



## Community Bond Oversight Committee

June 10, 2025 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met **June 10, 2025** at **AISD Central Office, 4000 IH 35 Frontage Rd. Austin, TX 78704** 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, Anna Valdez, April Clark, Barbara Spears-Corbett, Cheryl Bradley, Jennifer Carson, Larry Huang, Mark Grayson, Monty Exter, Paula Ohlendorf Bookidis, Ryan Pollock

**Staff & Consultants in Attendance:** Andre Andrews, Angela Mendez, Bianca Medina-Leal, Bryant Obando, Catherine Martinez, Dinita Caldwell, Chelsea Burkett, Jada Simpson, Jaime Miller, John Kelly, Joseph John, Kris Hafezizadeh, LaShanda Lewis, Laura Browder, Melissa Laursen, Michael Mann, Omar Gomez, Ryan Marcum, Sonny Fletcher, Teniece Evans

**Public Attendance:** Roxanne Evans

AGENDA ITEM	Presenter	NOTES
Call to Order	Co-Chairs	Mark Grayson called the meeting to order at 6:01 pm.
Public Comment (2 mins per comment, max 10 mins)	Jada Simpson	<p>1. Roxanne Evans shared concerns about drainage and construction decisions at Delco Activity Center. She noted the facility has a long history of foundation, leak, and drainage issues. Referencing East Austin's clay soil conditions, she stated that 1990 building standards recommend piers be installed 18 feet below bedrock, while Delco's piers were installed only 12 feet deep. She expressed concern that the site has not received adequate attention, attributing delays in repairs to its eastside location. Ms. Evans urged the district to address these issues with urgency and ensure future work meets proper engineering standards.</p> <p>2. Letter from Hon. LaTisha Anderson Former District 1 Trustee - Dear Members of Austin ISD Construction Management and the Citizens' Bond Oversight Committee, I am writing to express serious concerns about the condition of the Delco Center and to formally request transparency and accountability regarding both the facility's physical state and the financial stewardship of bond funds intended for its upkeep and improvement.</p> <p>Several long standing issues have raised concern among community members, including: Visible foundation issues and cracks in the walls, ongoing roof leaks and water damage, lack of transparency about previous improvements and use of bond monies. It is particularly troubling that despite allocating funds from previous bond packages, many of these issues appear to have gone unaddressed for years. Moreover, the community has been left with unanswered questions about what was promised versus what has been completed. Considering this, I respectfully request a response to the following specific questions:</p> <ol style="list-style-type: none"><li>1. What specific improvements or repairs were made at the Delco Center following the reported fall of a former AISD superintendent during a site visit?</li><li>2. What necessary improvements at Delco have not been addressed despite being included in previous bonds (not including the most recent bond)?</li><li>3. Where are the reports and assessments related to the Delco Center being kept, and why has there been limited or no public access to these documents?</li></ol>

[Public comments](#) can be provided to the committee in writing via Austin ISD [CBOCinternal@austinisd.org](mailto:CBOCinternal@austinisd.org).

Limit 2 minutes per commenter. All comments, whether they are read or not, will be supplied to the committee in their entirety.

		<p>4. Were any reports regarding structural issues, roofing, or other major concerns deliberately withheld from the community or presented in closed sessions? If so, Why?</p> <p>The Delco Center is a valued facility that serves students, staff, and the broader Austin community. It deserves to be maintained with diligence and transparency. Stakeholders deserve clear and accurate information about how public funds are being used, especially when safety and functionality are at stake. We ask that a public report be issued promptly detailing what work has been completed, what remains outstanding, and how AISD plans to address current safety and structural issues at the Delco Center. We also ask that the district commit to engaging with the community in an open and honest dialogue regarding the future of this facility. Thank you for your time, and I look forward to your timely response.</p>
<b>Approval of Minutes:</b> May 13, 2025	Co-Chairs	Motion to approve May minutes as amended by Anna Valdez, second by Jennifer Carson.
<b>Communications</b> <ul style="list-style-type: none"> <li>• Social Media / News Events</li> <li>• CAT &amp; Community Meetings</li> </ul>	Melissa Laursen	<p>Melissa Laursen gave an update on bond communications including media highlights on athletic upgrades, May groundbreaking and the school mental health centers.</p> <p>Melissa reported that the team is conducting CAT Feedback Sessions during site tours as a follow-up to recent CAT member surveys. She shared common themes emerging from the sessions, including the need for greater clarity around the CATs' decision-making role. In response, the team has drafted a decision-making guidelines document for CAT members. Larry asked whether all-learner bathrooms are addressed in the guidelines. Melissa responded that the Educational Specifications (Ed Specs) include district-level decisions on this topic, and acknowledged it has been a significant point of discussion across many CATs. Paula commented on some confusion about the language in the document regarding the CATs role. She would like to see it reflect the role of providing input and feedback. Melissa will make modifications to the wording in the document to clarify the role of the CAT.</p>
<b>Finance</b> <ul style="list-style-type: none"> <li>• 2013 Financials</li> <li>• 2017 Financials</li> <li>• 2022 Financials</li> </ul>	Andre Andrews	<p>Andre Andrews presented an update on bond financials, stating that all finances related to the 2013 Bond are now complete. April Clark asked whether all commitments made under the 2013 Bond were fulfilled. Michael Mann confirmed that all projects were completed, and all funds—including contingency and surplus—were fully spent. Mark Grayson added that interest earned on bond funds was also used.</p> <p>Larry Huang asked if the district provides real-time updates on actual spending to help with future budgeting. Michael confirmed that actual spending is updated in real time. Larry also wanted to know if the district performs financial analysis to determine what is sold. Andre explained that their role is to review projections and remaining funds, and to notify the team if further discussion is needed.</p>
<b>Economic Opportunity Office</b> <ul style="list-style-type: none"> <li>• Engagement</li> <li>• Outreach</li> </ul>	Dinita Caldwell	<p>Dinita Caldwell provided updates on the Economic Opportunity Office, highlighting a significant increase in awards to Hispanic firms. Although overall participation has declined, there are no major concerns. Mark expressed worry about new projects with reduced HUB participation and requested Dinita to explain the tools in place to prevent this. Dinita mentioned that notifications were sent to HUBs, but responses were lacking. Upon investigation, it was found that those who bid were not selected due to high bids. Monty asked if there were common reasons among those who chose not to bid, to which Dinita noted that businesses might have opted to work with other entities as Austin has a large number of infrastructure projects.</p> <p>Monty Exter raised a concern regarding the program's future, given proposed Texas legislation, but Dinita assured that no cuts have been made yet, as all legislation</p>

[Public comments](#) can be provided to the committee in writing via Austin ISD [CBOCinternal@austinisd.org](mailto:CBOCinternal@austinisd.org).

Limit 2 minutes per commenter. All comments, whether they are read or not, will be supplied to the committee in their entirety.

		<p>failed to progress. However, discussions about the program continue. Mark also questioned outreach efforts beyond HUBs, concerned about potential reputational issues. Dinita confirmed that feedback indicates a good reputation for AISD, and the EOO is actively building strategic partnerships and enhancing community outreach. While there are many economic growth projects, the portion for AISD is relatively small due to the large scale of the projects, as HUBs are typically limited to bonding amounts around \$16-20 million, posing challenges for larger projects.</p>
<p><b>CMD 2022</b>  <b><u>Modernization/Comprehensive Projects</u></b></p> <ul style="list-style-type: none"> <li>• Technology (Prop B) Report</li> <li>• Transportation (Bus Purchases) Report</li> <li>• Mental Health Scope &amp; Budget</li> <li>• Langford ES Update</li> <li>• Austin HS Update</li> <li>• Delco Update</li> </ul>	<p>Laura Browder  Kris Hafezizadeh  Dr. LaShanda Lewis  Michael Mann &amp; Project Managers</p>	<p>Laura Browder presented an update on Prop B, the technology component of the 2022 Bond. April Clark asked if there were any lessons learned from the pilot program at Kealing Middle School, particularly around cell phone policies. Laura responded that she did not have specific feedback at this time but would take the question back to her team as a follow-up item. She added that she has heard positive feedback about increased student engagement in schools piloting phone bans and that the district is currently gathering community input on the topic.</p> <p>Laura explained that the district is looking at student usage patterns, alignment with curriculum recommendations, and expectations for digital assessments such as STAAR, TELPAS, and MAP. The evaluation considers how devices fit into the student learning experience and prepare students for both academic success and real-world readiness. She confirmed that the team is visiting campuses and gathering feedback from student device managers and other staff.</p> <p>Monty Exter encouraged the district to explore potential time lost in classroom transitions between device-based and non-device-based instruction and suggested this be part of the evaluation. He further requested that the committee be provided with a breakdown of what the implementation of a no-cell-phone rule might look like, particularly in terms of financial impact. Laura responded that the district is still collecting community feedback and does not yet have that information available.</p> <p>Monty inquired about whether new school construction includes pre-wiring for potential future installation of SPED (Special Education) cameras, noting that retrofitting such systems can be costly and disruptive. Laura did not have that information available but committed to following up on the question and bringing back a response.</p> <p>Kris Hafezizadeh provided an update on the transportation portion of the 2022 Bond Program, stating the district plans to order new air-conditioned diesel buses by the end of the month, with delivery expected in spring 2026. Currently, the cost of a diesel bus is approximately \$150,000. Due to concerns with reliability and only partial federal funding support, the district is not moving forward with the purchase of additional electric (EV) buses at this time.</p> <p>In response to a question from Monty Exter, Michael Mann confirmed that plans for EV charging infrastructure are also on hold. However, the Nelson Terminal team is coordinating with transportation staff to ensure future readiness. April Clark noted that the initial EV purchases were supported by a federal grant, and Kris clarified that the grant only covered about 50 percent of the cost. He also explained that the bond language allowed for the purchase of lower-emission buses, which does not specifically require EV technology.</p> <p>Jennifer Carson asked about the performance of the three EV buses currently in use. Kris stated that while the charging stations function well, the buses themselves do not hold a sufficient charge to meet the needs of a full-day route and require midday</p>

[Public comments](#) can be provided to the committee in writing via Austin ISD [CBOCinternal@austinisd.org](mailto:CBOCinternal@austinisd.org).

Limit 2 minutes per commenter. All comments, whether they are read or not, will be supplied to the committee in their entirety.

		<p>charging. He described the technology as still developing and noted that operation differs significantly from diesel buses. In response to a request from Ryan Pollock, Kris agreed to provide a summary report on the district's EV bus experience.</p> <p>Kris explained that the district is not expanding the overall fleet due to declining student enrollment. Instead, some buses may be retired and resold through online auction platforms. This approach will also help reduce insurance and operational costs.</p> <p>Monty Exter asked if transportation is involved in planning related to school consolidations and rezoning. Kris confirmed that his team is actively providing data to support those decisions. When asked if the district's vendor is looking only at current vehicle options or also considering future technology, Kris responded that both are being reviewed as part of the district's long-range planning efforts.</p> <p>Dr. Lashanda Lewis presented an overview of the School Mental Health Centers (MHCs), which are being included in campus projects through the 2022 Bond Program. She reviewed the design and specifications of these spaces, explaining that MHCs are flexible-use rooms that can be reserved when not in use for counseling, and if necessary, may be repurposed as general classroom space. Dr. Lewis emphasized that no student will be left alone in these spaces, and for safety and privacy reasons, cameras will not be installed—even at the request of parents.</p> <p>Monty Exter raised concerns related to recent legislative developments. He asked whether school communities are being consulted about opting in to the use of these spaces, and whether the district has a plan in place should new laws prohibit mental health services on school campuses. Dr. Lewis responded that all campuses have school counselors, and those counselors can use the MHC spaces for curriculum-aligned lessons that do not require parent permission. Parent consent has always been required for recurring counseling sessions. If legislative restrictions were introduced, the spaces could be repurposed for general academic use. Monty encouraged the team to consult with general counsel to ensure proper protocols are in place regarding parental permissions.</p> <p>Cheryl Bradley asked whether Odom is the only completed MHC site. Dr. Lewis confirmed that Odom is the only site completed to date. Michael Mann added that 42 campuses will receive MHCs as part of the bond program, and campuses undergoing full modernization may also include them as part of their projects.</p> <p>Ryan Marcum presented on modernization projects, stating the team has almost doubled the number of projects in construction since last month. In a few months, several projects will be completed.</p> <p>Michael Mann then presented a Contingency and Escalations Use update and shared challenges with Austin Fire Department changes. He reported on Allison and Barrington schedule changes and the committee requested the Barrington slide be shared with them.</p> <p>Bianca Medina Leal introduced the program manager for Austin High School, Joseph John, who presented an update on the project. Ann Phipps asked for clarification on the location of the construction. Joseph explained the vestibule will be located at the current entrance and include landscaping such as rain gardens and the fine arts will connect the main campus to the PAC.</p>
--	--	--

[Public comments](#) can be provided to the committee in writing via Austin ISD [CBOCinternal@austinisd.org](mailto:CBOCinternal@austinisd.org).

Limit 2 minutes per commenter. All comments, whether they are read or not, will be supplied to the committee in their entirety.

		<p>John Kelly introduced Sonny Fletcher who presented an update on Langford ES. They explained that the budget was now approximately just over \$40M, reflecting the increased budget due to building A needing to be rebuilt. The goal is to get the project on budget.</p> <p>John Kelly introduced Bryant Obando and provided an update on the Delco Activity Center, summarizing the technical investigations and assessments that have been conducted as part of the 2022 Bond Program. He emphasized the need to remove the water and dry out the crawl space as the first phase of work and outlined the civil and structural work that would entail. The district will then proceed with additional items identified in the bond scope.</p> <p>April Clark acknowledged the public comment received regarding Delco and expressed concern that the broader community may not fully understand the extent of the structural challenges. She emphasized that the data shows the original piers did not reach the recommended depth and asked for a clear explanation of how the current work differs from past efforts. She also raised concerns about unresolved issues related to drainage, particularly pipes that were not daylighted from the crawl space.</p> <p>Lawrence Huang recalled previous studies and asked whether the differences in this bond cycle—particularly in terms of investigative depth—could be compared to those earlier efforts. Michael Mann responded that while there were investigations done as part of the 2013 and 2017 bonds, they were not conducted at this level of detail. The 2017 bond allocated approximately \$600,000 for Delco, whereas the current bond has committed several million dollars affording a much more comprehensive analysis.</p> <p>Jaime Miller added that the district has invested significantly more in this round of investigations, including detailed reports covering civil, structural, and geotechnical factors. Barbara Spears-Corbett pointed out that in past reports, there were recommendations that were not followed due to cost or prioritization decisions. She emphasized the importance of rebuilding trust with the Delco community and expressed concern about whether the district is now taking the necessary steps to correct past mistakes.</p> <p>Jennifer Carson commented that, based on her participation on the Central Athletic Facilities CAT, it would go a long way if the district simply acknowledged that mistakes were made and communicated clearly how those mistakes are being corrected. Monty Exter recommended an action item: to review previous rounds of reports, compare them to current findings, estimate the cost of implementing earlier recommendations, and evaluate whether those recommendations were ever scoped or priced appropriately in prior budgets. Michael Mann reiterated that previous efforts lacked the depth and funding now in place. He acknowledged that the original building was not constructed to specification and emphasized that the current team is committed to getting it right this time. He noted that the approach is intended as a cure, not a temporary fix.</p> <p>Paula Ohlendorf Bookidis asked whether any recommendations from the current investigations will not be followed. Michael responded that the team has acted on all viable recommendations and has consulted multiple engineers and internal staff to ensure the approach is sound. John Kelly added that the initial building assessment led to a series of deeper investigations, and that the only remaining step might be to bring in an external party for further validation.</p>
--	--	--

[Public comments](#) can be provided to the committee in writing via Austin ISD [CBOCinternal@austinisd.org](mailto:CBOCinternal@austinisd.org).

Limit 2 minutes per commenter. All comments, whether they are read or not, will be supplied to the committee in their entirety.

		<p>At 8:00 p.m., Mark Grayson motioned to extend the meeting by 15 minutes. Motion to approve by Paula Ohlendorf Bookidis with a second by Barbara Spears-Corbett.</p> <p>Cheryl Bradley raised a question about why the district is not following a recommendation to drill piers to a depth of 18 feet. John Kelly responded that drilling to that depth would be highly destructive and invasive and was not recommended by the engineer. Michael Mann agreed to follow up with the engineers to clarify their reasoning. Barbara Spears-Corbett noted that earlier reports recommended going deeper and possibly adding a perimeter wrap to stabilize the building, and asked for clarity on why those steps are not being pursued.</p> <p>Cheryl Bradley stressed that the district needs to ensure the current work will truly fix the underlying problems and emphasized that the district must clearly communicate that it is acting in good faith and doing its best to resolve the issues. Anna Valdez reiterated Monty's proposal to compare previous technical reports. Michael agreed that could be done, however, the staff would not be able to explain why certain recommendations were not put in place for previous bonds.</p> <p>Paula Ohlendorf Bookidis inquired about the potential costs of continuing with repairs versus fully replacing the building. Michael Mann responded that they are not currently at the tipping point for a full replacement and that continuing with the current scope is significantly less costly. Paula also asked whether it might be beneficial to get a second opinion from another engineer. Michael replied that multiple engineering teams, along with internal staff, are actively reviewing the reports to validate the current course of action. However, this is a possibility that can be discussed.</p>
<b>CMD 2022 Targeted Projects</b>	CMD Staff	Michael Mann gave an update on Targeted projects, agreeing to provide the committee with an update on the timeframe of the locks and keys project. He stated that all lock and key improvements will not be done by the time school starts.
<b>CMD 2017 Bond Projects</b>	CMD Staff	Michael Mann presented on 2017 Bond projects, stating there were 8 projects still underway and most are wrapping up.
<b>CBOC Committee Operations</b>	Co-Chairs	Co-Chairs request Survey Sub-Committee members to check in with Ann Phipps.
<b>Future Items for Discussion</b>	Co-Chairs	<ul style="list-style-type: none"> <li>• Update on Locks and Keys project timeframe</li> <li>• Report on computers at Kealing MS</li> <li>• Report on the district's experience with the current EV buses</li> <li>• Clarify what Delco reports have been shared publicly and address concerns about transparency</li> <li>• Updates on Garcia , ALC, and flooding at Oak Springs</li> </ul>
<b>Adjourn</b>	Co-Chairs	Move to adjourn by Larry Huang at 8:21 pm, second by Anna Valdez .

[Public comments](#) can be provided to the committee in writing via Austin ISD [CBOCinternal@austinisd.org](mailto:CBOCinternal@austinisd.org).

Limit 2 minutes per commenter. All comments, whether they are read or not, will be supplied to the committee in their entirety.