



# Community Bond Oversight Committee

April 14, 2026 6:00 p.m. to 8:00 p.m.

The **April 14, 2026** Community Bond Oversight Meeting will be held at **AISD Headquarters, 4000 S I-35 Frontage Rd. Austin, TX 78704**. The public can provide comment(s). See instructions for public comment below the agenda.

**Member Attendance:** Amber Welsh, Amy Moore, Ann Phipps, Anna Valdez, Barbara Spears-Corbett, Kay Gooch, Lawrence Huang, Mark Grayson, Monty Exter, Paula Ohlendorf Bookidis

**Staff Attendance:** Alleigh Gregson, Bianca Medina-Leal, Christine Steenport, Jada Simpson, Jaime Miller, Joe Watkins, Katrina Montgomery, Kris Hafezizadeh, Michael Mann, Randall Sakai, Ryan Marcum, Sonny Fletcher, Teresa Barajas

**Public Attendance:** Neil Jeffery

AGENDA ITEM	Notes
<b>Call to Order</b>	Mark Grayson called the meeting to order at 6:03 p.m.
<b>Public Comment</b> (2 mins per comment, max 10 mins)	No public comments were submitted for this meeting.
<b>Approval of Minutes:</b> March 10 (Voting Item)	The Committee approved the March 10, 2026 meeting minutes with amendments. Kay Gooch made the motion, and Lawrence Huang seconded the motion.
<b>Communications</b> <ul style="list-style-type: none"> <li>● Media/Events</li> <li>● CAT &amp; Community Meetings</li> </ul>	<p>Teresa Barajas provided an update on communications and community engagement efforts related to the bond program. She reported that the district has launched a new social media presence to increase visibility and storytelling around bond projects, including expanded use of Instagram. Upcoming events include the Harris Elementary School grand opening scheduled for April 28, which will be open to the public, and a staff and student flag football event intended to increase student engagement and highlight campus spaces. Staff will share event details and participation information with the Committee.</p> <p>Ann Phipps asked where the idea came from for the flag football event. Teresa Barajas stated that this idea came from Dr. Jarell Routt on the Bond Planning &amp; Communications team at AISD to find a way to highlight fun spaces. Amber Welsh asked whether the Committee members would receive information to attend the Harris Elementary School grand opening, and Teresa Barajas confirmed that those event details will be shared.</p>
<b>Finance</b> <ul style="list-style-type: none"> <li>● 2017 Financials</li> <li>● 2022 Financials</li> <li>● Police Vehicle Allocation</li> </ul>	Katrina Montgomery provided a follow-up regarding the allocation of bond funds for police vehicles. She reported that staff were unable to identify a specific Board of Trustees vote approving the allocation; however, the Board was informed of the need for additional vehicles in response to new legislative requirements related to school police staffing. Katrina Montgomery confirmed that, while the Board had been made aware of the allocation, a formal vote could not be located in the record.
<b>CMD 2022 <u>Modernization/Comprehensive</u> Projects Updates including:</b> <ul style="list-style-type: none"> <li>● Hill ES</li> <li>● Dobie MS</li> <li>● Transportation Update</li> </ul>	<p><b><u>Transportation Update</u></b></p> <p>Kris Hafezizadeh provided an update on transportation initiatives funded through the 2022 Bond Program. He reported that the district has ordered 47 additional buses, with more than half already received, and remains on track to achieve a fully air-conditioned fleet as planned. He noted that ordering buses early avoided anticipated cost increases and that future</p>

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

purchases may be impacted by new emissions regulations expected in 2027, which are projected to significantly increase bus costs.

Kris Hafezizadeh also provided updates on facility improvements, including the planned renovation of the Nelson Terminal, with construction expected to begin in fall 2026 and completion anticipated within approximately 18 months, and ongoing maintenance improvements at the Saegert Terminal.

Mark Grayson asked whether existing buses would be impacted by upcoming emissions regulations, and Kris Hafezizadeh confirmed that current buses would be grandfathered in, with only future purchases affected. Lawrence Huang asked about the age of the current fleet and replacement planning, and Kris Hafezizadeh reported that, due to reduced routes associated with declining enrollment and school closures, the district will retire approximately 80 buses while maintaining its 12-year replacement cycle. Ann Phipps asked how retired buses are handled, and Kris Hafezizadeh explained that buses are sold through an online auction.

Michael Mann and Ryan Marcum provided a program-wide update on modernization projects, noting that several campuses are nearing completion and preparing for transition. They reported that a Temporary Certificate of Occupancy (TCO) was recently issued for Linder Elementary School, with additional campuses—including Houston Elementary School, Allison Elementary School, and Pecan Springs Elementary School—expected to receive TCOs in the coming month. They noted that Andrews Elementary School and Wooldridge Elementary School are also progressing toward completion, and that multiple campuses will undergo significant transition activity over the summer. Several buildings are scheduled for demolition, and Bedichek Middle School has been designated as a central location for storing and redistributing furniture.

Staff described ongoing efforts to repurpose furniture across campuses to maximize value, including reallocating usable furniture to other schools, selling items through online auctions, donating materials to schools in other countries, and recycling materials when appropriate. Amber Welsh asked whether furniture is sold through auction, and staff confirmed that items are evaluated at the end of their useful life to determine whether they can be repurposed, sold, donated, or recycled.

Michael Mann also discussed program-wide challenges, including cost pressures related to fuel and materials, noting that external factors such as global supply conditions continue to impact project costs. He then reviewed contingency and escalation tracking, including the status of recovered funds and program-wide allocations. Paula Ohlendorf Bookidis asked whether previously discussed funds were already reflected in current financial reports, and Mark Grayson noted that financial reporting typically reflects a two-month lag. Amber Welsh asked whether additional funds are expected to be recovered, and Michael Mann indicated that additional recovery is anticipated as projects continue to close out, although remaining amounts are expected to be limited. Michael Mann also noted that staff will follow up to address discrepancies identified in reported balances for Proposition A.

**Hill Elementary School**

Bianca Medina-Leal provided an update on the Secure Entry Vestibule (SEV) project at Hill Elementary School. She reported that the project team has identified a solution that can be implemented efficiently within a short timeframe and without impacting instructional space, as the vestibule will be located near the administration area and away from active construction zones. The design has been completed, and the project is currently moving into the bidding phase with subcontractors.

Bianca Medina-Leal explained that the project will utilize a Job Order Contracting (JOC) delivery method, noting that this approach allows for a more expedited process compared to traditional competitive sealed proposals. She also outlined that JOC contracts require participation through an approved cooperative and are subject to statutory thresholds, including a cost limit requiring Board approval if exceeded.

Committee members asked questions regarding the procurement method and project cost. Mark Grayson requested clarification on contracting methods, and Bianca Medina-Leal provided an overview of JOC and its advantages for this project. Kay Gooch asked about the anticipated cost of the SEV, and Bianca Medina-Leal confirmed that the project is expected to remain below \$500,000 and within the threshold that does not require additional Board approval.

#### **Delco Activity Center**

Sonny Fletcher provided an update on ongoing structural analysis at the Delco Activity Center. He reported that recent testing of multiple piers confirmed depths of approximately 19 feet, indicating that the piers are within expected parameters. The project team will complete its analysis and develop a recommended mitigation approach, after which cost estimates will be prepared in coordination with the design-builder.

Lawrence Huang asked whether additional piers would be required, and Sonny Fletcher stated that no such recommendation has been made to date, pending completion of the geotechnical analysis. Mark Grayson asked whether the current findings address the underlying issue, and Sonny Fletcher explained that further evaluation is needed to confirm long-term mitigation strategies.

The discussion also addressed moisture conditions affecting the building foundation. Michael Mann explained that fluctuations in soil moisture may be contributing to movement by affecting the friction between the soil and piers, and that mitigation efforts will focus on stabilizing moisture levels and limiting water infiltration around the structure. Staff will provide additional updates once the analysis is complete and a recommended solution is identified.

#### **Dobie Middle School**

Joe Watkins, Project Manager, provided an update on ongoing work at Dobie Middle School, noting that multiple phases of construction and site improvements are underway. Current work includes replacement of the basketball and tennis courts, resurfacing of the parking areas, and installation of new sidewalks. Staff reported that Secure Entry Vestibule and administrative area improvements are nearing completion, with additional phases to include installation of an elevator, cafeteria upgrades, a new power center, and replacement of the fire alarm system. Interior

	<p>improvements, including flooring and HVAC work, are also in progress, and the project remains on schedule.</p> <p>Ann Phipps asked how community rooms would be regulated, and Michael Mann explained that while these spaces are located outside the secured student areas, access will continue to be controlled and will require staff oversight, including during after-hours use. Michael Mann noted that these spaces are intended to support community use while maintaining campus security and may also serve as a potential revenue source.</p> <p>Paula Ohlendorf Bookidis asked how the project has remained within budget given the scope of work. Staff explained that the use of a design-build delivery method and strong coordination between the contractor and design team have supported effective cost management and decision-making throughout the project.</p>
<p><b>CMD 2022 Targeted Projects Updates</b></p> <ul style="list-style-type: none"> <li>Projects Status Overview</li> </ul>	<p>Michael Mann provided an overview of the status of 2022 Bond targeted projects, including updates on completed, in-progress, and paused projects. He reviewed summary materials outlining overall progress and key categories of work, including safety and security improvements.</p> <p>Monty Exter suggested that future reports include clearer context for progress metrics, such as indicating totals alongside completed counts. Kay Gooch requested the reintroduction of a timeline-style report identifying campuses with remaining work and anticipated completion dates. Mark commented that a timeline-style report would not be necessary for the upcoming meeting, noting that he preferred the project status overview slide and suggested that it include the number of completed projects out of the total planned across campuses for the identified scopes of work. Amber Welsh asked for follow-up information regarding fencing at Kealing Middle School, including timing and how planned improvements will address increased enrollment and campus access needs. Staff confirmed that these will be considered for future reporting. Monty Exter asked whether the locks and keys project would make additional progress over the summer, and Randall Sakai reported that the project is expected to be completed by the end of the calendar year.</p>
<p><b>CMD 2017 Bond Projects Updates including:</b></p> <ul style="list-style-type: none"> <li>Eastside ECHS</li> </ul>	<p>Michael Mann provided a brief update on the status of the 2017 Bond Program, noting that while most projects have been completed, several remain in the closeout phase and will continue to require time to fully finalize.</p> <p>Bianca Medina-Leal then provided an update on the Eastside Early College High School project, reporting that the project has progressed through the deferred submittal process and is awaiting final steps related to the Sidewalk and Street Improvement (SSI) requirements. She noted that the project team is currently seeking bids from a general contractor to complete the required sidewalk improvements and is also exploring Job Order Contracting (JOC) options to expedite the work if needed.</p> <p>Monty Exter asked whether negotiations with the City had been resolved, and Michael Mann reported that discussions are ongoing and indicated that they will continue pursuing both contractor pricing and coordination with the City to advance the work.</p>

## CBOC Committee Operations

- Survey Update
- Bylaws Revision Update
- Advisory Bodies Budget Engagement Sessions
- Calendar

The Committee discussed upcoming survey and engagement efforts related to bond projects and committee processes. Ann Phipps reported that staff are developing a plan for the next survey cycle, with anticipated outreach later in Fall 2026. Lawrence Huang emphasized the importance of gathering feedback from staff and teachers to better understand how educational spaces are used and whether they are functioning as intended. Melissa Laursen, through staff updates, has developed a plan to gather feedback on both the process and outcomes of bond projects. Teresa Barajas noted that principal feedback sessions will begin following STAAR testing to further inform this work.

The Committee also received an update on revisions to the CBOC bylaws. Jaime Miller reported that staff met with Joshua Jeon prior to his meeting with the Superintendent. Most items have been incorporated. Some comments remain for Superintendent review. Awaiting further feedback from the Superintendent. Mark Grayson noted that the bylaws revision will remain on a future agenda for continued review.

Staff announced upcoming Advisory Bodies budget engagement sessions. Alleigh Gregson will distribute participation details and meeting links to Committee members. Mark Grayson also noted that the Committee's annual report to the Board of Trustees is scheduled for April 23 and acknowledged Committee member participation in that process. The Committee reviewed a proposed calendar of meeting dates and locations for the upcoming fiscal year, and Amber Welsh confirmed that calendar invitations will be distributed.

Paula Ohlendorf Bookidis asked whether potential budget reductions may result in program changes, and Christine Steenport, Chief Operations Officer, stated that no changes have been finalized pending completion of the district's academic vision. Monty Exter asked whether previously planned small-capacity campuses may be reconsidered, and Christine Steenport noted that enrollment, programming, and long-term planning factors will be evaluated prior to boundary discussions. Amber Welsh added that current discussions are not expected to significantly alter the physical design of planned spaces. Lawrence Huang noted the importance of maintaining a long-term perspective when planning facilities, noting that bond investments are intended to support campuses for multiple decades.

Monty Exter asked about the ongoing operational costs associated with community spaces, including community rooms. Mark Grayson explained that these spaces are intended to be revenue-neutral and may serve as a community resource rather than a profit-generating asset. Amber Welsh noted that such spaces also provide important benefits for campus communities, including enabling parent and community engagement while maintaining campus security.

Amber Welsh asked about potential implications for Oak Springs Elementary School and Mendez Middle School, including how programming decisions may impact bond-funded improvements. Barbara Spears-Corbett asked about the Alternative Learning Center (ALC) and modifications at Sims Elementary School, including whether those changes should be tracked by the Committee. Mark Grayson requested that these items be brought back for future agenda discussion. Jaime Miller confirmed that bond funds allocated for fine arts at Mendez remain in

	<p>place and that ALC bond funds were used to adapt ALC spaces at Mendez. No bond funds are being used at Sims to support program needs. Staff will provide additional details at a future meeting.</p> <p>Monty Exter asked about the impact of third-party educational contractors at bond-funded campuses and requested additional information at a future meeting. Committee members discussed the importance of understanding how campuses receiving students from closed schools are being supported, including how improvements are communicated to those communities. Ann Phipps asked about impacts to campus staff during transitions, and Michael Mann noted that some bond-funded work has been accelerated to support campus transitions and that staffing considerations are being addressed through district processes.</p> <p>Monty Exter raised concerns about the growing scope of maintenance-related work and its implications for future bond planning, noting the importance of balancing long-term capital investments with operational costs. Jaime Miller explained that staff have utilized available tools, including Maintenance Tax Notes, to address capital maintenance needs and supplement bond-funded work where appropriate. She noted that staff are balancing in-house work with contracted services to address priority needs.</p> <p>Committee members also discussed tracking of bond investments at campuses identified for closure. Kay Gooch requested a summary of 2022 Bond investments at those campuses, including completed work and remaining projects. Mark Grayson noted that additional time is needed to compile this information and suggested it be presented at a future meeting. Michael Mann confirmed that staff can provide a summary, including how assets may be repurposed where appropriate, while noting that some campuses continue to serve as swing spaces and will require continued investment.</p> <p>The Committee revisited prior discussion regarding installation of Special Education camera infrastructure. Monty Exter asked whether a final resolution had been reached regarding pre-wiring versus case-by-case installation. Amber Welsh noted that the current approach is to install infrastructure upon request and approval, and Jaime Miller indicated that the Board of Trustees has discussed the item and considers it closed. Christine Steenport stated that staff will share the Board meeting recording for additional context. Monty requested that we report on this in May to publicly close the loop with the CBOC.</p> <p>Mark Grayson concluded by sharing that members of the Board of Trustees expressed appreciation for the Committee’s work and acknowledged the value of the Committee’s oversight and recommendations.</p>
<p><b>Future Items for Discussion</b></p>	<ul style="list-style-type: none"> <li>● Delco Activity Center update</li> <li>● Fencing at Kealing MS</li> <li>● Update on CBOC bylaws revisions</li> <li>● Impact of programming decisions on bond-funded improvements at Oak Springs ES and Mendez MS</li> <li>● Clarification of Alternative Learning Center (ALC) modifications at Sims Elementary School</li> <li>● Impact of third-party education contractors on bond-funded campuses</li> </ul>

	<ul style="list-style-type: none"><li>● Overview of how campuses receiving students from closed schools are being supported</li><li>● SPED camera follow-up</li></ul>
<b>Adjourn</b>	Mark Grayson moved to adjourn the meeting, and Kay Gooch seconded the motion. The meeting adjourned at 7:44 p.m.

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