

COLLEGE OF THE SEQUOIAS COMMUNITY COLLEGE DISTRICT
SCHOOL FACILITIES IMPROVEMENT DISTRICT 3
MEASURE J – TULARE AREA
CITIZENS' OVERSIGHT COMMITTEE

Monday, March 2, 2009
5:30 pm
Board Room/Staff Development Room
Tulare Joint Union High School District Office
426 North Blackstone Avenue
Tulare, CA 93274

Measure J – Tulare Area Citizens' Bond Oversight Committee Members:

Rafael Anguiano, John Beck, Howard Berger, Anthony DeRose, W. Lynn Dredge, Jim Henderson,
Kenneth Nunes, Richard Ortega, Robert Phillips, Charlie Pitigliano, Bill Postlewaite, John Thomas,
Melody Tucker, Mary Wadsworth, Craig Vejvoda

Members Present: John Beck, Howard Berger, Anthony DeRose, W. Lynn Dredge, JimHenderson,
Kenneth Nunes, Richard Ortega, Robert Phillips, Charlie Pitigliano, Bill
Postlewaite, John Thomas, Melody Tucker, and Craig Vejvoda
Members Absent: Rafael Anguiano and Mary Wadsworth
COS Representatives Present:
Bill Scroggins, Superintendent/President
Rod Frese, Vice President, Administrative Services
Ed Childres, COS Consultant
Leangela Garcia, Categorical Accounting Officer
Eric Mittlestead, Dean, Facilities & Facilities Planning
Karen Pauls, Facilities Analyst
Shirley Rankin, Executive Assistant to the Superintendent/President
Susan York, Executive Assistant to the Vice President, Administrative Services

1. Welcome by COS President Bill Scroggins

Dr. Scroggins opened the meeting at 5:40 pm and expressed his excitement of having such a sterling group to be the good shepherds for the Measure J – Tulare Area Citizens' Bond Oversight Committee.

2. Self Introductions by Committee Members, Staff, Committee Consultants, and Others

Every person at the meeting introduced themselves and identified their business or occupation.

3. Public Comments

There were no comments.

4. Review Role and Responsibilities of Committee and Bylaws

Dr. Scroggins reviewed the Bylaws of the Citizens' Bond Oversight Committee as follows:

Section 2: Purposes The Committee shall be deemed to be subject to the *Ralph M Brown Public Meetings Act* (Brown Act) of the State of California and all meetings must be conducted accordingly. Only the bond proceeds generated under Measure J are under the Committee's review.

Section 3: Duties The Committee shall inform the public concerning the expenditure of bond proceeds via the COS website, periodic mailings and other communications. Quarterly expenditure reports will be generated from the COS Fiscal Services Department for review by the Committee. The Committee shall present to the COS Board, in public session, an annual written report which shall include a statement

indicating whether the District is in compliance with the requirements of the California Constitution and a summary of the Committee's proceedings and activities for the preceding year. Dr. Scroggins explained the Duties of the Board and/or Superintendent/President as referenced under 3.4 Duties of the Board and/or Superintendent.

Section 4: Authorized Activities Dr. Scroggins reviewed 4.1 stating that there will be field trips to the building sites as the projects proceed. Eric Mittlestead stated the projects will be complete by 2014-2016 depending on the State monies. Dr. Scroggins stated that the long term projects are being carried out in phases.

Section 5: Membership As stated in 5.1 Number each member shall serve a term of two (2) years, commencing on the date of the first meeting of the Committee. No member may serve more than two (2) consecutive terms with the option of two members serving for an initial one (1) year term. Dr. Scroggins pointed out that under 5.7 Compensation the Committee members shall not be compensated for their services.

Section 6: Meetings The Committee is required to meet at least once a year but no more frequently than quarterly. Dr. Scroggins stated that Committee J will be meeting quarterly. The location will be specified in the minutes each time as dictated by the Brown Act

Section 9: Officers Dr. Scroggins discussed the election of officers and asked the Committee if they had any By Law questions. He also reiterated that as the roll of a Board member the rules and regulation of the Brown Act must be followed.

5. Report on Bond Sale

Dr. Frese reported that the bonds were sold on January 28, 2009. COS received an A+ rating by Standard and Poors. Dr. Scroggins asked about subsequent offerings and Dr. Frese stated that would occur in approximately two years. \$20million was sold during this first authorization.

6. Terms

Dr. Scroggins stated that two (2) members were needed to serve the one (1) year terms. It was determined by the Committee that Robert Phillips and Craig Vejvoda will serve the one (1) year terms. As requested by Dr. Scroggins the appointments were officially entered into the minutes of the meeting.

7. Election of Officers

Dr. Scroggins solicited Committee members to volunteer to be the Chair. Kenneth Nunes received the appointment. Mr. Nunes asked for a nomination for Vice Chair and Jim Henderson volunteered. The Committee so moved that Jim Henderson receive the appointment of Vice Chair. These appointments were officially entered into the minutes of the meeting.

8. Measure J construction Program Presentation

Eric Mittlestead presented a handout detailing the Tulare Area 2008 Bond Projects. He explained the sources of money are funded locally and by the State, the total cost of the project, and the estimated completion date. Eric explained that the State has given the project official Center status and that the first phase of the project will be 100,000 square feet and that phase I will be a full comprehensive campus. Eric also informed the Committee that this project is the largest project in the state to be funded without local contribution. The State would not fund Projects 2 and 3 and a local component is needed. Project 3 will be the first project consisting of the widening of Bardsley Avenue and two new wells (the existing wells are non-potable and will be used for irrigation etc., but not for consumption). Mr. Ortega asked why the wells were not potable and if COS argued the point with the State. Dr. Scroggins stated that COS did argue the issue, but the State did not budge on their decision, so the current well will be used for irrigation purposes. Eric continued to review and explain line by line the bond project hand-out.

Dr. Scroggins stated that he and Dr. Frese are working with the cities of Lindsay and Corcoran regarding the bond and gave a brief review of those projects.

Lindsay – Lindsay and COS will partner in building The McDermont Field House and Wellness Center in Lindsay. The city of Lindsay and COS will work together to provide the equipment and computers for the center. The center will have a fee-based program, but the fees are modest compared to public programs currently available.

Corcoran – The focus is on building a Corrections Officer Training Center and the curriculum has already been created. COS will be the first community college to run this type of program. COS will be working out the details with the city, school, and county. Dr. Scroggins stated that Corcoran is the least defined program, but continues to progress.

Dr. Frese gave praise to Eric Mittlestead for being the best in the State in his role as Dean of Facilities and Planning at COS. Dr. Frese stated that Eric was instrumental in developing and designing FUSION, the State tracking program for building school facilities. Eric is also a facilities consultant known state-wide. Dr. Frese stated that COS is thankful to have Eric at COS.

Eric reviewed Tulare Phase 4 – State Funded Farm Animal Complex. He said he is hopeful that this project will be approved, but it is an uphill battle, but COS will continue to work to try and get it approved.

Melody Tucker asked if there would be a fair number of programs coming from Visalia. Dr. Scroggins said Hanford and Tulare will both have major program relocations from COS.

Mr. Berger asked if the plan is to keep students at one campus. Dr. Scroggins stated that students will be able to obtain a degree at each campus, however for specialized programs students will have to travel to and from different campuses. Dr. Frese said that would apply vice-versa to the COS campus.

Mr. Ortega asked what the drop dead date would be to be out of the COS Farm in Visalia. Dr. Scroggins stated there is no drop dead date, but it is a contingency to divest of the farm for the Tulare project.

Mr. Thomas inquired about the dairies. Dr. Scroggins said they are not state of the art and would need to be rebuilt from the ground up. He said there is discussion of purchasing property out of the city and its growth area approximately 2-4 miles east of the present property. The existing dairy will need to downsize to 300 animals for a production dairy. The current dairy is non-compliant with Division of State Architect (DSA) and training would have to be as an employee not a student to meet DSA requirement. A fence will be built to separate the dairy and campus.

Mr. Nunes inquired about the dairy, the high school and the college incorporating. Dr. Scroggins said yes there are plans to do so. An advisory committee will come together to determine curriculum, and design, etc.

The current advisory committee has determined what would fit into a \$60 million facility. The committee consists of faculty, advisors, and students and Dr. Scroggins stated that each meeting was a reality check as to the scope of work and monies available. Mr. Childress stated that the dollar amount has stayed within cost parameters as set by the State and is juggled as more information comes in.

Mr. DeRose asked if inflationary costs have been taken into consideration with the monies. Eric said it was a great question, and yes, a 5% inflationary number is built in. This is determined by using industry standards from date of schedule.

Dr. Scroggins explained that community colleges use the point system for determining projects and the numbers are not always in the college's control because the points are determined by age, enrollment and demographic projections. He also informed the committee that a strategic planning session will be held to determine the 5 Year Plan for opening the Center.

Dr. Frese asked Eric when Phase 1 is to be bid and Eric said it is set for October – November 2009 and he is confident the date will be met.

9. Review of Information in Committee Binders

Dr. Scroggins called for questions and there were none. He said if any of the members want additional information provided to please let him know for inclusion in the packet for the next meeting.

10. Correct and Update Committee Information

Dr. Scroggins asked the committee members to correct and update the contact list if there were any changes to their contact information.

11. Questions and Discussion by Committee Members

Eric stated that maps will be added to the COS web site in approximately two weeks. Dr. Frese reminded the members of their primary jobs and stated that a running total of expenses, etc., will be provided as the projects progress.

Mr. Ortega asked what do if, as a committee member, they know a bad bidder. Dr. Scroggins reiterated that it was appropriate for the committee to review expenditures. A copy of the guidelines for bidding will be provided to the committee at the next meeting.

Melody Tucker inquired as to how the media will be handled and Dr. Scroggins stated that the next big marketing push will be in February 2010.

Robert Phillips suggested that the video of the project be shown to the committee and Dr. Scroggins asked that the video be included on the agenda of the next meeting.

12. Future Meeting Dates

Monday, June 1, 2009, has been set as the next meeting of the Measure J – Tulare Area Citizens' Bond Oversight Committee. The meeting will be held at the Board Room/Staff Development Room of the Tulare Joint Union High School District Office at 5:30 pm.

13. Adjourn

The meeting was adjourned at 7:05pm.