

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

**CITIZENS' BOND OVERSIGHT COMMITTEE for**  
**Measure E – School Facilities Improvement District (SFID) No. 3, Lemoore Area**  
**MINUTES**

**May 11, 2011 4:00pm**  
**West Hills College Lemoore**  
**555 College Avenue**  
**Lemoore, CA 93245**

**Administration Building, Conf. Rm. 124**

<b>Members Present:</b>	<b>Members Absent:</b>	<b>WHCCD Staff:</b>	<b>Others Present:</b>
Les Brown, Chair Buddy Brooks Tom Hernandez Lynda Lahodny Donna Elliott Linda Balcazar Maureen Azevedo		Don Warkentin, President Glenda Oliver, Admin. Asst.-Recorder	Richard Treece, AP Architects Kevin Cobb, AP Architects

**1. Call to Order**

Les Brown called the meeting to order at 4:04 p.m. and welcomed all in attendance. A flag salute was conducted. Mr. Brown asked if there were any comments from the public, there were none.

**2. Action Items**

**A. Citizens' Oversight Bond Meeting Minutes of January 26, 2011**

Lynda Lahodny motioned to approve the minutes of the January 26, 2011 meeting; it was seconded by Maureen Azevedo. Mr. Brown asked if there were any questions or comments, there were none. All were in favor, the motion passed.

**3. Information/Discussion/Presentations**

**A. SFID - 3 Completion Recap as of 4/30/2011**

Kevin Cobb reported that there had been no changes to the projects on the recap. The student center project is currently being budgeted with the desire to increase the size of the project. No adjustments have been made as yet, but when the costs are determined an increase of approximately one to two million dollars is anticipated. The size increase will accommodate future growth for future projects. The cost per square foot is approximately \$400 to \$500. The student center will include a kitchen, assembly area, and a bookstore. Mr. Brown commented that presently the student center cost is projected at \$11 million. The projected size increase costs will be reflected in the recap in September. The additional monies will come from future contingencies and the \$1.5 million will be from the bond sales. Lynda Lahodny asked what the process was for approving changes. Kevin replied that considerations for changes are recommended from the Facilities Committee and those recommendations for changes are sent to be considered for approval by the Board of Trustees. This Oversight Committee is to observe what the district recommends. Mr. Brown commented that this causes it to be difficult as far as savings and the usage of other bond monies that come in. Mr. Warkentin interjected

that the state brings matching dollars; however, the student center will be entirely funded by Measure E. The Facilities Committee prioritizes the projects. Projects for Avenal and Riverdale are equally prioritized. Mr. Warkentin explained that approximately one month ago he and Chancellor Gornick met with the Riverdale superintendent for ideas regarding Riverdale. They are considering a student center for on campus outreach activities for their seniors. The student center would also include a computer lab on the Riverdale High School campus. In Avenal they are down to two-three sites, one on the high school district office area; the other by the animal shelter area. The city owns the property and this could be a way to leverage dollars; and to include the city. The piece of property by the hospital is no longer being considered. Land used can hopefully be donated. Nothing has been determined as yet from the various agencies concerned. Kevin explained that there will be a lot of adjustments. The Board of Trustees will be flexible and if any funding sources are available and the State is slow in funding, projects will be delayed. The student center design is being explored. It will be west of the student services building. The infrastructure project is around the gym and parking lot. Plans are finished for the PV system project. Buddy Brooks asked if the PV project is being bought. Kevin responded that these dollars and PGE will be buying the power from us. It will be a power plant.

#### **B. PiperJaffray E-mail**

Ken Stoppenbrink reported that the distributed handout represents an e-mail from PiperJaffray showing the breakdown of the Bonds of School Facilities Improvement District No. 3 pursuant to the sale, and how they were allocated on March 9, 2011. West Hills Community College was rated at an A+ rating. The purchase of insurance elevated the rating to AA+ which created savings to the taxpayers. The cost of interest is \$185,000. Ken reported that he and Mr. Warkentin had been discussing the series of bonds. Fresno County is where the resources are deposited. Each taxing agency does their own assessments and provides updates to the Kings County Board of Supervisors. The numbers will change once per year. If Lemoore is eligible for another bond issuance then perhaps other monies can be pooled. Once the bonds have risen to the point they are going to rise; then series C will be sold. The sales could be in January or February of 2012. Buddy Brooks commented that moving quickly is advantageous.

#### **C. Activity Report for Multi Use Sports Complex**

Kevin Cobb stated that the Multi-use Sports Complex is not part of Measure E. The distributed activity report reflects the detail work from March 29 – April 26, 2011. Celina Garcia, explained that the contractors are working on miscellaneous items: wood floor, locker rooms, punch list items that the contractor has to complete; and also the utility work outside of the building, i.e. chiller and the landscaping which is time consuming. David Bigler is the landscape architect. The contractor anticipates completion by July, 2011. There's not been many change orders, mostly time extensions without cost by the contractor. Kevin commented that AP Architects pride themselves in minimizing change orders.

#### **D. Activity Report for Student Union**

Kevin Cobb reported that the student center design is in progress and in the preliminary stages. Consultants are getting started with the drawings and plans. It will include a cafeteria and a bookstore.

#### **E. Standard & Poor's Rating Letter & Report**

Ken Stoppenbrink stated that the Standard & Poor's Rating Letter & Report provides a great deal of information and assigns a rating of A+ and stable. There is forecasting for future growth. Les Brown pointed out that the rating had gone from A+ to A++. Insurance is purchased and when the bonds go to market 50 basis points are reduced and this saves the taxpayer over the life of the bond. There is a preliminary decision made before the bonds are executed. The interest rate on the bond, Ken believes to be in the 5% range. The longer out the bond goes the higher the interest rate. Ken will research the exact interest rate. If no insurance the cost to borrow would be half a point. Bonds are being sold at the least possible cost to the tax payer.

#### **4. Announcements**

A. Next Meeting Date – September 14, 2011

#### **5. Committee Member Comments and Requests**

Les Brown asked if there were comments and/or requests from the committee. There were none. Mr. Warkentin stated that upon receiving the bond interest rates from Mr. Stoppenbrink as requested by Donna Elliott, he will forward the information on to the committee members.

#### **6. Tour of the Golden Eagle Arena**

A tour of the Golden Eagle Arena was offered for committee members and several participated in the tour. The final date for completion is set for August 10, 2011. Graduation will be held on Thursday, May 26<sup>th</sup>, followed by the Nursing Pinning Ceremony on May 28<sup>th</sup>. The contractor will shut down and allow these activities.

#### **7. Adjournment**

The meeting was adjourned at 4:31 p.m.