

**CITIZENS' BOND OVERSIGHT COMMITTEE for
Measure E – School Facilities Improvement District (SFID) No. 3, Lemoore Area
MINUTES
December 9, 2009 4:00pm
West Hills College Lemoore - Admin. Conference Rm. 124**

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

1. Call to Order/Public Comments

WHCL President Don Warkentin called the meeting to order at 4: 03 p. m. Self introductions were made by those in attendance. Mr. Warkentin stated that due to the passing of Measure E at the November 2008 election, the district was obligated to establish an oversight committee in alignment with the Education Code of the State (Proposition 39). The purpose of the oversight committee is to provide review and oversight of district expenditures from Measure E as we begin to construct new facilities. Proposition 39 allows for districts to use 55% voter approval for passage of bond elections; however, districts are required to select a citizens oversight committee to ensure we are spending taxpayers' dollars according to the language on the election ballot. He asked if there were comments, there were no comments.

2. Action Items

A. Election of Officers

Mr. Warkentin explained that a president and vice president would need to be elected. The president will preside over the meetings and the vice president will preside in the absence of the president. Mr. Warkentin entertained a motion for president. Lynda Lahodny motioned that Tom Hernandez be elected president. Tom Hernandez responded that he was not interested to be president, however, he would consider the vice presidency. Lynda Lahodny retracted her motion to nominate Tom Hernandez for president. She motioned that Les Brown be nominated president, it was seconded by Tom Hernandez, all in favor, motion passed. Lynda Lahodny motioned that Tom Hernandez be nominated for vice president, it was seconded by Les Brown, all in favor, motion passed. Mr. Warkentin turned the meeting over to newly elected president, Les Brown.

B. Select Terms of Service

Les Brown made reference to page 4, 5.4, of the bylaws which references term of service. Each member will serve a (2) two year term beginning December 9, 2009. Two (2) members will draw lots for services of an initial one (1) year term. A stick lot was taken by Don Warkentin with the result for (1) one year term committee members as follows: Linda Balcazar, Salli Day and Donna Elliott. Donna Elliott questioned how Avenal and Riverdale would be represented if the term of service expired. Don Warkentin responded that a region representative is always needed and when a region representative's term expires another representative will be chosen.

C. Set Meeting Calendar

Les Brown stated that this committee will meet once every six months. Buddy Brookes motioned that the next meeting be held on Wednesday, June 9, 2010 at 4:00 p.m., it was seconded by Donna Elliott, all in favor, motion passed.

2

3. Information/Discussion/Presentations

A. Review of Measure E and SFID No. 3

Review was made of the School Facilities Improvement District's (SFID) No. 3 general obligation bond which was a result of Measure E and the areas that it encompasses. Measure E is a \$31,000,000 bond for new educational facilities construction to be paid back over a twenty (20) year period. The bond includes the cities of Avenal and Riverdale. \$1,000,000 will go to Riverdale and \$2,000,000 will go to Avenal, with the remainder to Lemoore.

B. Review Bylaws

An overview was made of the bylaws, specifically the Committee's purposes and duties. Les Brown called attention to page 2, section 3.5 which specifies what the District has not charged this Committee to do.

C. Bond Rating/Sale of Bonds – Series A

Ken Stoppenbrink stated that insurance has been purchased on the bond. An A+ rating was assigned which lowers the cost of borrowing, as well does the great outlook as a stable district. Ken reported that Series A has been issued in the amount of \$6,000,000.

D. Measure E Facility Projects

Kevin Cobb distributed two reports that AP Architects prepares in their office to track projects for West Hills College Lemoore which included the overall budget and completion recap for each series. The light blue columns of the spreadsheet represent the budgeted local bond dollars. The gymnasium funding is not a part of the bond. Les Brown indicated that this was a misunderstanding by some of the community that a gym was being built but no bond dollars used. Mr. Warkentin responded that there was a survey taken and the community did not support using bond dollars for the gymnasium. Mr. Warkentin asked Kevin to explain what the term "infrastructure" refers to. Kevin explained that infrastructure refers to support for areas of the college, i.e. parking lots, sidewalks (fire lanes), roads, and chillers. Kevin spoke also about the California Environment Quality Act (EIR). Kevin stated that the bonds are sold in chunks. They have taken Avenal and Riverdale's portion of the bond dollars and split them up as the bonds are sold. Mr. Warkentin reported that he had met with the City of Avenal and they discussed an educational center in Avenal. The plan is for a partnership. Riverdale has had preliminary discussion as to what they would like.

E. Annual Audit

Les Brown questioned how this committee could be objective to look at an audit of construction costs when the auditor is hired by the district. Ken Stoppenbrink responded that the audit functions have to include all audit information.

4. Announcements

- Next Meeting Date – June 9, 2010 at 4:00 p.m.

5. Committee Member Comments and Requests

Les Brown stated that there was much detail in today's meeting.

Tom Hernandez thanked Mr. Warkentin and Kevin Cobb for the information.

Donna Elliott questioned whether information could be shared with local clubs. Mr. Warkentin responded affirmatively.

Frances Squire reported that communication about this Committee would go out twice per year in a newsletter mailed out to the community. She asked Committee members to join her for a picture following today's meeting to be included in the newsletter.

6. Adjournment

The meeting was adjourned at 5:05 p.m.