



Community Bond Oversight Committee

March 10, 2026 6:00 p.m. to 8:00 p.m.

The **March 10, 2026** Community Bond Oversight Meeting will be held at **AISD Central Office, 4000 S IH 35 Frontage Rd. Austin, TX 78704**. The public can provide comment(s). See instructions for public comment below the agenda.

Members in Attendance: Amber Welsh, Amy Moore, Ann Phipps, Barbara Spears-Corbett, Jennifer Carson, Lawrence Huang, Mark Grayson, Monty Exter, Paula Ohlendorf Bookidis, Ryan Pollock

Staff & Consultants in Attendance: Alleigh Gregson, Bianca Medina-Leal, Bryant Obando, Chief Wayne Sneed, Jada Simpson, Jaime Miller, Josh Elwell, Katrina Montgomery, Laura Browder, Melissa Laursen, Michael Mann, Randall Sakai, Ryan Marcum, Sonny Fletcher, Rufo Reyes

AGENDA

AGENDA ITEM	Notes
Call to Order	Mark Grayson called the meeting to order at 6:01PM.
Public Comment (2 mins per comment, max 10 mins)	No public comments were submitted for this meeting.
Approval of Minutes: February 10 (Voting Item)	Mark Grayson approved the minutes, and Monty Exter seconded the motion.
Communications <ul style="list-style-type: none"> ● Media/Events ● CAT & Community Meetings 	<p>Melissa Laursen provided an update on communications activities and community engagement efforts related to the bond program. She reported that the district has begun several student engagement initiatives intended to gather feedback on students' experiences in recently modernized campuses. At Langford Elementary School, students participated in an activity in which they were asked to draw their ideal school environment. At O. Henry Middle School, student focus groups were held to discuss the preservation of campus murals and to gather input on new graphics and furniture within the modernized spaces. At Cook Elementary School and Williams Elementary School, students participated in a post-opening essay contest reflecting on their experiences in the new facilities and were also asked survey questions about the updated buildings.</p> <p>Melissa Laursen reported that early feedback from these activities indicates that many students are pleased with their new facilities and report feeling safe in the updated environments. Lawrence Huang asked whether the district has considered expanding engagement efforts to include teachers and other campus staff. Melissa Laursen confirmed that a separate staff engagement initiative has been developed to gather feedback from teachers and other campus personnel regarding their experiences in the modernized spaces. Ann Phipps asked if all 28 students surveyed were elementary school students, Melissa confirmed they were.</p> <p>Monty Exter asked whether the student engagement efforts could also explore how students are using collaborative learning spaces and whether students feel comfortable using those areas. Monty Exter noted that it would be helpful to understand whether students are unfamiliar with how to use the spaces or whether the design of the spaces is not meeting their needs. Melissa Laursen agreed that this feedback would be valuable and</p>

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	<p>stated that future engagement activities could incorporate additional questions about how collaborative spaces are used and perceived by students.</p> <p>Monty Exter also noted that students may be able to provide useful insights related to safety, including identifying areas within existing buildings that may feel unsafe or poorly designed. Melissa Laursen stated that the district plans to expand engagement efforts at additional campuses, including Houston Elementary School, where students in the current building may be asked similar questions and then surveyed again after moving into the modernized facility. She noted that comparing student feedback before and after modernization could help staff better understand how facility improvements affect students' experiences.</p> <p>Melissa Laursen also reported that the grand opening for Harris Elementary School is planned for late April. Around the time of the event, the district plans to conduct a media tour, led by Harris students.</p> <p>In addition, Melissa Laursen reported that CAT feedback sessions are continuing, and are being held prior to CAT site tours. The sessions are intended to provide feedback on the CAT process and to inform improvements to the CAT process for future bond projects.</p>
<p>Finance</p> <ul style="list-style-type: none"> ● 2017 Financials ● 2022 Financials ● Police Vehicle Allocation 	<p>Katrina Montgomery provided an update on bond program financials, including the remaining funding gap associated with the 2017 Bond Program and interest earnings from the 2022 Bond Program. Katrina Montgomery explained that staff are utilizing a Maintenance Tax Note to temporarily borrow up to \$40 million from the district's maintenance and operations tax authority to complete eligible projects, with the intent of repaying the amount through a future bond issuance.</p> <p>Mark Grayson asked for clarification regarding the Maintenance Tax Note. Katrina Montgomery explained that the borrowed funds would be incorporated into a future bond issuance and repaid through the district's debt service structure. Mark Grayson explained that approximately \$6 million in interest associated with Proposition C must be used for athletics-related projects, which is why those funds were organized within that category.</p> <p>Katrina Montgomery then reviewed interest earnings associated with the 2022 Bond Program by proposition. She reported that the district has earned approximately \$100 million in interest to date, with approximately \$65 million remaining available. Paula Ohlendorf Bookidis asked whether the interest earnings are tracked separately from project contingency funds. Mark Grayson explained that the interest represents excess earnings generated from bond proceeds and is tracked separately from contingency allocations. Katrina Montgomery added that the interest earnings may help offset cost escalation as projects move forward, although those figures are currently being tracked separately from escalation projections.</p> <p>Monty Exter asked whether the escalation estimates previously presented to the committee include the interest earnings. Katrina Montgomery explained that the escalation projections and interest earnings are currently tracked independently. Michael Mann confirmed that interest earnings will remain separately identified so the committee can clearly see</p>

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when and how those funds are used. Amber Welsh clarified that the \$6 million used to support the 2017 Bond Program is not reflected in the current financial summary because it has not yet been entered into the district's financial system. Lawrence Huang asked whether the final bond accounting will show the total bond expenditures and interest separately. Katrina Montgomery confirmed that the final reporting will identify both the interest earned and how those funds were spent.

Katrina Montgomery also reviewed the use of bond interest funds for Austin ISD Police Department vehicles. She noted that in April 2023, Chief Wayne Sneed presented to the committee regarding the need to replace aging vehicles and support additional police staffing requirements. At that time, approximately \$7 million in interest funds were identified to support vehicle purchases. Mark Grayson noted that the request was related in part to additional staffing requirements associated with state legislation. Mark asked why vehicles were purchased before all officer positions had been filled. Monty Exter asked what communication was provided to the community regarding the use of interest funds for police vehicles. Katrina Montgomery stated that staff will verify whether the item was presented to the Board of Trustees for formal approval.

Chief Wayne Sneed then provided an update regarding police vehicle purchases supported by 2017 Bond funds. He explained that when House Bill 3 increased required school police staffing levels, the department needed to significantly expand its workforce and fleet. In April 2023, the department ordered police vehicles to support the anticipated increase in officers. Vehicles were delivered in batches of approximately ten, beginning in January.

Chief Sneed reported that the department currently employs 103 officers and is continuing recruitment efforts. The department plans to conduct additional training academies and anticipates hiring approximately 60 additional officers by March of the next school year. He noted that vehicles purchased through the program have been assigned to currently employed officers, although the department still expects to need approximately 30 additional vehicles as staffing levels increase.

Mark Grayson clarified that the initial vehicle purchase referenced during the discussion was supported by 2017 Bond funds, while additional vehicles will be required to support staffing increases associated with House Bill 3 requirements. Monty Exter asked when the full vehicle order was delivered. Chief Sneed stated that the final vehicles arrived approximately six months ago.

Monty Exter asked how many vehicles are currently unassigned. Chief Sneed reported that approximately 57 vehicles are not currently assigned to officers, although this includes older fleet vehicles that remain in service. He noted that as new officers are hired, the vehicles will be placed into use. Monty Exter also asked about the use of motorcycles within the department. Chief Sneed reported that the department owns 35 motorcycles and that nine officers are currently assigned to motorcycle patrol. Officers assigned to motorcycle units must complete a two-week motorcycle training course.

	<p>Paula Ohlendorf Bookidis asked why officers assigned to elementary campuses require vehicles. Chief Sneed explained that officers must be able to respond quickly to emergencies both on their assigned campus and at nearby campuses. He noted that incidents occurring near campuses have required officers to respond quickly and that requiring officers to use personal vehicles would create liability concerns for the district.</p> <p>Jennifer Carson asked how many school districts are currently fully compliant with the state’s school police staffing requirements. Chief Sneed responded that many districts continue to face challenges recruiting officers and that relatively few districts have fully met the requirements to date. He explained that the Austin ISD Police Department has expanded recruitment efforts, including visiting police academies within a two-hour radius to recruit candidates who have completed training but have not yet joined an agency.</p>
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<p>CMD 2022 <u>Modernization/Comprehensive</u> Projects Updates including:</p> <ul style="list-style-type: none"> ● Prop B (Technology) ● Delco 	<p>Laura Browder presented an update on Proposition B technology projects. She reported that staff are supporting life safety initiatives by providing devices for substitute teachers and are working with campuses to prepare for state assessment testing. Laura Browder stated that the district plans to purchase additional devices now rather than waiting until the summer due to the number of devices reaching end-of-life.</p> <p>Mark Grayson asked whether device quantities are adjusted based on enrollment trends. Laura Browder confirmed that enrollment changes are considered when determining device allocations and noted that no devices were purchased the previous year, but purchases are necessary this year due to devices reaching the end of their usable life.</p> <p>Laura Browder also reported that the district is updating its casting system and exploring a partnership with the University of Texas to strengthen cybersecurity efforts and reduce associated costs. She noted that Wi-Fi upgrades are underway across district facilities.</p> <p>Monty Exter asked when the district expects to expend the remaining funds allocated for student devices. Laura Browder explained that the technology department plans expenditures on a cyclical schedule to avoid large replacement costs in a single year, with current projections anticipating the next major cycle occurring within three to four years. Monty Exter also asked whether bond funds could be redirected if state legislation changed requirements related to the district’s one-to-one device policy. Laura Browder explained that bond funds must remain aligned with the voter-approved project scope but could be used within the same project category if adjustments were required.</p> <p>Monty Exter asked whether the district had reviewed the Gemini artificial intelligence platform and whether district data would be used to train the model. Laura Browder stated that district data is not used to train the system and explained that staff and students are required to follow the district’s responsible use policy, which prohibits sharing personal or sensitive information with artificial intelligence tools.</p> <p>Michael Mann and Ryan Marcum provided an update on projects within the 2022 Bond Program, noting that several projects are nearing</p>
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completion while others are ramping up construction activity in preparation for work scheduled over the summer months.

Michael Mann presented an update on contingency and escalation uses within the program. Mark Grayson asked that the report include the year associated with each date and that amounts be rounded to whole dollars in the future for clarity.

Michael Mann also reported a Notice of Significant Change related to Austin High School. Mark Grayson asked for clarification regarding the change. Michael Mann explained that, following passage of the bond, the CAT worked with staff to determine the most appropriate use of the allocated funds. At Austin High School, the project scope was refined to focus on fine arts improvements. Michael Mann stated that the project is being scoped to remain within the approved budget and that no additional funds have been added. He also noted that the existing facility provides less square footage than would be included in a modern facility.

Sonny Fletcher introduced Josh Elwell and Bryant Obando, project managers, to present updates on several athletics projects, including Burger Athletic Complex, Noack Athletic Complex, Nelson Field, and Yellow Jacket Stadium. The presenters reviewed the scope and timelines for the projects. At Nelson Field, the work will be phased between the baseball and football seasons. The press box will be replaced with a new two-level structure similar to the press box at House Park. Locker room facilities will be completed as part of the current work, while upgrades to concessions and restrooms will be designed so they can move forward once additional funding becomes available.

Jennifer Carson asked for clarification regarding the location of new parking areas associated with the Nelson Field project. Barbara Spears-Corbett noted that parking capacity had previously been a concern relative to the amount of seating at the facility. Michael Mann stated that staff would review the parking counts and provide updated information via email to the committee prior to the next meeting.

Sonny Fletcher then reviewed the Yellow Jacket Stadium long-range campus concept plan. He explained that the track must remain in its current location because the available site area is limited and expanding the track would impact nearby historic structures. Barbara Spears-Corbett asked whether a timeline for the project could be provided. Sonny Fletcher responded that staff expect to develop a timeline once the CAT has reviewed and approved the scope.

Lawrence Huang asked for additional explanation regarding the underground detention pond proposed as part of the project. Sonny Fletcher explained that the system is designed to manage stormwater by ensuring the site elevation allows water to drain properly and by incorporating an overflow pipe to manage excess water. Monty Exter asked whether a water quality pond and a detention pond serve the same purpose. Sonny Fletcher explained that the two systems serve different but related functions: a water quality pond helps improve water quality before runoff leaves the site, while a detention pond temporarily holds stormwater before it is released downstream. Michael Mann also noted that hoses will be available to manually water the fields and that the

	<p>Ecotherm field system can help lower field surface temperatures when watered.</p> <p>Michael Mann clarified that the campus concept plan referenced during the discussion is the same planning document that was previously referred to as the campus master plan.</p> <p>Sonny Fletcher also provided an update on testing conducted at Delco Activity Center. He reported that pier testing was performed to verify the depth and condition of structural supports beneath the building. Testing confirmed one pier at approximately 21 feet, consistent with expected construction depth, and a total of six piers have been tested to date. Additional testing is underway, and staff expect to have final results available for the next committee meeting. Barbara Spears-Corbett asked whether the building is currently safe to use. Michael Mann confirmed that engineers have indicated the facility is safe for current use, although the condition is not considered sustainable for long-term operation.</p>
<p>CMD 2022 <u>Targeted</u> Projects Updates</p>	<p>No formal presentation. Information is available in the materials.</p>
<p>CMD 2017 Bond Projects Updates including:</p> <ul style="list-style-type: none"> ● Eastside HS ● House Park 	<p>Bianca Medina-Leal provided an update regarding Eastside Early College High School and related sidewalk and street improvement requests. She explained that the district continues to review requirements associated with the Sidewalk and Street Improvement (SSI) process and presented a map identifying locations where the City of Austin has requested repairs. These requests include repairs to cracked driveways, sections of roadway adjacent to campus driveways, and several broken sidewalk panels.</p> <p>Bianca Medina-Leal explained that the district is working through a system issue related to the permitting process while also identifying a contractor to complete the necessary repairs. Jennifer Carson asked whether the district has determined why AISD would be responsible for repairs in areas that appear to be part of the public right-of-way. Bianca Medina-Leal explained that when a property owner performs improvements, they are often responsible for adjacent sidewalk improvements. However, because several years have passed since the original project was completed, the district is evaluating whether the conditions could be considered normal wear and tear.</p> <p>Michael Mann added that the project reached substantial completion more than four years ago and that the current conditions may be consistent with typical wear over time. He noted that the City of Austin has indicated the district may be responsible because the repairs were not previously requested through the city’s system. Monty Exter asked whether the issue was related to an item previously discussed by the committee regarding inspections that were initially marked as not applicable. Michael Mann explained that staff were unable to see the inspection item in the system during the original review process, and the requirement only became apparent when the city later indicated the Sidewalk and Street Improvement review had not been completed. Michael Mann noted that staff continue to work with city inspectors to determine an appropriate resolution and may escalate the issue if necessary.</p>

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	<p>Michael Mann also provided an update on the House Park project. Randall Sakai reported that construction is nearing completion, with final work expected to conclude in spring 2026. Jennifer Carson asked about the color of the grandstand structure, noting that it appeared darker than previously presented. Randall Sakai explained that additional painting and finishing work remain in progress and that the final color will align with the approved design.</p>
<p>CBOC Committee Operations</p> <ul style="list-style-type: none"> ● Survey Update ● Bylaws Revision Update ● 2025 Lessons Learned 	<p>The committee discussed feedback received through recent survey responses regarding project oversight and committee processes. Mark Grayson summarized several themes reflected in the responses, including concerns related to furniture, fixtures, and equipment (FF&E) selections at certain campuses, perceptions that construction management oversight could have been stronger in some cases, and concerns about CAT meetings being canceled on short notice. Mark Grayson noted that some feedback also reflected a broader messaging challenge related to encouraging creative input from CAT teams while also managing expectations when suggestions cannot be implemented due to project constraints.</p> <p>Jennifer Carson noted the importance of communicating financial limitations clearly to stakeholders at the beginning of planning discussions so that participants understand the boundaries within which design decisions must occur. Monty Exter added that one lesson learned from recent projects is the importance of ensuring that sufficient funding remains available for furniture, fixtures, and equipment, noting that these items are often the most visible to campus communities and can strongly influence overall satisfaction with completed projects.</p> <p>Amber Welsh noted that it can also be helpful to explain why certain project changes occur during implementation, particularly when adjustments are necessary due to budget or design constraints. Lawrence Huang added that some communities may feel disconnected from final decisions if they believe their perspectives were not represented in the selection process.</p> <p>Mark Grayson asked whether the committee could extend the meeting by approximately ten minutes in order to complete the discussion.</p> <p>The committee then discussed updates regarding revisions to the CBOC bylaws. Jaime Miller reported that staff had met the committee’s timeline for submitting the proposed revisions to the Superintendent’s office for review and that additional feedback is expected from district leadership. Mark Grayson stated that once comments are received, the updated bylaws will be shared with committee members and requested that the feedback be shared prior to the April meeting if available.</p> <p>During the discussion of lessons learned, Lawrence Huang noted that some observations reflect opportunities for the committee to improve its own processes. Monty Exter noted the importance of clearly documenting votes in the meeting minutes, including instances when a vote does not occur. Mark Grayson also mentioned the value of maintaining awareness of related initiatives across the district to ensure the committee has a broader understanding of how bond-funded projects fit within other district efforts.</p>

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	<p>Paula Ohlendorf Bookidis suggested that the committee revisit its charge annually and review how meeting agendas align with the responsibilities outlined in the charge. She noted that this review could be particularly helpful when new members join the committee to ensure a shared understanding of the committee’s role and responsibilities. Mark Grayson added that previous agendas included references indicating which portion of the committee’s charge each agenda item addressed and suggested that this approach could be revisited.</p> <p>Monty Exter also raised the importance of clarifying the role of committee co-chairs. Amber Welsh stated that strong facilitation skills are important in that role. Lawrence Huang noted that preserving institutional knowledge is important to ensure continuity as committee membership evolves.</p> <p>Mark Grayson concluded that the committee could incorporate lessons learned from 2025 when reviewing the committee’s charge during future discussions.</p>
Future Items for Discussion	<ul style="list-style-type: none"> ● Katrina will verify whether the use of interest funds for the police vehicle purchases was presented to the Board of Trustees for approval. ● Michael Mann will review the Nelson Field parking counts and provide an update to the committee prior to the next meeting. ● Develop and share a timeline for the Yellow Jacket Stadium project with the committee once the CAT has reviewed and approved the project scope. ● Share updated CBOC bylaws with committee members once feedback from the Superintendent’s office is received.
Adjourn	<p>Jennifer Carson moved to adjourn the meeting, and Amy Moore seconded the motion. The meeting adjourned at 8:10PM.</p>

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