented on 2013 and 2017 Bond projects. Mark Grayson asked about the timeline for the Pleasant Hill Annex demolition. Michael explained it is in abatement but getting close to demo.</p> <p>Jaime Miller reported that the House Park project will need to be reviewed by the Historic Landmark Commission and asked if there were volunteers who would speak with the architectural review committee on behalf of the project. The committee believed they would have a volunteer.</p>
CBOC Committee Operations	Co-Chairs	<p>Jada Simpson reported that all edits have been made to the annual report and cover letter. The Co-Chairs requested the final annual report be sent back to the committee before sending it to the board.</p>
		<ul style="list-style-type: none"> ● Annual Report Approval ● Letter to the Board Approval

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<ul style="list-style-type: none"> Committee Operations Discussion 		<p>The committee then discussed the letter to the board regarding the 2017 Satisfaction Survey results. The Co-Chairs proposed leaving the letter “as is” and sending it to the board. Several committee members expressed opposition to the language regarding learner restrooms and felt it was not appropriate to send the letter as it was written. April Clark recommended a second letter be drafted expressing an alternate view. Richard Kelly stated he believed the letter would undermine the credibility of the committee as it would not be perceived as objectively summarizing all the results.</p> <p>Others were concerned the survey response rates were too low to be representative. Cheryl Bradley asked if the committee would like to redo the survey? The committee agreed that would not be a good idea as it would not likely improve the results, people may be bothered by getting the survey multiple times and because some projects have been completed for many years at this point.</p> <p>April Clark noted that there are responses on the post occupancy evaluation (conducted by the Planning & Asset Management team) the committee could use. Mark Grayson did not feel that survey met all the needs of the charge of the CBOC as it did not determine satisfaction with both process and design and doesn’t solicit responses from stakeholders other than principals and teachers.</p> <p>Since the committee was not in agreement, Lori Moya recommended the letter not be sent, noting the link to the survey and results will be included in the annual report.</p> <p>Mark explained that by not sending a letter, the committee loses the opportunity to draw attention to the bullets explaining some systemic issues that need to be brought to the attention of the Trustees. Several members were in agreement on editing the letter to maintain these points and remove the information specific to the learner restrooms.</p> <p>Anna Valdez felt that it would be best to send the information regarding the survey in the annual report instead of the letter. Several committee members agreed.</p> <p>Mark Grayson moved to forego sending the survey letter and to send the annual report and cover letter as amended. Second by Ryan Pollock.</p>
Future Items for Discussion	Co-Chairs	<p>Lori Moya would like to further discuss Delco and why the work in the 2017 bond didn’t uncover the drainage issues.</p> <p>Lori requested the committee send over additional items to discuss by Friday.</p>
Adjourn	Co-Chairs	Move to adjourn by Mark Grayson at 8:09 pm, second by Lori Moya.

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