

Oakland Unified School District

Board of Education
1011 Union Street, #940
Oakland, CA 94607-2236
(510) 879-1940
510 627-9440 eFax
711 TTY/TDD
boe@ousd.org E-Mail



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Meeting Minutes Long - Final

Monday, April 13, 2026

6:30 PM

**Committee Room, KDOL TV Studio, B-237, Met West High School Entrance, 314
East 10th Street, Oakland, CA 94606-2291, Internet - Zoom & Granicus;**

Broadcasted - KDOL-TV (Comcast Channel 27 and AT&T Channel 99)

Measures B, J, and Y Independent Citizens' School Facilities

Bond Oversight Committee

Chairperson: Viola Gonzales, Vice Chairperson: Andrew Nelsen, Secretary: Andrea Dawson

Members: Andrew Butler, John Jones III, Anana Clark, Benjamin Davis, (Vacancy), (Vacancy)

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អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រេចសម្រួលយ៉ាងសមរម្យមួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំសាធារណៈ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោងមុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ (510) 879-8199 ឬតាមរយៈអ៊ីមែល boe@ousd.org ឬទូរស័ព្ទ eTTY/TDD លេខ (510) 879-2300 ឬទូរសារលេខ (510) 879-2299។

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Public Comment, at the meeting, will be taken individually on Agenda Items indicated by Microphone Icon.

You may register to speak in advance on the Agenda Item whether attending the meeting by teleconference, e.g., Zoom, or in person.

On line Speaker Card Registration (Sign In To Speak) opens at minimum 72 hours in advance for a Regular Meeting or at minimum 24 hours in advance for a Special Meeting. Use the eComment Link to Sign In (Register) to Speak up to one hour before the beginning of the meeting. Manual (Paper) Speaker Cards also will be available at the meeting for completion.

Sign In to Speak, on an eligible Agenda Item, as a matter of equity, is first registered, first called, in order of Registration whether participation is in person or virtually, e.g. Zoom, or by audio, e.g., telephone.

For advanced pre-meeting Registration, You must establish a one-time OUSD eComment - Sign In (Register) To Speak Account providing your First Name and Last Name and your email address. Your First Name and Last Name, as Registered, must also show as the Participant or Profile Name on a teleconference system (i.e., Zoom, webex, other). You will be requested to Register the first time you use eComment - Sign In To Speak.

The Sign In To Speak System, after the one time registration, will remember you by first name and last name associated with your email address (profile), making it easier for you to electronically Register or Sign In to Speak on an Agenda Item at a future OUSD legislative meeting, e.g., Board, committee, commission.

Early pre-meeting Sign In To Speak (Registration) is urged for all - whether you plan to attend meeting in person or view meeting via teleconference or listen to the meeting by telephone. Names will be called in Sign In To Speak order received.

NOTICE - MEMBERS OF THE PUBLIC/MEDIA MAY ATTEND AND PARTICIPATE IN-PERSON OR VIRTUALLY

Members of the Public and/or Media may attend and participate in the Committee meeting in-person in the Committee Room, KDOL TV Studio, B-237, Met West High School Entrance, 314 East 10th Street, Oakland, CA 94606-2291 or virtually as described herein.

The following information is for those members of the media and public interested in viewing or listening to the Committee meeting virtually.

- *Zoom: To view by Zoom, please click <https://ousd.zoom.us/j/83596526256> on or after the Noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.*
- *Phone: To listen by phone (via Zoom), please do the following at or after the Noticed meeting time: call (669) 900-9128, then enter Webinar ID 835 9652 6256, then press "#". If asked for a participant id or code, press #. Instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> -Joining-a-meeting-by-phone.*
- *To view the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee meeting from the District's Home Page - Upcoming Events & Live Meeting Video, please select the meeting name and click on the "In Progress" link under Video or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>"In Progress" link under Video.*

Public comment in-person is permitted within the times allotted for public comment on the Agenda. Virtual comment will also be permitted within the times allotted for public comment on the Agenda in the following two ways:

NOTICE - MEMBERS OF THE PUBLIC/MEDIA MAY ATTEND AND PARTICIPATE IN-PERSON OR VIRTUALLY (CONTINUED)

- To comment virtually by Zoom, if you have made a pre-meeting Request to Speak, when your name is called, click the "Raise Your Hand" button. You will be unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at:

<https://support.zoom.us/hc/en-us/articles/205566129-RaiseHand-In-Webinar>.

- To comment by phone (via Zoom), if you have made a pre-meeting Request to Speak, when your name is called, press "*9" to "Raise Your Hand." You will be unmuted and allowed to make public comment. You will then be re-muted. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663>

-Joining-a-meeting-by-phone.

In addition, members of the public may submit written comments for a posted Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee Meeting Agenda Item, before a meeting or while a meeting is "In Progress," from the District's Home Page - Upcoming Events & Live Meeting Video by selecting Board of Education Agenda "eComment" or from the Legislative Information Center, as follows:

- If before Sunday, click Calendar Tab>Next Week>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>eComment

- If Sunday or thereafter up thru day before Meeting, click Calendar Tab>This Week>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>eComment

- If day of Meeting, click Calendar Tab>Today>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>eComment

Or by clicking the "eComment" in bold link on the cover page of this Agenda.

Written comments made on an eligible Agenda item, upon clicking of the Submit Button, are immediately sent via email to all members of the legislative body and key staff supporting the legislative body. Each eComment is a Public Record.

MEETING PROCEDURES

All Committee meetings shall begin on time and shall be guided by an Agenda prepared in accordance with Board Bylaws and posted and distributed in accordance with the Ralph M. Brown Act (open meeting requirements) and other applicable laws.

**BOARD BYLAW 9131 - MEASURES B, J, Y INDEPENDENT CITIZENS' SCHOOL
FACILITIES BOND OVERSIGHT COMMITTEE CHARGE OR RESPONSIBILITIES**

Purpose: With respect to Measure B (2006), Measure J (2012), and Measure Y (2020), to provide advice and recommendation to the District regarding the expenditure of funds for bond related projects, to actively review and report on the proper expenditure of taxpayers' money for school construction and to take any necessary action in furtherance of its purpose including, but not limited to, receiving and reviewing copies of annual independent financial audits and deferred maintenance proposals, inspecting school facilities and grounds, receiving and reviewing cost-saving measures designed to reduce the costs of professional fees and site preparation. The Committee shall have the option to tour sites where Bond funds are being expended, with support from the Superintendent.

A. Call to Order

Chairperson Viola Gonzales called the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (Measures BJY) Committee to order at 6:38 P.M.

B. Roll Call

Present 7 - Member Benjamin "Sam" Davis
Member Anana Clark
Member Andrew Butler
Member John Jones III
Secretary Andrea Dawson
Chairperson Viola Gonzales
Vice Chairperson Andrew Nelsen
Absent 2 - Member 3_(Vacancy) (Vacancy)
Member (Vacancy) (Vacancy)

C. Speaker Request Cards/Modification(s) To Agenda

A request to speak at this Committee Meeting, may be made in-person or virtually as stated in this Agenda.

Modification(s) to the Agenda, by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, allows for any change in the printed Order of Business including, but not limited to, an announcement that an Item or Legislative File will be considered out of Agenda printed order, that consideration of an Item has been withdrawn, postponed, rescheduled or "pulled" or taken off of the Committee General Consent Report for separate discussion and/or possible action.

Chairperson Gonzales took items up on the Agenda in the following order: G.-6, F.-2, F.-1, G.-2, G.-5, G.-7, G.-3, G.-4, G.-1.

D. Adoption of Committee Minutes

None

E. Adoption of the Committee General Consent Report

"Adoption of the Committee General Consent Report" means that all items appearing under this topic are approved in one motion unless a Member of the Committee requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature, and are acted upon in one motion to conserve time and permit focus on other-than-routine legislative items on the agenda.

None

F. Unfinished Business

F.-1

[26-0305](#)

**2026 Facilities Master Plan - Facilities Planning and Management
(2nd Reading)**

Adoption by the Board of Education, upon recommendation by the Facilities Committee, of Resolution No. 2526-0215 2026 Oakland Unified School District Facilities Master Plan.

Attachments: [26-0305 Memorandum - 2026 Facilities Master Plan - Facilities Planning and Management \(4/22/2026\)](#)
[26-0305 2026 Facilities Master Plan - Pamphlet - Facilities Planning and Management \(4/22/2026\)](#)

Preston Thomas, Chief Systems and Services Officer, gave a report on Resolution No. 2526-0215 2026 Oakland Unified School District Facilities Master Plan and responded to comments and questions from the Committee.

Preston Thomas acknowledged that this Master Plan has data that can be reviewed and analyzed in many ways. He also stated that changes and implements will continue because the District owns the data and program.

Discussion - None

- Chairperson Gonzales stated this is a living document that we have reviewed and made suggestions to, thanking staff for the partnership. Chairperson Gonzales stated that it satisfies California Department of Education (CDE)'s requirement for Facilities Master Plan to be eligible for state facilities funding.

- Chairperson Gonzales recommended that the BJY committee support the Facilities Master Plan going to Facilities Committee and the Board of Education for Adoption.

Public Comment - 1. Assata Olugbala

A motion was made by Vice Chairperson Nelsen, seconded by Member Jones III, that Resolution No. 2526-0215 2026 Oakland Unified School District Facilities Master Plan, be Recommended Favorably to the Facilities Committee. The motion carried by the following vote:

Aye: 7 - Member Benjamin "Sam" Davis
Member Anana Clark
Member Andrew Butler
Member John Jones III
Secretary Andrea Dawson
Chairperson Viola Gonzales
Vice Chairperson Andrew Nelsen

Non-voting: 2 - Member 3_(Vacancy) (Vacancy)
Member (Vacancy) (Vacancy)

Enactment No: 26-0691

G. New Business



G.-1

[26-0890](#)

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Annual and Five-Year Developer Fee Report for the 2024/2025 Fiscal Year

Approval by the Board of Education, upon recommendation by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, of the Annual and Five-Year Developer Fee Report for the 2024/2025 Fiscal Year.

Attachments: [26-0890 Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Annual and Five-Year Developer Fee Report for the 2024/2025 Fiscal Year \(4/13/2026\)](#)

This Matter was not taken up due to forced Adjournment of the Meeting at 8:20 P.M. due to public member disruption.

Not Discussed and/or Taken Up



G.-2

[26-0892](#)

Measures B, J, and Y General Obligation Bonds Performance and Financial Audit Reports - Fiscal Year Ending June 30, 2025 - Eide Bailly, LLP, Independent Auditors

Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of the following Reports:

- Performance Audit Report 2006 Measure B, 2012 Measure J, and 2020 Measure Y General Obligation Bond Funds June 30, 2025,
- Financial Statements 2006 Measure B General Obligation Bond Fund June 30, 2025,
- Financial Statements 2012 Measure J General Obligation Bond Fund June 30, 2025, and
- Financial Statements 2020 Measure Y General Obligation Bond Fund June 30, 2025,

each, by Eide Bailly, LLP, Independent Auditors.

Attachments: [26-0892 Presentation - Measures B, J, and Y General Obligation Bonds Performance and Financial Audit Reports - Fiscal Year Ending June 30, 2025 - Eide Bailly, LLP, Independent Auditors \(4/13/2025\)](#)
[26-0892 Memorandum - Measures B, J, and Y General Obligation Bonds Performance and Financial Audit Reports - Fiscal Year Ending June 30, 2025 - Eide Bailly, LLP, Independent Auditors \(4/13/2026\)](#)
[26-0892 Performance Audit Report - 2006 Measure B, 2012 Measure J, and 2020 Measure Y General Obligation Bond Funds - June 30, 2025 \(4/13/2026\)](#)
[26-0892 Financial Statements - 2006 Measure B General Obligation Bond Fund - June 30, 2025 \(4/13/2026\)](#)
[26-0892 Financial Statements - 2012 Measure J General Obligation Bond Fund - June 30, 2025 \(4/13/2026\)](#)
[26-0892 Financial Statements - 2020 Measure Y General Obligation Bond Fund - June 30, 2025 \(4/13/2026\)](#)

Nathan Edelman, Independent Auditor, Eide Bailly, gave a presentation of the Performance Audit Report 2006 Measure B, 2012 Measure J, and 2020 Measure Y General Obligation Bond Funds June 30, 2025, Financial Statements 2006 Measure B General Obligation Bond Fund June 30, 2025, Financial Statements 2012 Measure J General Obligation Bond Fund June 30, 2025, and Financial Statements 2020 Measure Y General Obligation Bond Fund June 30, 2025.

Nathan Edelman stated that the District did not have any negative findings and that Bond funds were spent in accordance with the law and the language of the OUSD General Obligation Bonds. Nathan Edelman stated the OUSD performance audit is more in depth than most other California districts.

Nathan Edelman went through the performance audit findings and stated that there has been improvement to the contracting and change order approval and tracking process and that staff recognized that controls and reporting can be improved.

Nathan Edelman responded to comments and questions from the Committee.

Discussion - Members Davis, Clark, Jones III, Secretary Dawson, Vice Chairperson Nelsen, Chairperson Gonzales

- Member Davis commented on finding: Identifying unforeseen extra costs, and process for Change Order implementation has gotten better but still needs improvement.

- All other BJY Committee members called out the need for more transparency and better communication with the Committee and community.

- Member Clark stated that the transparency issue is clearly a problem, asking how can the community trust us.

- Member Jones III asked how long does an audit take: Auditor said the start in Spring before books close and work into the Fall after books are closed and reconciled.

- Vice Chairperson Nelsen said that staff needed to take a deeper upfront review of what happens in Facilities on change order decisions and processing protocols.

- Secretary Dawson reminded staff that the Audit Report was late in being distributed to BJY Committee, as state regulation to be sent before March 31st at same time or before school receives it.

- Chairperson Gonzales thoroughly reviewed the report and findings. Chairperson Gonzales stated that many of them are what our committee brings up, and agreed that transparency issues were expressed throughout the report. Concluding that there needs to be more attention paid to working towards best practice on work tasks related to managing the bond program.

Public Comment - 1. Assata Olugbala

Discussed

 G.-3

[26-0893](#)

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Budget to Actual Expenditures and Cash Flow Projections as of March 31, 2026

Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, of the Measures B, J, and Y Budget to Actual Expenditures and Cash Flow Projections as of February 28, 2026. (Expenditure Report)

Attachments: [26-0893 Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Budget to Actual Expenditures and Cash Flow Projections as of March 31, 2026 \(5/11/2026\)](#)

This Matter was not taken up due to forced Adjournment of the Meeting at 8:20 P.M. due to public member disruption.

Not Discussed and/or Taken Up

G.-4

[26-0894](#)

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - 2025-2026 Annual Report

Discussion by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of its 2025-2026 Annual Report.

This Matter was not taken up due to forced Adjournment of the Meeting at 8:20 P.M. due to public member disruption.

Not Discussed and/or Taken Up

G.-5 [26-0895](#)

**Measure Y General Obligation Bond - 3rd Draw Down (Sale) -
Facilities Planning and Management**

A verbal report by the Chief Systems and Services Officer, or Designee,
on the Measure Y General Obligation Bond - 3rd Draw Down (Sale).

*Makiko Sato, Isom Advisors Financial Group, gave a report to the BJY
Committee on the March 26, 2026 Bond Sale.*

*Interest rate at sale was 4.29%, better than expected. Sale was a bit of a
challenge because of OUSD's lower bond rating due to the current financial
situation of the District. Bonds were sold with a 22 year repayment rate,
better than the typical 30 years. State law does not allow more than a 40 year
time for repayment.*

Makiko Sato responded to comments and question from the Committee.

Discussion - Secretary Dawson

*Secretary Dawson suggested the District engage Isom Advisors Financial
Group to do Bond Measure modeling for future 2027 or 2028 General
Obligation Bond Measure.*

Public Comment - 1. Assata Olugbala

Discussed

G.-6 [26-0897](#)

**Facilities Master Plan 2026 Dashboard - Benjamin Davis,
Member, BJY Committee**

A verbal report to the Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight (BJY) Committee, by BJY Committee Member
Benjamin Davis, on Facilities Master Plan 2026 Dashboard.

*Member Davis presented dashboards that he configured to demonstrate how
to sort through categories in the Master Plan in many ways; such as equity,
size and age of schools, enrollment, and condition of sites. These
configuration are useful for making comparison across the District and
support the Board and Staff in making decisions related to bonds, Facilities
programs and equity.*

Discussion - None

- Member Davis thanked staff for recognizing this work.

Public Comment - 1. Assata Olugbala

Discussed

G.-7 [26-0929](#)

Facility Site Visit – Parkmoor Community Apartments & The HUB Center for TAY - April 9, 2026

Debriefing to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of an individual Committee Member(s) Facility Site Visit to Parkmoor Community Apartments & The HUB Center for Transition-Aged Youth (TAY), San Jose, CA, on April 9, 2026.

BJY Committee Liaison Vice President Valarie Bachelor, Chairperson Viola Gonzales, Preston Thomas, Chief Systems and Services Officer, Pranita Ranbhise, Director, Facilities Planning and Management, and several other unnamed staff and several unnamed consultants (Brookfield and Brailsford) visited Parkmoor Community Housing (PCH) in San Jose.

PCH is intended to serve foster youth, and low income families. Facilities Staff said consultants came along as they have certain expertise in developments and funding options.

Discussion - Member Davis, Vice Chairperson Nelsen, Chairperson Gonzales

- Vice President Bachelor said the PCH was welcoming, clean, has fitness center and laundry, but they are short on parking. Vice President Bachelor said it is a joint project between the county, city and school district in San Jose. PCH also has some wrap around services.

- Chairperson Gonzales observed the same as Vice President Bachelor and noted that the PCH tour staff were responsive to their inquiries. The PCH Project is rather new so does not have history yet.

- Vice Chairperson Nelsen asked Preston Thomas what the Districts is since they are doing feasibility study for a 7-11 Committee now.

- Vice Chairperson Nelsen also said since consultants' are being paid out of bond funds would it be fair for them to respond to an Request for Proposal (RFP) or Bid on property? Could it be conflict of interest, or at least perception that they have insider information.

- Member Davis suggested that Preston Thomas and Facilities staff ask legal counsel regarding statements made by Vice Chairperson Nelsen above.

- Vice Chairperson Nelsen, upon the completion of this item, requested to Chairperson Gonzales that to Adjourn the Meeting due to disruption of the Meeting by a Public Member. Chairperson Gonzales, with no objections from the Committee Adjourned the Meeting at 8:20 P.M.

Public Comment - None

Discussed

H. Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Committee

This section of the agenda provides an opportunity for a member of the Public, for three minutes per person, or less, depending on the number of speakers, to directly address the Committee on any item of interest to a member of the Public that is not on the current agenda, but is within the subject matter jurisdiction of the Committee. Minutes are not transferrable from speaker to speaker. This item is limited to a total of thirty (30) minutes. The Committee may not discuss or take any action on a non-agenda item not appearing on the posted agenda for this meeting, except the Committee or staff may briefly respond to a statement made or questions posed by a member of the public, as authorized by law. In addition, on their own initiative or in response to questions posed by the public, a member of the Committee or its staff may ask a question for clarification, make a brief announcement, or make a brief report of his or her own activities.

H.-1 [26-0707](#)

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Up To 30 Minutes – April 13, 2026

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Up To 30 Minutes - April 13, 2026.

This Matter was not taken up due to forced Adjournment of the Meeting at 8:20 P.M. due to public member disruption.

I. Introduction of New Legislative Matter

This section of the Agenda is devoted to the introduction of new legislative matter within the subject matter jurisdiction of the committee by a Committee member or Members of the Public.

This Matter was not taken up due to forced Adjournment of the Meeting at 8:20 P.M. due to public member disruption.

J. Adjournment

Chairperson Gonzales, with no objections from the Committee Adjourned the Meeting at 8:35 P.M., due to a disruption of the Meeting by a Public Member.

Prepared By: _____

Approved By: _____