

**WEST HILLS COLLEGE LEMOORE**  
**555 College Avenue**  
**Lemoore, CA 93245**

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**CITIZENS' BOND OVERSIGHT COMMITTEE for**  
**Measure E – School Facilities Improvement District (SFID) No. 3, Lemoore Area**  
**MINUTES**  
**June 23, 2010 4:00pm**  
**West Hills College Lemoore**  
**555 College Avenue**  
**Lemoore, CA 93245**  
**200 Building, Room 274**

<b>Members Present:</b>	<b>Members Absent:</b>	<b>WHCCD Staff:</b>	<b>Others Present:</b>
<b>Les Brown, President</b> <b>Tom Hernandez, Vice President</b> <b>Donna Elliott</b> <b>Buddy Brooks</b> <b>Linda Balcazar</b> <b>Lynda Lahodny</b>	<b>Salli Day</b>	<b>Ken Stoppenbrink, Vice Chancellor of Business Services</b> <b>Don Warkentin, WHCL President</b> <b>Frances Squire, Executive Director of Foundation/Marketing</b>	<b>Kevin Cobb, AP Architects</b> <b>Richard Treece, AP Architects</b>

**1. Tour of Golden Eagle Arena**

A tour of the Golden Eagle Arena was provided for the committee members in attendance prior to the start of the meeting.

**2. Call to Order**

The meeting was called to order at 4:35 p.m. by Les Brown, committee president. A flag salute was conducted. Introductions were made by each individual in attendance. Mr. Brown welcomed all and stated that he appreciated the tour of the Arena. He asked if there were any comments from the public. None were offered.

**3. Action Items**

- Citizens' Oversight Bond Meeting Minutes of December 9, 2009

Buddy Brooks motioned to approve the minutes of the December 9, 2009 meeting; it was seconded by Tom Hernandez, all in favor, the motion passed.

**4. Information/Discussion/Presentations**

**A. Review of Measure E and SFID No. 3**

Don Warkentin stated that he would like to report on the progress concerning the bond dollars for the Avenal and Riverdale communities. He stated that he has met with Riverdale Unified Superintendent, Elaine Cash and her staff, regarding utilization of their one million dollar bond monies. They are currently considering the bond monies to help refurbish their fitness and wellness facilities center; however, they are still researching other possibilities.

Concerning Avenal, Dr. Gornick, Don Warkentin, Willard Lewallen and Kevin Cobb have had several meetings with Avenal City Manager, Melissa Whitten, along with Paramount Farms who is a major supporter of the Avenal community. We are discussing the construction of an educational center in Avenal and are looking for a plot of ground. Paramount Farms would like to partner with the City concerning the educational piece. Avenal will receive \$2 million from the bond monies. They want an educational center to offer classes for the adults and high school students in the community. Lynda Lahodny asked if it is up to the communities to present how they want to utilize bond monies. Mr. Warkentin responded affirmatively.

Kevin Cobb, AP Architect, reviewed the School Facilities Improvement District (SFID) #3 completion recap dated as of June 3, 2010. He explained that any changes from the original recap would be highlighted in yellow and currently there have been no changes. \$4.4 million of the \$6 million bond sales has been spent thus far. The remainder of the expenditures has been secured. The Student Services building expansion is five years down the road. Buddy Brooks questioned the scheduled maintenance listed for Phase 1. Kevin explained that it refers to general upkeep on parking lots, painting, etc.

#### **B. Series B Bond Sales**

Vice Chancellor Ken Stoppenbrink stated that in two weeks he would be traveling to San Francisco to attend a meeting concerning SFID #3. They will look at the valuation of properties (property values have gone up) to see what they might be eligible for. Of the \$30 million authorized, \$6 million has been sold thus far. They are going out for the maximum for which they are eligible.

#### **C. Measure E Facility Projects**

Kevin Cobb reported that there are a couple of district-wide information technology projects that have been completed for network switches; however, the SFID monies were not used. Mr. Brown asked if there were questions or comments. Mr. Warkentin asked when the plans for the student center are expected to be done. Kevin responded that funds will need to be solicited and if the Department of State Architects (DSA) completes their portion by the end of the year, the project could go out to bid by next summer. This is part of the Bond Sales B. The first bond sale was \$6 million and these funds were used for infrastructure on the Multi-use Sports Complex. They know that they have some large core projects. Kevin explained that projects are begun and bond sales take place before the projects are finished. Buddy Brooks questioned Kevin as to whether they'd ever got caught without sufficient funding to complete a project. Mr. Brooks recalls this happening at Lemoore High School during the course of building their event center. Kevin responded that there is a margin of error that is very small. There are solutions, i.e. bond anticipation notes. They could sale a bond series, somewhat like a Certificate of Participation (COP). He commented that the monies are not received up front, but in increments and unfortunately, we are at the mercy of the State's funding sources. The matches come from the State and our bond of \$31 million will be matched by the State in the approximate amount of \$80 million. It will at least be a four to one match. Tom Hernandez questioned the number of parking spaces to be added for the arena. Kevin replied that parking will be permissible around the campus. There are currently approximately 700 parking spots and there will be 300-400 spaces added. Kevin will confirm the amount of current parking

spaces and the anticipated spaces and report back to the committee. The student center has to be paid for by the State.

**D. Annual Audit**

Ken Stoppenbrink stated that the audit is a requirement for the SFID. There was nothing cited in the audit report regarding the bonds. Mr. Brooks questioned if there was something listed under material findings. Ken responded negatively and stated that the entire audit report is available to anyone via e-mail, hardcopy, or the website. He explained that on page 36 of the audit the SFID bond is broken down, and on page 37 these bonds date back to 1999 – 2000 with the Measure G bonds. These remain in the audit report until the bonds are paid off. On page 40 are the Series A Lemoore bonds showing the amount of principal, interest, and debt.

**5. Announcements**

Mr. Warkentin announced that he had received a call from committee member, Salli Day. She has asked to be excused as a committee member due to personal reasons. A suggestion was made for Lynda Lahodny to replace Salli Day in her role on the committee and recruit for Lynda's seat. Lynda agreed to make contact with Maureen Azevedo to question if she would be interested to serve on this committee. Maureen Azevedo is the new Lemoore Chamber of Commerce director replacing Lynda Lahodny upon her retirement.

The date of the next meeting was scheduled as follows: December 8, 2010 at 4:00 p.m.

**6. Committee Member Comments and Requests**

Les Brown asked if there were further comments. There were no further comments.

**7. Adjournment**

The meeting was adjourned at 5:14 p.m.

Report back from the architects, forwarded via e-mail to the Committee members on 6/28/2010:

After confirmation by AP Architects they reported that there are currently 585 existing parking spaces, and 273 additional to be completed along with the Multi-use Sports Complex. 335 additional spaces are planned along with future construction.