



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.
October 24, 2012 4:00 pm

Minutes

Members Present:	Members Absent:
Les Brown, Chair Lynda Lahodny Maureen Azevedo Buddy Brooks	Tom Hernandez, Vice Chair Jim McGee
WHCL/WHCCD Staff	Others Present
Ken Stoppenbrink, Vice Chancellor Don Warkentin, President Glenda Oliver, Admin. Asst.	AP Architects: Richard Treece

1. Call to Order

Chair Les Brown called the meeting to order at 4:06 p.m. and led the Committee in the flag salute. Mr. Brown asked if there were comments from the public. There were none.

2. Action Items

• Citizens' Oversight Bond Meeting Minutes of May 30, 2012

Buddy Brooks motioned that the minutes of the May 30, 2012 meeting be approved; it was seconded by Maureen Azevedo, all were in favor, the motion passed.

3. Information/Discussion/Presentations

A. New Member Jim McGee

Mr. Warkentin announced that Jim McGee had been approved as a new member of the Citizen's Oversight Committee for SFID #3 at the June 26, 2012 Board of Trustees meeting. The second recommended member as the student representative, Scott Terrell, was denied membership approval by the Board as he is currently a student worker and cannot be employed by the West Hills Community College District while serving as a member of the Committee. Another student representative/member will be sought.

B. Reauthorization of \$12.6 million

Vice Chancellor Ken Stoppenbrink reported that the reauthorization of \$12.6 million is on the November ballot. Kings County erred on the initial ballot sent out and it had to be corrected. One ballot will have Measure L and one will not. Ballots are marked. Fresno County and Kings County both erred with Measures on the wrong ballots. Mr. Stoppenbrink shared that if the bond passes there is significant savings. This is the best option to obtain the funding necessary to complete the WHCL campus. The cost to property owners will be \$12.50 per \$100,000 of property valuation. Authority is needed by the voters. To do this you must have

55% approval. Two bond series have already been sold. The combined amount of authority is \$31 million. The Board could sell without voter approval, but demonstration would be needed that the \$12.6 million when added does not exceed the \$25. Chairman Brown stated that Measure L will not change the original amount of \$31 million; it allows us to receive the money earlier. The assessed value is not going to increase fast enough to issue the bonds. The cost of construction is going to increase and what can be built is going to cost more. Plans would have to be scaled back. Lynda Lahodny asked the option if the bond is rejected. Mr. Stoppenbrink responded that the option would be to sell part and wait for the rest to be sold. Chairman Brown asked if President Warkentin had been out to provide explanation to the community. Mr. Warkentin responded that he had gone out to various organizations and to his estimation most community members understand. Additionally, seventy-five words are allowed for explanation on the ballot.

Measure E Facility Projects/Student Union

Richard Treece distributed the completion recap dated as of September 30, 2012 and a list of revisions. The yellow highlights are changes as projects become complete. Additionally the information represents balances left over, state dollars not available, and capital outlay. Without funds available the SFID funds have to make up the difference. These projects were in Phase 1 and they have now been closed out and combined. Matching funds are not available through the state. Projects get delayed if bonds are not received. Mr. Stoppenbrink asked for clarification concerning Riverdale and Avenal. Mr. Treece replied that the amounts have not been reduced but reallocated to future bond sales. There are two phases to the building. There is not enough money to complete Phase I or Phase II, this is why the reauthorization is needed.

The Riverdale project is modernization to their high school science labs. This was a promised million dollar project. A Memorandum of Understanding can be developed for use of the science labs for classes with the co-lab concept, and for different types of instruction within the same space.

The Photovoltaic system in Coalinga has been built to offset utility bills for all three campuses. Mr. Stoppenbrink stated that PG&E is net energy metering and getting electricity back on the wheel. PG&E wanted a contract and a deposit. If enough electricity is generated to offset current use; 80 – 90 % is what the system is built for. Buddy Brooks reported that he works with Honeywell and the school project in Riverdale. The increase would be at a much lower rate and it gets back to a tax issue and can be written off. Mr. Treece stated that agreements have to be considered carefully. If PG&E goes up 5 percent per year then you are saving, but if it goes down then you lose. Riverdale High has asked AP Architects to look at their system. Mr. Stoppenbrink explained that there are funds for specific locations. They want to pay the loan off in seven years and have a cash flow to deal with scheduled maintenance monies as this ceased 7 years ago. If we can create a revenue stream it helps the campus. The State used to give scheduled maintenance by project, but now they give it by FTE and this is all that is received. There is no state fund for scheduled maintenance. They increased the budget by \$200,000. For every dollar spent by the district there is a match SFID amount. Facilities must be maintained. There is still a bit of money left in the (MUSC) Multi-Use Sports Complex project (\$211, 546) and it has been redistributed. If we still have projects in the MUSC, i.e. seating upstairs, how is this rectified? The upstairs seating when the bleachers are pulled out; the state dictated how to design, however, there is a visual hindrance. This was a safety issue. Mr. Stoppenbrink recommends getting the prices to the architect to rectify the issue with seating.

Concerning Avenal, options are being developed for projects there and Chancellor Gornick has met with City and education leaders to identify the best option.

Project #538 (Instruction Building/Allied Health) was resubmitted. The budget was increased and this project will be considered if a bond passes on the 2014 ballot. Item #65, Contingency has been rolled into the student union.

4. Future meeting dates: January 23, 2013 – May 29, 2013

5. Announcements

Mr. Warkentin announced that he hopes to recruit a student representative/member for this Committee by the next meeting on January 23, 2013. The January meeting is the annual organization meeting and a draft report to the Board of Trustees will be an agenda item.

6. Committee Member Comments and Requests

Review was made of the WHCL Master Plan map and a question was raised concerning the Pharris Land Acquisition. Mr. Treece explained that the Pharris property is represented by the red dotted lines on the left side of the Master Plan. The Board of Trustees has approved a previous subdivision to build home sites on 58 acres that the Navy is purchasing from the developer. There is a possibility of a conservation easement. Also we want to purchase to build a roadway to Pederson Ave. The original agreement with the developer included this was something he was going to do. He will put the pad in and put the base to build the pad of 40 homes just off of Bush Street. The conservation easement will be a good deal for the district, as the College could have biology classes, study habitats, etc. The ground is currently owned by the developer/owner (Pharris). This was Pedersen ground. Mr. Warkentin asked where the Photovoltaic (PV) system would be located. It would be south of Pedersen Avenue. The Navy does not want buildings out on the easement and their permission would be needed for a PV system.

7. Adjournment

Chairman Brown adjourned the meeting at 5:40 p.m.