



## Community Bond Oversight Committee

May 13, 2025 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met **May 13, 2025** at **Hill Elementary School, 8601 Tallwood Dr. Austin, TX 78759** 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 Book](#) & [2002 Bond Program Website](#).

**Members in Attendance:** Ann Phipps, Barbara Spears-Corbett, Jennifer Carson, Kay Gooch, Larry Huang, Mark Grayson, Monty Exter, Paula Ohlendorf Bookidis, Richard Kelly, Ryan Pollock

**Staff & Consultants in Attendance:** Andre Andrews, Angela McCarter, Angela Mendez, Bianca Medina-Leal, Dinita Caldwell, Gerald Green, Jada Simpson, Jaime Miller, Katrina Montgomery, Melissa Laursen, Michael Mann, Omar Gomez, Rufo Reyes

**Public Attendance:** Sandras Bustillos

AGENDA ITEM	Presenter	Notes
Call to Order	Co-Chairs	Mark Grayson called the meeting to order at 6:03 pm.
Public Comment (2 mins per comment, max 10 mins)	Jada Simpson	None
Approval of Minutes: March 11 , 2025 & April 8, 2025	Co-Chairs	Motion to approve March and April minutes by Monty Exter, second by Kay Gooch.
<b>Communications</b> <ul style="list-style-type: none"><li>Social Media / News Events</li><li>CAT &amp; Community Meetings</li></ul>	Melissa Laursen	Melissa Laursen presented information on recent media posts, CAT and community meetings, and milestone events, highlighting the groundbreaking events occurring in May.
<b>Finance</b> <ul style="list-style-type: none"><li>2013 Financials</li><li>2017 Financials</li><li>2022 Financials</li><li>Non-Construction Related Expenses</li></ul>	Andre Andrews	<p>Andre Andrews presented on the bond financials, noting that 2013 Bond projects have all been closed out financially.</p> <p>Monty Exter asked what the plan is to meet the budget for the 2017 Bond. Andre explained the district is doing its due diligence to review options and come up with decisions on how to move forward by early next year. The committee then discussed options for meeting the budget with Katrina Montgomery explaining that the district is looking at what commitments are remaining in the bond and what items must be done. She stated it is not possible to overspend the bond because it has its own separate account. She explained that any real estate sales revenue would be used to help the general operating budget, not for bond funding. However, they have made some inroads with vendors for naming rights for sports facilities.</p> <p>Michael Mann then presented on non-construction related expenses explaining what types of expenses are included in this category. Mark Grayson added it is important to understand these expenses because around 15 % of funding is allocated to this category.</p> <p>Paula Ohlendorf Bookidis asked if 15% is average for non- construction related expenses. Michael responded that yes, it is in line with standard practice. The way we package the bond shows expenses broken down by campus and incorporated into each project.</p>

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		<p>Monty Exter asked what is the percentage of non-construction related expenses allocated to escalation and contingency? Michael answered it was close to half, but he would provide the exact numbers. Slide 30 provided the initial balances of both escalation and contingency.</p> <p>Barbara Spears-Corbett stated that the community is asking for this information and likes that the district is providing it here. Michael noted that he regularly presents the budget information to CAT teams to show them how the money in the budget lines up to what is on the project fact sheets. Barbara explained that the district can eliminate some friction with communities by increasing transparency on these issues.</p>
<b>Economic Opportunity Office</b> <ul style="list-style-type: none"> <li>Engagement</li> <li>Outreach</li> </ul>	Dinita Caldwell	<p>Dinita Caldwell began by introducing team members Gerald Green and Angie McCarter. She presented updates on the EOO explaining the team added a column for percent goal achieved to the reported data. Mark Grayson recommended changing the title of the column to Percent Contracted. Dinita then explained that previously Asian and Native American groups were tallied together but have now been separated.</p> <p>Dinita stated that the 2022 Bond still has a lot of uncommitted dollars and the team will need to continually work towards the district's goals.</p> <p>Larry Huang stated that there are many other construction projects in the city and asked if the team has looked at the demographics of those projects to see what jobs HUB groups are bidding on. Dinita answered that the team is looking into how many HUB groups are bidding vs. have pricing differences to help them strategize on solutions. Mark Grayson acknowledged the efforts of the team.</p>
<b>CMD 2022 Modernization/Comprehensive Projects</b>	Michael Mann	<p>Michael Mann presented on modernization projects stating there will be 18 projects in construction this fall. Monty Exter asked if any of those would be complete by August 2025. Michael answered that none of the large projects would be completed that quickly but the open concept projects will be open to students in August 2025. Barring scheduling issues, Allison, Harris, and Wooten will be complete in January 2026.</p> <p>Michael then presented a Contingency and Escalation usage update.</p> <p>Larry Huang asked with respect to remaining projects, is there enough cushion left? Michael responded that there is not, the district is projecting a 10% overage. Jaime Miller noted that Wooldridge and Andrews are the only full modernizations to design and cost. The targeted projects will be kept to the original budget. Current projections do not consider interest earnings on the bond sales that may be applied to cover some of this projected overage. Interest earned and potential bond funds that may become available after the consolidation process is completed may address the projected overage and will be evaluated after December 2025.</p> <p>The committee then discussed school consolidations and closures and how it impacts the bond funds. The team stated that generally bond funds follow students as much as possible. However, only the Board can make those decisions and the team will move forward with the bond work until the Board gives additional direction. Jaime Miller explained that the Board has not yet provided the guardrails for decision making. They will vote on those in May and then approve a matrix of criteria in June. The final list of schools to be consolidated will be public in December. Michael explained that the district does have provisions in the contracts for cancellation if that becomes necessary.</p> <p>Michael noted that new building codes were adopted by the City of Austin and that has been added as a new risk impacting cost and schedule.</p>

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		<p>Jaime presented the 2022 Bond projected and current spend graph. Larry Huang noted that the gap is growing. What does it say about scope and how the district is moving toward completion of projects. Michael answered that project timelines have been pushed for various reasons but we will see an uptick in the actual spending. Jaime noted that the team is looking at these numbers quarterly to adjust projections. Larry asked if projects completed could be added to show a completion rate as a line under dollars spent. He would like to see what has been accomplished with the money spent. Jaime noted that projects have not yet been completed and the team would need to define what “complete” meant to track. She said the team would evaluate this request.</p> <p>Michael then presented on Notices of Significant Change for Wooldridge Elementary and Akins Early College High School.</p>
<b>CMD 2022 <u>Targeted</u> Projects</b>		<p>Michael Mann presented on 2022 targeted projects.</p> <p>Monty Exter asked if the board has discussed holding or selling property due to consolidations. Katrina Montgomery answered that the board is sticking to the process of talking to the community and building the criteria matrix first before exploring these options. The committee continued to discuss potential ramifications of consolidations.</p> <p>Barbara Spears-Corbett noted that the community involvement at the Sims school has been highly successful and encouraged the district to build on that model.</p> <p>Katrina Montgomery identified herself, Chrisine Steenport, Dr. Raechel French, and Ali Ghilarducci as members of the steering committee for consolidations.</p>
<b>CMD 2017 Bond Projects updates</b> <ul style="list-style-type: none"> <li>2017 Projects Deep Dive</li> </ul>	CMD Staff	<p>Jaime Miller presented on 2017 Bond projects noting the corrected 2017 Bond Projects spreadsheet. Staff then reviewed the projects that are ongoing from this bond.</p> <p>Monty Exter asked how often the Temporary Certificate of Occupancy (TCO) needs to be renewed for Eastside. Michael Mann responded that he believes it's around six months but he will confirm.</p> <p>Barbara Spears-Corbett explained there are big concerns about walking paths, accessibility, locks and the way doors open at Eastside. She would like a community conversation to occur to explain when the issues will be resolved and what is on hold due to the TCO. There are items from the punch list still not completed and with so many open ticket items, she would like to know if they will be completed or be written off. Barbara added that there were items on the punch list that have not been addressed and expressed concerns regarding the lack of use of the wellness walk.</p> <p>Information was presented regarding the removal of acoustical baffling in the corridors due to a request from the Austin Fire Department because they conflicted with the sprinklers. Ryan Pollock asked if there was another method to reduce noise since the baffling was removed. Michael explained they were removed in summer of 2024 and he has not received any noise complaints from the campus, so there are no plans to replace them or add other noise reduction methods.</p>
<b>CBOC Committee Operations</b>	Co-Chairs	<p>Mark Grayson led a discussion about reconstituting the ad hoc Survey and Satisfaction sub-committee, announcing Ann Phipps has offered to chair the sub-committee. Ann noted the committee has a few months to think about how they would like to move forward. Monty Exter, Barbara Spears-Corbett and Paula Ohlendorf Bookidis volunteered to be on the committee.</p>

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<b>Future Items for Discussion</b>	Co-Chairs	<p>Barbara Spears-Corbett led a discussion about bond funding for school mental health centers. She expressed concerns that some schools do not have adequate space for this and are feeling pressured by the district to use space they do not have. She would like to know more about the implementation approach. Michael Mann stated that he was not aware of that feedback, and said the construction management team works with the Executive Director of Counseling and Mental Health and campuses regarding school mental health bond projects. Some schools are not able to support it now due to lack of space, but may get one eventually. Barbara reiterated that the district may need to change the approach if the principal is feeling forced when they don't have space. Omar Gomez confirmed the approach is to talk to the principal regarding mental health space, as well as the counseling and mental health team. He confirmed. academic spaces are prioritized and it is a collaborative process across departments. Richard Kelly expressed that a lot of people are angry about the money put aside for mental health that has not been spent on it. He would like to see the bond dollars allocated for mental health to be spent on that, and not determined by principals.</p> <p>Monty Exter noted that moving forward, parents will have to opt-in to using school mental health resources and it would be a good idea to check in with parents as well principals when making decisions on how space is utilized.</p> <p>The committee continued to discuss mental health needs and facilities with Jennifer Carson requesting a report of the school mental health budget and scope at a future meeting.</p>
<b>Adjourn</b>	Co-Chairs	Move to adjourn by Ann Phipps at 7:58 pm, second by Kay Gooch.

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