



WEST HILLS COLLEGE LEMOORE

555 College Avenue
Lemoore, CA 93245

Annual Organizational Meeting

CITIZENS' BOND OVERSIGHT COMMITTEE for

Measure E – School Facilities Improvement District (SFID) No. 3, Lemoore Area
Golden Eagle Arena 2nd floor conf. rm.

May 30, 2012 4:00 pm

Minutes

Members Present:

Les Brown, Lynda Lahodny, Maureen Azevedo

Members Absent:

Buddy Brooks, Tom Hernandez

WHCL/WHCCD Staff:

Ken Stoppenbrink, Vice Chancellor, Don Warkentin, President, Glenda Oliver, Admin. Asst.

Others Present:

AP Architects: Richard Treece, Celina Garcia

Potential New Members:

Jim McGee, Scott Terrell

1. Call to Order

Mr. Brown called the meeting to order at 4:01 p.m. A flag salute was conducted. Mr. Brown asked if there were comments from the public. There were none.

2. Introduction of Committee Members (board approval needed)

Mr. Brown introduced Jim McGee and Scott Terrell as they are prospective committee members.

- Mr. McGee has been recommended to replace Donna Elliott as the community member/at-large. He stated that he is an adult education teacher in Avenal; a member of Avenal Rotary Club, and he and his family have been in the Avenal area for sixteen years. He currently has a child attending the University Charter School on campus. Jim stated that he is and has been highly supportive of West Hills College Lemoore.
- Mr. Scott Terrell, currently a full-time West Hills College Lemoore student, has been recommended to replace Linda Balcazar. Scott reported that he is a freshman, a presidential scholar, and currently works two part-time jobs while attending West Hills College Lemoore. Scott's major is business and he plans to transfer to UC Irvine. He has lived in Lemoore for nine years.

Lynda Lahodny recommended, and it was the consensus of the committee, that Jim McGee and Scott Terrell's applications for membership to be forwarded to the Board of Trustees for consideration.

3. Action Items

- Citizens' Oversight Bond Meeting Minutes of January 25, 2012

Maureen Azevedo motioned to approve the Citizens' Oversight Bond Committee Meeting Minutes of January 25, 2012; it was seconded by Lynda Lahodny, all were in favor, the motion passed.

4. Information/Discussion/Presentations

A. Revised Bylaws – Approved by Board 3/6/2012

Mr. Warkentin distributed the revised bylaws as approved by the Board.

B. Annual Report – Report given on February 14, 2012

Ken Stoppenbrink stated that the chancellor's office had conducted a survey and we have our audit report on the website. They are requiring a separate distinct document.

C. Website Presentation

Richard Treece reviewed the website for Measure E at www.measure-e.org. Agendas and minutes are available through the website and must be archived for the life of the bond. Richard stated that should there be information not found on the website to please let him know.

D. Golden Arena Project Update

The Department of State Architects has signed a close with certification. There are still some warranty issues being worked out. There were some additions from the original plans for change orders, i.e. the landscaping in front of the Arena. It was cost efficient for change orders from the contractor while they were on site.

E. Series C Bond Sales

Ken Stoppenbrink reported that the Series B bond was sold earlier than anticipated. Series B has an \$8 million balance. There is \$12 million remaining of the total \$31 million. We could immediately sell. The way the forecasting is done, it does not appear based on the current trends. The remaining value will be available for 10-15 years and every year the assessor updates. The combined amount still does not exceed the \$31 million. To have access to the \$12 million you have to go back to the voter. The property valuation is \$25 per \$100,000 of assessed value. A new sale authorization has to be executed. Right now we can go out for \$6 million. Les Brown questioned how this is explained to the taxpayer so they will be in favor. Is not the \$31 million committed when approved and you go to sell the bond? Ken responded that we can sell \$6 million and not exceed the \$25 per \$100,000 property valuation. The \$12 million stands alone without being added. The mechanics to get there is difficult to explain. It takes 55% to pass. We are going to engage a survey and now is the best time as we are approaching the general election of the presidency. It is likely that voters will come out. The survey will show us if there is a favorable response. If there is only a 40% chance then the trustees will not pass it. Lynda stated that she believes we need to market to the voters. Ken stated that the trustees will not take action until they have a survey. Field sports will require state approval via a higher education bond. The student center is 100% out of Measure E. We are pursuing the survey and information will be presented at the July board meeting. Les questioned if there would be any need for this committee to meet in advance of the election. Mr. Warkentin replied that a regularly scheduled meeting is to be held in September.

F. Measure E Facility Projects/Student Union

i. 3D of Student Union

Celina explained that the student union will be completed in two phases. She reviewed Phase I. Phase 2 will be built in the future. Richard reviewed the completion recap. There have been many changes since the last meeting which are reflected in yellow. Scheduled maintenance requires a one to one dollar match. Many of the state funding sources are no longer available. Capital outlays must have a match. Most projects going forward have a 5-10 % match. There will be more revisions every meeting. They are anticipating future bond sales. Richard displayed the audit binder where expenses are tracked and recorded. As funds are spent they are entered by month and then reconciled with the district so all records match. The binders are kept at the district office. Some projects overlap in series. They are spending today's dollars hoping to sell more bonds. What they did with the student union is they took \$4.2 million out of Series A. The Department of State Architects is an eight month process. We don't have a final approved project as yet. When a project is complete, if possible, it is tied to other projects with additional funding sources, i.e. lawn. The state does not pay for parking projects and thus bond money is needed/used. Field sports have been moved out to series 2 in 2014. The administration building will mirror the design of the administration building to accommodate for

growth. Avenal and Riverdale wish to move along quicker and some of the projects will have to move down. Video surveillance is a new project and it has been closed out. The contingencies were zeroed out. Celina reviewed a 3D projection of the student union project.

5. Future meeting dates are as follows: September 26, 2012 - January 23, 2013 – May 29, 2013

6. Announcements

There were no announcements.

7. Committee Member Comments and Requests

Mr. Brown asked if there were comments or requests. There were none.

8. Adjournment

The meeting was adjourned at 5:24 p.m.