



Community Bond Oversight Committee

August 12, 2025 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met **August 12, 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: Amber Welsh, Amy Moore, April Clark, Barbara Spears-Corbett, Kay Gooch, Jennifer Carson, Larry Huang, Mark Grayson, Monty Exter, Lisa Flores, Paula Ohlendorf Bookidis, Richard Kelly, Ryan Pollock

Staff & Consultants in Attendance: Adriana Cedillo, Angela Mendez, Bryant Obando, Catherine Martinez, Dinita Caldwell, Jada Simpson, Jaime Miller, John Kelly, Katy Fitzgold, Melissa Laursen, Michael Mann, Randall Sakai, Ryan Marcum, Sonny Fletcher, Travis Neumann

Public Attendance: Felix Batchassi

AGENDA ITEM	Presenter	Notes
Call to Order Welcome New Members	Co-Chairs	Call to order by Mark at 6:pm
Public Comment (2 mins per comment, max 10 mins)	Jada Simpson	Mr. Felix Batchassi, gave public comment on 2 issues. <ol style="list-style-type: none">1. Denial of Contract Due to Alleged Negative Reputation - Mr. Batchassi states that, a project manager made defamatory comments about their past performance that resulted in the loss of a contract, despite the contractor being the lowest bidder. The awarded vendor reportedly does not hold a HUB certification, raising concerns about the district's commitment to minority participation goals. The contractor claims they attempted to resolve the issue by contacting the Economic Opportunity Office, CMD and the CFO but received no meaningful response.2. Anti-Competitive Practices in Technology Contracts - Mr. Batchassi also raises concerns about exclusive vendor arrangements related to Rauland Distributed Communication Systems. He asserts that only one company, Lone Star Communications, is permitted by Austin ISD's Technology Department to sell and install Rauland systems. Additionally, Rauland's manufacturer policy reportedly restricts resale rights in Central Texas to Lone Star, effectively excluding small businesses. A request to substitute Rauland with a more accessible and higher-performing product was denied. The contractor views this as part of a broader systemic issue undermining supplier diversity and calls for increased transparency and accountability. They urge the district to stop promoting these contracts as competitive opportunities if vendor exclusivity is already predetermined.
Approval of Minutes: June 10, 2025	Co-Chairs	Motion to approve June Meeting Minutes by April Clark, second by Larry Huang.
Communications <ul style="list-style-type: none">• Team Reorganization	Melissa Laursen	Melissa Laursen provided updates on the Implementation & Communications (I&C) team's reorganization. She clarified that the I&C team is now Bond Planning and Communications (BPAC) under Construction Management. April Clark asked how community members should direct questions about campuses that fall outside their facility's designated CAT (Campus Architectural Team). Melissa responded that questions can be directed to the BPAC team, who will coordinate with the appropriate contact person.

		<p>Larry Huang asked about the new Project Manager (PM) structure. Melissa explained that while some PM responsibilities are new, many are the same, but principals now reach out directly to PMs/APMs, who are now the district's main point of contact.</p> <p>April Clark also raised concerns about communication related to athletics and House Park specifically. Melissa said updates will be shared via campus newsletters and agreed to include central facilities in those campus updates.</p> <p>Amber Welsh asked about challenges with the reorg. Melissa said her top priority is helping principals and CATs build relationships with the new PMs, who are replacing Implementation Supervisors as primary contacts.</p>
Economic Opportunity Office	Dinita Caldwell	Dinita Caldwell was recognized for receiving the Business Advocate of the Year Luna Award.
CMD 2022 Modernization /Comprehensive Projects <ul style="list-style-type: none"> • Worker Protection report • Safety report • Oak Springs Update • Delco Update 	Jaime Miller Travis Neumann Michael Mann & Project Managers	<p>Ryan Marcum presented an update on the modernization projects currently underway. April Clark asked how these projects align with potential school consolidations and whether construction can actually be stopped without significant impacts. She raised concerns that the public would not understand the nuances of stopping construction. Michael Mann noted there is no official list of schools being considered yet, but technically, projects in early phases (design/site work) could be stopped. However, advanced projects like Travis would likely continue. Jaime Miller clarified that while construction could be stopped, doing so may result in lost funds or incomplete facilities. For example, Langford's old building has already been demolished. Staff emphasized they have been instructed not to delay bond projects due to consolidation discussions at this stage. More information will be shared as it is available.</p> <p>The oversight committee raised a number of questions and concerns related to how ongoing modernization projects might be impacted by potential school consolidations. Members discussed the committee's role in the consolidation process and requested clarification on whether and how voter-approved bond funds could be redirected. They also expressed interest in issuing a collective statement on fiscal responsibility should previously funded projects be abandoned. Several members emphasized the need for clearer communication to the public, particularly around the implications of "stopping" projects, how funds might be recuperated, and how decisions would ultimately be made. There was a call for direction from the Board of Trustees and more transparency about how community input would be incorporated. The topic of consolidation was requested to be added as a topic for the next meeting.</p> <p>Lisa Flores asked who is reviewing SPED facilities in light of possible service expansion in the future. Michael Mann and Jaime Miller said departments are consulted during planning, and facilities are built to be flexible based on Ed Specs and CAT input. Lisa suggested ensuring someone with SPED expertise is present on CATs.</p> <p>Michael Mann provided an update on current challenges and strategies within the bond program, noting that the district continues to experience approximately a 10% budget deficit, with no significant change in scale from previous reports. He also presented an overview of contingency and escalation fund usage. Michael then introduced a Notice of Significant Change for Barrington Elementary. There is a schedule change due to the need to procure a new general contractor. He also gave a brief update on worker protections, noting that a consultant has been hired and is currently conducting on-site worker interviews. Jennifer Carson requested that updated slides be sent to committee members.</p> <p>Travis Neumann, Safety Consultant, reported that 120–150 workers were active on-sites, with numbers expected to double. Regular safety meetings are held to address concerns proactively. All workers returned to sites following recent incidents. In preparation for</p>

		<p>back-to-school, contractors are walking perimeters with staff to ensure secure fencing and safe access.</p> <p>Sonny Fletcher presented an update on Oak Springs Elementary. He confirmed the site is not located in a floodplain and noted that geotechnical engineers provided recommendations for pier depths, which the team is following. Mark Grayson requested the specific depth measurements. Sonny stated that no flooding has been reported at the site, and the new finished floor elevation will be higher than the previous building, with an appropriate detention pond in place.</p> <p>Michael Mann and Sonny also reported on the Delco Activity Center, where a second engineering firm (WJE) is reviewing pier depths and MEG reports. Results are expected in the coming weeks. Sonny noted that efforts are ongoing to bring the project back within budget.</p> <p>Regarding the Central Athletic Facilities projects, Jennifer Carson expressed concern over cost overruns. Michael said discussions are underway with the CAF CAT about prioritizing scope elements to reduce costs.</p> <p>April Clark raised concerns about the condition of the House Park turf, noting it is causing student athletes to fall and poses a safety risk. Michael Mann explained the turf was installed in 2015 under a previous bond program. Jaime Miller confirmed the issue is on the district's radar but had not heard about the safety concerns. She clarified that no dedicated funding currently exists for replacement. Staff are exploring potential solutions, including the possibility of utilizing funds from Proposition C.</p>
CMD 2022 Targeted Projects <ul style="list-style-type: none"> Alternative Learning Center Update 	CMD Staff	<p>Michael Mann reported that all secure entry vestibule (SEV) projects are ready for the first day of school and introduced Randall Sakai as the new Director of Project Management overseeing targeted projects.</p> <p>Michael presented an update on the Alternative Learning Center (ALC) transition to Mendez. Barbara Spears-Corbett asked how the ALC bond funds were used. Michael clarified that the funds were redirected to support upgrades needed at Mendez for ALC, including site prep and infrastructure. Ryan Marcum confirmed \$493,000 was allocated for this purpose and clarified that ALC remains a distinct project. Lisa Flores asked about portable upgrades, and Ryan responded that five portables were in use—three existing and two from Child Inc.—with new carpeting, tile, A/C, and restrooms in the Child Inc. units. The portables will house the JJAEP program until a permanent building is constructed on a reserved portion of land at the Anita Coy site.</p> <p>Monty Exter requested a cost breakdown of expenses outside the bond related to the move and asked who is overseeing the Coy site project. Jaime stated that oversight and management of the project are not under CMD and could be shared as part of future update. Monty questioned whether any Mendez funding was diverted to ALC. Michael confirmed that was not the intent and that Mendez projects in the bond book are still being fully funded.</p>
CMD 2017 Bond Projects <ul style="list-style-type: none"> Project Updates <ul style="list-style-type: none"> Gus Garcia 	CMD Staff	<p>Michael Mann presented an update on remaining 2017 Bond projects, noting that Gus Garcia Young Men's Leadership Academy and House Park are the final construction projects still underway. House Park is expected to be ready for the first football game. Mark Grayson requested an update on House Park accounting.</p>

		<p>Lisa Flores asked about the adult size changing table at Gus Garcia given it doesn't have a SPED program. Michael agreed to follow up with more information on the location of the adult-sized changing table.</p>
Finance <ul style="list-style-type: none"> 2013 Financials 2017 Financials 2022 Financials Next Bond Sale 	Katrina Montgomery	<p>Katrina Montgomery presented a financial update, noting that 2017 Bond projections reflect estimates rather than actual cash and that staff are exploring ways to reduce projected deficits. She also provided a recap of the most recent bond sale. Questions were raised about income generation from real estate. Lisa Flores inquired whether any analysis had been done on expenditures outside the scope of the 2017 Bond; Michael Mann responded that no formal analysis had been conducted but it could be explored. Larry Huang recalled a time when the Board approved expenditures not in the 2017 bond book and noted that they dictated where 2017 surplus funds should go.</p> <p>Katrina explained that accrued interest helps balance current deficits and that invoices exceeding available cash are held until funds are sufficient. Larry asked about including the S curve chart for spending again; Michael said that while it's not tracked monthly, CMD is looking at quarterly updates. Monty Exter asked about bond counsel guidance on arbitrage rules and whether market conditions might impact future bond sales. Katrina reported that financial advisors see no cause for concern and that \$250 million is the current bond sale cap without triggering a tax rate increase. The district anticipates the next bond sale in the fall.</p> <p>Kay Gooch acknowledged Katrina's transition from interim to permanent role as CFO.</p>
CBOC Committee Operations <ul style="list-style-type: none"> Survey Subcommittee Update 	Co-Chairs	<p>Mark Grayson acknowledged the Survey Subcommittee's work. He then addressed the scheduled dissolution of the CBOC, clarifying that based on discussions with Board President Boswell, the committee will not dissolve at the end of August. He emphasized the need for a reset in CBOC/staff relations and encouraged members to share ideas with him and Barbara Spears-Corbett. Barbara noted that while staff limitations exist, the Community Bond Oversight Committee (CBOC) must continue fulfilling its responsibilities, including defining its role.</p> <p>April Clark suggested identifying tasks that consume significant staff time to help the committee reprioritize accordingly. Monty Exter added that it would be helpful to know whether staff are producing any materials for the CBOC that go beyond standard community access, which could aid in evaluating the necessity and impact of those resources.</p> <p>Lisa Flores highlighted that a unanimous vote from August 2024 supporting the installation of SPED cameras in all eligible settings was never communicated to the Board, and Barbara requested that this recommendation be carried forward in the current minutes.</p>
Future Items for Discussion	Co-Chairs	<ul style="list-style-type: none"> School consolidation impacts on the bond program Mendez update SPED camera recommendation to the Board
Adjourn	Co-Chairs	Mark motioned to adjourn and Barbara seconded at 8:09pm