

COLLEGE OF THE SEQUIOIAS COMMUNITY COLLEGE DISTRICT  
MEASURE I CITIZENS' OVERSIGHT COMMITTEE

College of the Sequoias  
Room 1, Administration Office  
915 South Mooney Boulevard  
Visalia, CA 93277

Tuesday, November 9, 2010  
5:30 pm

**Citizens' Bond Oversight Committee for Measure I**

Betty Anthony, Bob Bricker, Mary Lou Burbery, Jason Chau, Dena Cochran, Phil Cox,  
Vanessa DeRoma, Norma Freeborn, Bob Line, Tom Link, Jerry Long

**Members Present:** Betty Anthony, Bob Bricker, Dena Cochran, Norma Freeborn, Bob Line, Tom Link,  
Jerry Long

**Members Absent:** Mary Lou Burbery, Jason Chau, Phil Cox, Vanessa DeRoma

**COS Representatives Present:**

Bill Scroggins, Superintendent/President  
Josh McDonnell, Consultant, Quad Knopf  
Annette Bishop, Executive Assistant to Vice President, Academic Services

1. **Call to Order**  
Committee Chair Bob Line called the meeting to order at 5:45 pm.
2. **Public Comments**  
There were no public comments.
3. **Approval of August 10, 2010 Minutes**  
One correction to the August 10 minutes: page three, second paragraph from the bottom: "Bob Link asked about . . ." to "Tom Link asked about . . ." Betty Anthony moved to approve the minutes as corrected; Jerry Long seconded the motion. Motion carried. M/S/C.
4. **Financial Report/Progress Report on Measure I Projects**  
Dr. Scroggins reported there are only six active items remaining.

The Kern building remodel continues to be on hold; this will be further discussed together with agenda item # 7.

The houses south of campus have all been acquired. Pest abatement has been completed and the asbestos/ hazardous material abatement will be taken care of prior to demolition once the contracts are let and underway. The demolition phase should be finished within the next two months. Site preparation and asphalt will be next. Enough projects have now cleared, thus freeing up funds for the asphalt. Bids will be accepted in January; the project is slated to be completed in August. Josh McDonnell related discussions have been ongoing with the City of

Visalia regarding the planned width of Tulare Avenue next to the parking lot. Dr. Scroggins added COS is now moving forward to take possession of Laurel Avenue; it will become one of the access areas to the parking lot. The city will retain right-of-ways and access to the utilities. Answering a question, Dr. Scroggins replied all houses will be demolished instead of moved as this is more cost effective. Some of the valuables inside the homes will be recycled.

Bids for the track and field work will be opened beginning of December. Dr. Scroggins noted the same values as for other bids should not be expected as this is a specialty area and not subject to the same market conditions as most other construction. Due to budget constraints, enlarging the track and field will not be possible since this would have added an additional \$700,000 to the project.

Answering a question, Dr. Scroggins added the track will be fenced to prevent vandalism and there will be scheduled public hours in the mornings and late afternoons/early evenings. Staff will be available to assist with proper use of the track. Josh McDonnell emphasized that the community needs to be made aware that astro turf is very expensive to replace and pets will not be allowed. Dr. Scroggins added a landscaped area will be available just north of the track.

Computer Lease and Technology line item continues to be ongoing.

Scheduled Maintenance funds are also ongoing; however, matching funds from the state are no longer available.

Replying to a question, Dr. Scroggins explained that, with approval from the Board of Trustees, leftover monies from other projects were added to the account for the gym in case funds would not become available from the state. Monies from the state have now been received, freeing up the funds in the gym account to help pay for such projects as the track.

Offices around the old gym are currently being remodeled and re-tasked for new uses (phase 3) and slated for completion August 1, 2011. The old gym will continue to be used for PE classes etc.; however, not for varsity sports.

**5. Progress Report on Purchase of Houses Located Between Laurel and Tulare Avenues**

This was addressed under item 4 above.

**6. Acquisition of Duplex on Shady Lane, behind the Child Development Center**

Dr. Scroggins explained the owner of a currently boarded up duplex behind the Child Development Center approached the college and inquired if COS would like to acquire the property. As this would be valuable land for COS, an escrow agreement was signed offering to pay the assessed value, which would be approximately \$120,000. The college is again working with Gerrie Giotta. Dr. Scroggins asked committee members for concurrence to use Measure I funds to purchase this property as it falls within the scope of the bond. Bob Bricker approved the motion, Dena Cochran seconded. The purchase of the duplex was approved unanimously by the committee. M/S/C.

**7. Conversion of Kern Building Project from a Remodel to a Ten-Year Upgrade**

This project has been on hold for awhile. Dr. Scroggins explained the college is required by the state to annually submit a 5 year facilities plan. Projects included in the plan go through a certain process with the state, competing against each other state wide. The higher the local matches are the better the chances of a project getting funded. Dr. Scroggins continued that COS' second project, the remodel/demolition/reconstruction of space currently occupied by vocational programs will be used for basic math, English, and ESL classes when the vocational projects move to Tulare. This remodel has a higher priority than the remodel of the Kern building, which will move the remodel of the Kern building out about 15 years; the estimated time for funds to

become available by the state. Dr. Scroggins suggested an alternate proposal for consideration by the committee, taking the approximately \$4.5 million currently available for the Kern building as matching funds for use as an upgrade, extending the usable life of the building by about 20 years. Dr. Scroggins explained plans are to replace the ducting for more efficiency, asbestos abatement, ceiling tiles, light fixtures, and overall painting, hardware, carpeting, etc. A short discussion followed, Bob Line asked for a motion to approve the remodel of the Kern building. Betty Anthony moved to approve, Jerry Long seconded the motion. Motion carried unanimously. M/S/C.

Responding to a comment, Dr. Scroggins noted that, if everything goes as planned, all construction should be completed within a year, leaving the long term use of technology and maintenance. He continued the college is looking into using the balance of the remaining funds in the line items for technology and scheduled maintenance to pay off debt, closing out the project completely. This would allow the college to issue a Certificate of Participation if needed, with the advantage that there would be no restrictions how the funds are used; whereas Measure I funds could only be used for technology and scheduled maintenance.

A short discussion regarding COPs followed.

Dr. Scroggins added the college is currently gathering information regarding COPs and the collateral needed; he also has discussed this issue with the Board of Trustees. He will bring this issue back before the committee when he has all the necessary information.

Per request, Dr. Scroggins commented on the recent passage of the State Budget, especially the deferred allocations.

**8. Committee Members Report on Feedback from the Community**

Committee members reported they received positive feedback during the dedication of the new gym. Dr. Scroggins added the college received some questions about the routing of traffic in the new parking lot along Tulare Avenue, which were addressed.

**9. Date of Next Meeting**

By consensus, the next meeting will be Tuesday, April 12, 2011, 5:30 pm.

**10. Items for Next Agenda**

None.

**11. Adjourn**

The meeting was adjourned at 6:40 pm.