



**MINUTES**  
**CITIZEN'S OVERSIGHT COMMITTEE**  
**SOCORRO ISD**  
**DISTRICT SERVICE CENTER – BOARD ROOM**  
**MAY 9, 2007 | 6:00 PM**

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**MEMBER PRESENT**

Herb De La Rosa, Co-Chairperson; Susan Hill, Member; Enedina Serna, Member; Victor Valdivia, Member; Robert Valles, Member; Keenan Greseth, Member; Hector Muñoz, Member Thomas A. Eyeington, Assistant Superintendent of Operational Services; Gracie Tovar, Administrative Specialist II.

**MEMBERS ABSENT**

Linda East, Co-Chairperson; Dolores Acosta, Member; David Amaya, Member; Christy Guereque, Member; Ernest Ramirez, Member; Betty Vigil, Member; Amelda Hermosillo, Member

**CALL TO ORDER**

The meeting was called to order at 6:02 p.m. by Mr. Herb De La Rosa, Co-Chairperson.

**APPROVAL OF MINUTES**

Committee approved the minutes for the Citizen's Oversight Committee Meeting held on April 11, 2007.

**OLD BUSINESS**

**SUMMARY OF 2004 BOND PROGRAM**

Mr. Eyeington provided the Committee with documentation that will be posted on the Socorro ISD website on the 2004 Bond Program. The documentation includes pictures and budget information on the various projects.

**DR. SUE SHOOK**

Project is under construction. Mr. Keenan Greseth asked about the original budget being \$11,500,000.00 and the documentation showing a negative balance of \$1,000,000.00. Mr. Eyeington mentioned that there is a savings in GMP and this is only a projected budget. The negative balance is due to the cost of the land.

**ITUARTE/HERNANDO SCHOOL**

THE COST FOR HERNANDO IS \$2,200,000.00 WITH A \$1,200,000.00 SAVINGS IN GMP That will drop the price.

#### SOCORRO HIGH SCHOOL

Socorro High School is completed and closed with a \$300,000.00 savings.

#### EASTLAKE HIGH SCHOOL

Mr. Eyeington said that we would be starting out with \$30,200,000.00 for Eastlake High School and only \$1,800,000.00 has been spent. Mr. Keenan Greseth asked if the Eastlake High School is under construction. Mr. Eyeington mentioned that the high school is not under construction, but district staff had a meeting with the architects and they were instructed to finalize the prints to get them out to the third party reviewer. The third party reviewer is required for anything built on the Eastlake corridor that has to do with the General Land Office. The developers have to approve the plans before construction can begin. After the plans are approved by the developers the District would have to send them to Austin to have an engineering company approve them, which is where the third party review comes in. Mr. Keenan Greseth asked what was the purpose of the entire process. Mr. Eyeington mentioned that they have their own covenant. In addressing the situation, Mr. Eyeington told them that their covenant addresses residential not schools and added that the District has already built plenty of school's and knows what we need in them.

Mr. Hector Muñoz asked if the design was complete for Eastlake High School. Mr. Eyeington said that at the next meeting he will give a presentation of a master plan with drawings at 100% completion at the end of this month. The drawings are at 80% completion at this time with the construction documents. Mr. Eyeington said that the drop dead deadline to start the project is July 1<sup>st</sup>, 2007, however; there was a problem with the state granting them the title with that piece of property because there is a lien from the original owners of the developer Colony who has since sold it to Hunt. One of the principals in that former company thinks he should get more money than what he is getting. Our attorney has told him that we need to begin construction on the property and this has prevented us from getting a clear deed on the property. Mr. Keenan Greseth asked if we do not start in July 2007, when would we be starting? Mr. Eyeington replied that we would be shooting to have the classroom facility ready by July 2008 for the ninth grade function then continue from there. This is the best scenario. Mr. Keenan Greseth asked if there was a risk that the problem would not be settled. Mr. Eyeington replied that there was always a risk there but that the attorney's are working on it. But then Socorro ISD should have probably condemned it months ago, then we would not have had to go through covenants. However, this puts us out on an island, so to speak, because they are supposed to bring the utilities to us and if we condemn the property, will they be willing to bring the utilities to us? That was the reason that the condemnation procedure was not pushed on them. Mr. Eyeington met with

them last Thursday along with the developer, their attorney, and Larry Baskind and came

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up with the July 1<sup>st</sup> date. Mr. Eyeington said if they don't meet that date he would have to come back to the committee and tell them that the date would have to be pushed back to December. The original timeline was to have the ninth grade by July 2008-09 school year. That is our goal. In forty-five days if that doesn't happen he will be coming back and telling the committee that the date has to be moved back.

Mr. Eyeington concluded by saying that the schools under discussion were not all of the bond projects that are on the website now and all of the major additions and renovations of the 2004 bond projects have been started. The Ninth Grade Center of the eastside has been started. He met with the architects and engineers all day. We have the Pre-K 5 Triangle School which is supposed to be opened a year from now that's opening up in Hernando Middle School. In the 2007- 08 school year we will open the Options High School, Triangle School and Dr. Sue Shook School. Triangle School and Sue Shook School will move into their facilities once school is completed and so will Option School.

Mr. Victor Valdivia asked how much publicity was given to the Options School that K.E.Y.S. was not going to go out there. There are a lot of comments out there that they are not going to vote for any bond due to the fact that K.E.Y.S. is not moving and that the bond was originally bought for K.E.Y.S. Mr. Eyeington replied that the bond was bought for both of them. The Alternative School, School of Choice. Mr. Eyeington said that that was an Administrative directive based on the numbers on the dropout recovery program. Nothing had been established until the School of Choice was built. Mr. Victor Valdivia said we had to get proactive on this matter due to citizens calling Oversight Committee members objecting to the bond monies.

Mr. Eyeington said that the Options School became bigger than originally planned and it is expected to get bigger. The emphasis is to get a recovery program for those students. That is needed to keep them in school. Mr. Hector Valdivia mentioned to get that explanation out on the web. Mr. Herb Del La Rosa said that that type of issues will come up during the bond and they will question our integrity. He mentioned that last time the bond was passed with only 56% of the vote.

Mr. Keenan Greseth asked how the overall budget was for the bond money. Those rumors were that there was not enough money to finish the projects. Mr. Eyeington said that we are not out of money for the cost of construction. He is preparing to go out to the voters with a presentation that he has on the past

twelve years of construction not only in Socorro but nationally on elementary and high schools cost and those numbers are projected and he has a presentation on what our costs are tracked underneath the national average and we are well under the national average. There is a big spike in 2005/2006. Mr. Eyeington attributes that to competition because Ft. Bliss is attracting a lot of our laborers, sub base. Mr. Eyeington said that normally a school that would take ten and a half months to build at one hundred thousand square feet is now taking fifteen to eighteen months to

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build because of the labor force and competition. Cost of petroleum and gas is also impacting the price. We were moving along pretty level with costs in the mid seventies and low eighties now we are over one hundred a square foot. He said if you go back to the 2004 Bond Program, we had schools in there for \$12,000,000.00. Twelve million dollars back in 2007 would have built that building after we passed the bonds. We are building the Triangle School three years later but \$12,000,000.00 is not going to build that same building. In previous school districts where he has worked on bond programs, he has put in escalation costs so that a school costing \$12,000,000.00 would cost \$15,000,000.00. Dr. Sue Shook School is coming in at \$13,000,000.00 right now. Mr. Keenan Greseth asked if there was enough money, Mr. Eyeington said that it would be tight that some of the major projects like Eastlake High School we might have to be pull back and put some money in the next referendum to complete campus. Money will have to be added to some of these projects. We have enough to get them started and to commit to provide a ninth grade center for Eastlake and the new schools. Mr. Keenan Greseth asked when you say pulled back they will still have other major stuff but might not have other major stuff like culinary arts but they'll still have auditoriums, gyms, tracks? Mr. Eyeington replied, yes that we would stretch the dollar as far as we could. Mr. Keenan Greseth asked what if the Bond Program did not go through. Mr. Eyeington says there is a plan B we always have to have a fall back plan. There was a Board workshop that Ms. Hill attended and the Facility Assessment was presented and next month Mr. Eyeington will give the committee a full report on that. Mr. Eyeington said that looking at \$188 million and three years later it will be three hundred million. Mr. Eyeington said that he realizes that the committee is going to have to be very active.

#### DISCUSS OVERSIGHT ATTENDANCE/PROCEDURES

A copy of the by-laws for El Paso and Islet Independent School District was presented to the Committee. Mr. Herb De La Rosa mentioned that the documentation was presented to the Committee to try and develop something for the Citizen's Oversight Committee in Socorro ISD. Mr. Eyeington also mentioned that the District could develop some guideline, if that was what the Committee requested. A handout on the absences of the committee members was provided.

Mr. Eyeington mentioned that the committee members were selected by the Board of Trustees that served at the time the committee was first started. No rules or regulations were really set for the Citizen's Oversight Committee, but due to the attendance it was recommended that some by-laws need to be set. He asked if the committee would like to take the documentation and bring back some recommendations to our next meeting. Mr. Eyeington will also provide the information to Mr. Baskind for his review.

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REQUEST FOR NEXT MEETING

Our next Citizen's Oversight Committee Meeting has been scheduled for Wednesday, June 13, 2007 @ District Service Center @ 6:00 p.m.

ADJOURN: 7:25 P.M.