

# Annual Report of the Measure P Citizens Oversight Committee

## Fiscal Year 2023-24

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### **Measure P Background**

In November 2016, Chula Vista voters approved Measure P: a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. The sales tax is projected to raise \$247 million, which will be used to upgrade police, fire, paramedic and 9-1-1 equipment, vehicles, and facilities; fund streets and sidewalks; replace storm drains to prevent sinkholes; improve parks; repair recreation facilities; and repair or replace other city infrastructure.

### **Citizens Oversight Committee**

The ballot measure also established a Measure P Citizens Oversight Committee (COC). The Measure P Citizens Oversight Committee (COC) is composed of 9 members. The purpose of the COC is to review and report on all Measure P expenditure plans, financial reports, and audits. The COC consists of five At-Large members, with at least one from each Council district, and four Designated Members selected from candidates nominated by the Nominating Authorities listed below.

The board is composed of 9 members appointed to a four-year term.

<b>Member</b>	<b>Appointment Criteria</b>	<b>Term Expiring</b>
Greg Martinez	District 1 Rep.	6/30/25
Christopher Redo	District 2 Rep.	6/30/25
Saad Ilyas	District 3 Rep.	6/30/25
David Clark	District 4 Rep.	6/30/25
Mona Freels	At-Large Rep.	6/30/25
Sassan Rahimzadeh	Designated Rep. <sup>1</sup>	6/30/25
David Garcias (Chair)	Designated Rep. <sup>3</sup>	6/30/25
Christos Korgan	Designated Rep. <sup>6</sup>	6/30/25
Nicole Enriquez (Vice Chair)	Designated Rep. <sup>5</sup>	6/30/25

### **Nominating Authorities are as follows:**

- 1 – Chula Vista Chamber of Commerce
- 2 – Alliance of Californians for Community Empowerment, San Diego Branch
- 3 – San Diego and Imperial Counties Labor Council
- 4 – San Diego County Taxpayers Association
- 5 – Parks and Recreation Commission
- 6 – Sustainability Commission

The specific duties of the COC are as follows:

1. Review and comment on each year's Finance Department Report (as defined in Chula Vista Municipal Code [CVMC] section 3.33.160.A); Measure P Spending Plan (as defined in CVMC section 3.33.160.B); and the Annual Independent Auditor's Report (as defined in CVMC section 3.33.160.C).
2. Prepare an Annual Report regarding the Finance Department Report for presentation to the City Council at a public meeting.
3. Work with City staff to identify and apply "best practices" for tracking and reporting on Measure P revenues and expenditures relative to other City revenues and expenditures.

**Summary of fiscal year 2024 Independent Auditors' Report on Compliance Revenues and Expenditures**

The following are major expenditures in the following categories:

<b>Category</b>	<b>FY 2024 Expenditures</b>	<b>Major Items</b>
Fire Services	\$ 5,778,245	Fire Vehicles, Fire Equipment, Facility Repairs
Police Services	2,391,645	Police Vehicles, Communication System, Facility Repairs
Infrastructure	4,984,149	Streets, Other Public Infrastructure, Sports Fields and Courts, Non-Safety Vehicles, Public Facilities, Traffic Signal Systems, Park Infrastructure, Citywide Network Replacement, Citywide Telecommunications
Staff Time	202,116	City Staff-Time
Debt Service	7,513,829	Bond Debt Service
Administrative Expenses	17,670	Audit, Bond Administration Fees, Banking Fees, Cost of Issuance
<b>Total Expenditures</b>	<b>\$ 20,887,654</b>	

Statement of Revenues, Expenditures and Changes in Fund Balance  
June 30, 2024

**Revenues:**

Local sales and use tax	29,183,789
Use of money and property	1,272,158
Miscellaneous	108,745

Total Revenues	<u>\$ 30,564,692</u>
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**Expenditures:**

Contracted Services	3,626
Equipment and shared infrastructure costs	188,365
Capital outlay	11,688,604
Debt service:	
Principal retirement	1,384,526
Interest and fiscal charges	104,503

Total Expenditures	<u>\$ 13,369,624</u>
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Excess (Deficiency) of Revenues Over (under) Expenditures	<u>17,195,068</u>
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**Other Financing Sources (Uses):**

Transfers Out – Municipal Financing Authority Fund	<u>(7,518,029)</u>
Total Other Financing Sources (Uses)	<u>\$ (7,518,029)</u>

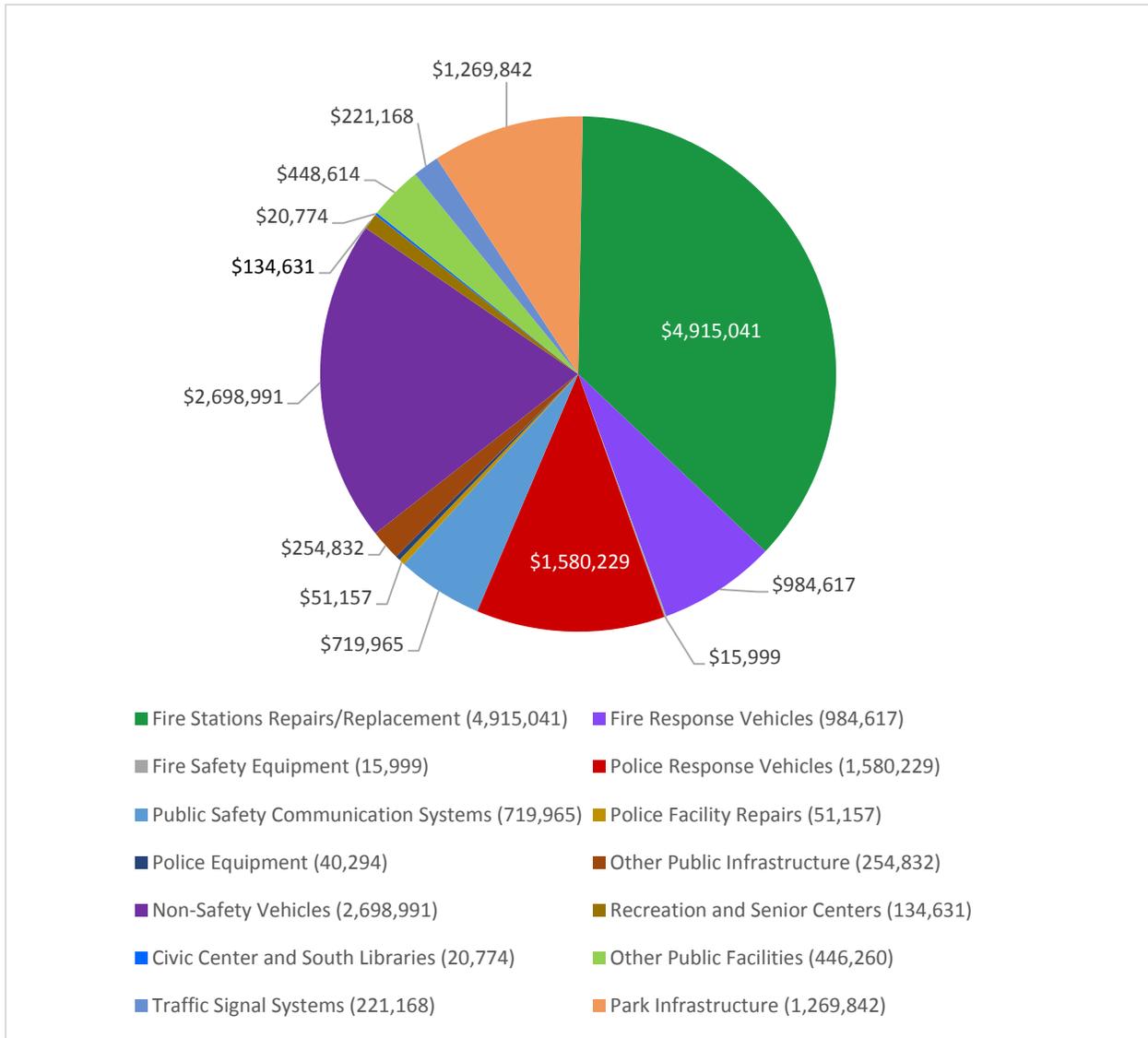
Net Change in Fund Balance	9,677,039
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Fund Balance at Beginning of Year	<u>25,238,333</u>
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<b>Fund Balance as of June 30, 2023</b>	<u><b>\$ 34,915,372</b></u>
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## Plan Expenditures by Replacement Category

(\$13,356,154)



### Major Projects (Fiscal Year 2023/2024) by Cost Category

#### Other Infrastructure - CMP Rehabilitation Outside ROW (DRN0219):

Portions of the corrugated metal pipe (CMP) in the City's storm drain system have reached the end of their service life. This project will complete CMP repairs that have high consequence of failure outside the city's right of way. These efforts may extend the CMP life by 40-60 years, thereby preventing potential flooding and property damage. The project encompasses the rehabilitation of 29 locations across the city. Design work for 23 of these locations was successfully completed in 2023, marking significant progress. Presently, our design team is

actively engaged in finalizing plans for the remaining 6 locations, ensuring a thorough and efficient approach to safeguarding our stormwater infrastructure.

Loma Verde Recreation Center (GGV0247):

In April of 2020, the City approved a Design Build Agreement with EC Constructors, Inc. for design of Segments 1 and 2 of the Loma Verde Recreation Center. Thereafter, in August 2021, the Council awarded the contract for the Construction Phase of Segments 1 and 2. This phase involved the demolition and reconstruction of approximately 20,000 square feet of the Center. The renovated facility now features a new multi-purpose gymnasium, dance rooms, crafts room, fitness room, game room, hard courts, restrooms, changing rooms, staff offices, lifeguard staff room, and break room. Construction of Segments 1 and 2 was completed in April 2023, and these segments were opened for limited use until the completion of Segment 3.

Design of Segment 3 began in June of 2021 and was completed June 2022. This segment of the project involved replacing the remaining portion of the existing building to accommodate new pool mechanical equipment, wet and dry storage, a new competition pool, a new recreation pool, a new splashpad, a replacement playground, a replacement solar water heater, new sports lighting, a new pool deck, and classroom space. Construction of Segment 3 commenced in August 2022 and was completed in October 2023, allowing for the full use of the entire Loma Verde Recreation Center.

Facility enhancements, including automatic door openers and a revised splash pad are expected to be completed by Spring 2025.

Living Coast Discovery Center Aviary Wall Replacement (GGV0234)

A retaining wall for the Aviary exhibit at the Living Coast Discovery Center was repaired to stop leaking that was damaging the exhibit. Project completed in May 2024.

Fuel Management System Upgrade (GGV0235):

Fuel dispenser upgrades, fuel management systems replacements/upgrades and associated equipment and software at the Public Works Corp Yard and Fire Stations #3, #4, #5, and #7. Project completed July 2024.

Park Lighting Replacements (PRK0326)

Park lighting installations have been replaced and upgraded at Friendship Park, Memorial Park, Sunbow Tennis Courts, Santa Venetia Park, Kumeyaay Park and Community Park. Work was completed throughout 2024.

Chula Vista Community Park Playground (PRK0326)

A new playground and play-surface were installed at Chula Vista Community Park. Project completed in May 2024.

## **Projects in Progress**

### Other Infrastructure - Traffic Signal Modifications (TRF0439)

The CIP received \$1.5M in Measure P funding as part of the FY 2025 CIP Program. The project will reconstruct failing and outdated traffic signals throughout the city, ensuring safer roadways by upgrading infrastructure to meet modern safety standards, improving traffic flow efficiency, and enhancing overall reliability for motorists and pedestrians alike. This project is currently in the Design phase awaiting a schedule.

### Hilltop Slope Stabilization (DRN0221)

The DRN0221 Hilltop Park Channel Stabilization Project addresses critical maintenance and stabilization needs for a concrete-lined low-flow channel with earthen side slopes located within Hilltop Park, between Hilltop Drive and First Avenue. This segment forms part of the primary channel in the Telegraph Canyon Drainage Basin, which ultimately drains into San Diego Bay. Over the years, stormwater flows have caused significant erosion along the channel's side slopes, necessitating immediate action to repair the current damage and mitigate future erosion risks. While this portion was initially included in the broader Telegraph Canyon Channel Project (DRN0208), the larger project remains under feasibility review, prompting the creation of DRN0221 to expedite necessary improvements. Proposed enhancements include re-grading the side slopes for increased stability, installing turf reinforcement mats, and constructing riprap energy dissipaters to dissipate stormwater energy and prevent further erosion. These measures will enhance channel resilience, reduce ongoing maintenance demands, and contribute to long-term flood control management.

The construction contract was awarded to Rove Engineering, Inc. On January 3, 2025, in the amount of \$1,449,193.20. Site construction is scheduled to start on April 21, 2025.

### Renovation of Fire Station 1 (GGV0252):

Existing City of Chula Vista Fire Station No. 1 required renovations to meet the evolving duties of the Fire Department, accommodate modern equipment, renovate, and repair aging aspects of the building, and accommodate firefighter personnel needs. The existing ladder truck housed at Fire Station No. 1 will be replaced in the next year with a larger apparatus that will not fit within the existing apparatus bay making alterations to the existing apparatus bay necessary. Due to changes in space usage driven by the critical need for gear storage, the displacement caused by the installation of a larger apparatus, and the age and condition of the fire station, a replacement or comprehensive rehabilitation of key areas was necessary to ensure the station can meet current operational demands.

In May of 2021, Council approved a Design Build Agreement with EC Constructors, Inc. for design of the Fire Station 1 renovations. The design phase was completed in late 2022, and trade contractor bids were received in January 2023. A resolution to award the Construction Phase contract was approved by Council in February of 2023. Due to worldwide supply constraints on electrical components which impacted delivery dates for critical materials, the start of construction was delayed until September 2023. The station was substantially complete and fully operational in early November 2024. As of January 2025, some minor work remains, which will be completed shortly.

Exterior Wood Surfaces Fire Station 8 (GGV0234)

The main doors and several other notable wooden surfaces and architectural features were repaired and/or replaced at Fire Station 8. Project completed in August 2024.

Fire Station 2 Underground Storage Tank Removal (GGV0242)

Old and unused underground fuel storage tanks were removed at Fire Station 2, the soil was tested to ensure environmental safety standards were met, and the area was filled and resurfaced. Project completed in October 2024.

Living Coast Discovery Center Life Support Chiller Replacements (GGV0234)

Phase one of replacing and renovating the life support apparatus at Living Coast Discovery Center involved installing new chillers for the Sea-Turtle and Shark and Ray displays. Work was completed in September 2024.

Public Works and Animal Care Facility Security Cameras (GGV0234)

Security cameras and monitoring systems were installed at the Public Works Corporate Yard, administrative building, and the Animal Care Facility. The cameras went live at the Animal Care Facility in July and at the Public Works complex in October of 2024.

1301 Oleander Ave Building Repairs (GGV0257):

Tenant improvements at the 1301 Oleander Avenue facility, which was previously used as a Boys and Girls Club. Some building repairs have been completed to allow for the opening of the Innovation Station in partnership with the Chula Vista school district. ADA accessibility upgrades were completed on the parking lot in December 2024.

Roof Replacements and Repairs (GGV0233 & GGV0234)

Roofs have been resurfaced/replaced at Heritage Community Center, Lauderbach Community Center, Monteville Community Center, Salt Creek Rec Center, Veterans Park and Fire Station 7. In addition, maintenance is being performed at the Animal Care Facility, Bay Blvd Office Building, Chula Vista Golf Course, Chula Vista Women's Club, Civic Center Branch Library, Civic Center Buildings A, B and C, the Elite Athlete Training Center, Fire Stations 1-10, the Ken Lee building, Living Coast Discovery Center, Loma Verde Rec Center, Monteville Park and Rec Center, Norman

Park Senior Center, Otay Ranch Library, Otay Rec Center, Parkway Recreation Center, the Police Department Headquarters, the Public Works Yard, Santa Cora Park, Sound Station/Skate Park at Oleander Ave, and the South Chula Vista Library Branch. Further roof replacements are expected to be identified and completed in FY25.

### **Upcoming Projects**

#### **Police Facility HVAC (GGV0232):**

Upgrades and replacements to the Police Facility HVAC. The project includes but not limited to the following equipment: 14 roof mounted air handling units and 10 separate return air fan units, 13 split system fan coil units, computer room indoor air handler and secondary outdoor condensing unit with indoor fan, 41 building exhaust fans etc.

#### **Public Works Air Handlers (GGV0234):**

This project will be addressed in multiple phases. Replacing the existing unit along with five other roof mounted units that are still operational but approaching the end of their useful life; may include relocating the existing equipment to alternate locations.

#### **Non-Safety Vehicles:**

Measure P has allowed for the replacement of vehicles that were beyond their recommended replacement date. In fiscal year 2024 approximately \$1.9 million was spent on non-Public Safety vehicles and equipment. The City continues to make significant efforts to replace vehicles which were overdue for replacement.

Purchases of non- Public Safety vehicles in fiscal year 2024 include the following:

- (1) 2025 Freightliner Dump Truck
- (1) Altec AT48S Bucket Truck
- (1) 2023 Ford Super Duty F550 Graffiti Truck
- (5) 2023 Ford F150s
- (1) 2023 Ford F550 Sign Truck
- (1) 2023 Freightliner Boom Truck

The following table summarizes the Measure P vehicle purchases for non-Public Safety vehicles by year.

Year	Non-Public Safety	
	Count	Amount
2017	0	\$ -
2018	28	\$ 1,167,612
2019	14	\$ 1,955,991
2020	29	\$ 1,415,196
2021	5	\$ 438,021
2022	24	\$ 2,182,186
2023	41	\$ 2,381,972
2024	18	\$ 1,877,126
<b>Total</b>	<b>159</b>	<b>\$ 11,418,104</b>

It is important to note that several vehicles and pieces of equipment have been ordered through Measure P funding. However, due to continued production interruptions and supply shortages at the manufacturers, delivery of the ordered vehicles/equipment has been delayed. At the end of fiscal year 2024, there were open purchase orders in the amount of approximately \$831,000 for vehicles/equipment not assigned to Safety.

The following table reflects the Measure P funded vehicles for Public Safety:

Year	Fire		Police	
	Count	Amount	Count	Amount
2017	3	\$ 207,619	3	\$ 168,703
2018	6	\$ 2,100,784	43	\$ 1,820,560
2019	11	\$ 2,853,280	27	\$ 1,047,894
2020	6	\$ 536,432	5	\$ 515,532
2021	2	\$ 239,328	23	\$ 1,468,123
2022	2	\$ 1,807,611	10	\$ 432,693
2023	0	\$ -	14	\$ 842,282
2024	3	\$ 224,793	23	\$ 1,580,229
<b>Total</b>	<b>33</b>	<b>\$ 7,969,848</b>	<b>148</b>	<b>\$ 7,876,015</b>

### Conclusion

The Citizens Oversight Committee notes that this Annual Report refers only to the period from July 1, 2023 to June 30, 2024. This report presents the sixth full year of collections and expenditures for the Measure P Sales Tax funds. During this period the Committee took additional steps to improve the format, content, and scope of reports on expenditures, work schedule, and public information efforts required to provide citizens with transparency on the finances associated with the implementation of Measure P.

The Citizens Oversight Committee has reviewed the Independent Auditor's Report on Compliance with Applicable Requirement prepared by the audit firm of Rogers, Anderson, Malody & Scott (RAMS), the Measure P Spending Plan, and various expenditure and revenue reports prepared by the City staff for the year ending June 30, 2024. In its report dated December 11, 2024, the auditor's opinion was that "the City complied, in all material respects, with the types of compliance that could have a direct and material effect on the requirements..." of the 2016 Measure P Sales Tax Fund.

We would like to acknowledge City staff for their dedication and support to the COC. They have been responsive as we work to ensure transparency in the reporting of Measure P Funds.