

Yosemite Community College District

Measure E Citizens' Bond Oversight Committee Meeting Minutes

YCCD Board Room
October 4, 2006, 6:00 p.m.

Members Present: Nick Cretan, David Geer, Michael Gianelli, Gary Hampton, John Keiter, Steve Madison, Luis Molina, Debbie Paffendorf, Betty Ann Prescott, Patrick Sweeney, Richard York, Jr.

Members Absent:

Others Present: Andrew Paffendorf, Marie Otaya, Matt Kennedy, Tim Nesmith, Teresa Scott, Nick Stavrianoudakis, Mark Newton, Judy Lanchester, Graciela Molina (recorder)

1. Call to Order

Citizens' Bond Oversight Committee (CBOC) meeting was called to order by Luis Molina at 6:02 p.m. in the YCCD Board Room.

2. Approval of Minutes of July 5, 2006 Meeting

A motion was made to approve the meeting minutes of July 5, 2006, and the minutes were approved unanimously by the Citizens' Bond Oversight Committee.

3. Comments from the Public

No comments from the public.

4. Status on Vacant Positions

Nick Stavrianoudakis reported that at the last Board meeting, Trustees approved adding another student position to the CBOC, one to represent MJC and the other Columbia College. Applications have been sent out and one student application was received so far. At the next Board of Trustees meeting a recommendation will be forwarded to the Trustees to appoint the MJC student to the committee. Being that the Board meeting is taking place at Columbia College applications will be available at the meeting. He also reported that Alfie Johnson had to resign from the CBOC since he accepted an interim position at Yosemite Community College District.

5. Status of Property Acquisition for Calaveras Center

Mark Newton provided an update on the Calaveras Center. Columbia College has received two project proposals for site alternatives at Calaveras County: the Stelte property, a 23 acre of commercial development and a 6 acre parcel County Board of Education site adjacent to Bret Harte High School. A cost analysis is being conducted and Kitchell is almost ready to publish the report to forward to the YCCD Board of Trustees. Preliminary findings are that the Stelte property has significant offsite improvements compared to the Board of Education site. The County Board of Education property can fit a reasonable facility on their site. The cost of the land is slightly higher, but the utilities are closer. Shared roads and utilities are associated with this property.

Richard York inquired about the total acreage needed for the educational center. Kitchell previously recommended a total of 8-10 acres. Mark Newton reported that 3 acres is being looked at with the option of an additional 5 acres on the adjacent property. Discussions are taking place with the County Board of Education and the adjacent property owner. Betty Ann Prescott expressed a concern with possible traffic associated with the educational centers' proximity to the high school and the county office of education offices, Mark Newton agreed this would be a mitigating issue. Further discussion ensued regarding acreage needed and the calling for land donations. David Geer asked if issues associated with Native American Tribal land were being addressed, Kitchell confirmed that the CEQA and due diligence are

addressing these concerns. In response to Richard York, Mark Newton confirmed that the District is looking to construct the educational center where zoning is compatible. Both CBOC members and Kitchell are conscious of rising land costs. Mark Newton reported that there is a conscious effort on behalf of YCCD facilities staff and the Kitchell team to move forward on all the sites. Further discussion took place regarding the Highway 4 bypass. Betty Ann Prescott recommended that before a final decision is made on the Calaveras Education Center site there be an opportunity for the community to discuss the matter at a Calaveras County town hall meeting, Mark Newton confirmed this would be possible.

Prior to moving to the next agenda item, Chair Luis Molina introduced Interim Chancellor Stan Hodges who was previously a member of the CBOC.

6. Bond Update

Mark Newton introduced Tim Nesmith, Director of Facilities and Operations and distributed the October Bond Update. He reported that architectural firms have been identified for all projects for Phase I with the exception of the educational centers. Kitchell is continuing to meet with the college planning committee on the West Side Center and are developing a working operational budget. He just reported on the Calaveras Center. He provided a construction update, the secondary (emergency) access road is complete, the Bus Turn around is substantially complete with some items that still need to be finalized. Construction began on the MJC Auditorium project on September 23. Mark Newton reported that there is a project inspector at the project site every day and Kitchell is monitoring their progress. Steve Madison asked if information is posted to the Measure E website. Mark Newton confirmed and stated that every other month an update is posted to the web, and he encouraged use of the website as a means of communication. Kitchell will be providing a bi-weekly update to all YCCD staff regarding upcoming disruptions to power and water. Richard York requested clarification regarding the Phase I - Campus Planners, and asked if the firm BFGC coordinated efforts with other architects. Mark Newton verified that BFGC is coordinating all phase architects. Nick Cretan asked architects meet their deadlines. Mark Newton reported that it's challenging to get contractors to complete projects on time but Kitchell does monitor progress and will alert them of any lack of progress. He reassured committee members that there are elements in place to enforce contractors to conform.

7. Bond Expenditure Report (End of the Year)

Mark Newton reported on the Quarterly Expenditure Report End of Fiscal Year 2005-2006, the report was previously distributed to CBOC members. This covers expenditures through June 30, 2006 for all of the projects. MJC's current fiscal year expenditures is approximately \$1.4 million, encumbered approximately \$308,044, and end with an unencumbered balance of just over \$218.4 million. Columbia College has a balance of approximately \$50.8 million with current fiscal year expenditures totaling approximately \$683,000, and an encumbered amount of approximately \$1 million. Central Service has a current fiscal year expenditures of \$2.6 million, total expenditures as of June 30, 2006 are \$17 million mostly debt service, and a balance of about \$37 million dollars. Program wide current year expenditures are \$4.6 million dollars, total expenditures of \$19 million dollars and encumbrances of \$2.9 million dollars ending with a balance of \$304.2 million.

8. Comments from Committee Members

Michael Gianelli reiterated concerns expressed at the April meeting regarding MJC Auditorium overruns and how this may affect other phases. He asked whether YCCD will continue to experience cost overruns and if there should be reason for concern. Mark Newton responded that we should all be guarded about escalation costs, he informed members that Kitchell has put in relative escalated amounts projecting out inflation costs, and are carrying contingencies on all projects. Most importantly Kitchell is cost estimating these projects at every phase.

Steve Madison reported that he attended the last Board of Trustees meeting where Richard York presented the annual report. He did an excellent job and commended the CBOC on the report. Gary Hampton reported that at the monthly police chiefs meeting a question arose asking what can be done to expedite the parking facility. Mark Newton reported that YCCD has a signed contract with the architect and the first design meeting will take place on Monday and noted that a variation on the design build process may allow us to build the garage quicker. Discussion ensued regarding concern for public safety with regard to planning and construction. Mark Newton stated that no construction will occur on east campus prior to the parking structure with the exception of the MJC auditorium. The issue of parking is a top priority on east campus. Gary Hampton reported there is a need to present a security plan for the parking garage and as an institution there needs to be a security/safety plan as part of construction management plan. Stan Hodges reported that parking at MJC has been a top issue since 1965. Interim Chancellor Hodges informed CBOC members that MJC is moving forward to purchasing a second bus to shuttle students from east to west campuses. He also advised members that the District has arranged for contractors to park in the local church parking lots to not further disturb student and faculty parking. Richard York reported that the YCCD Board accepted the annual report and thanked the subcommittee who worked on the report. One comment from Trustee Pat Dean was that she noted that the vision statement referred to MJC and no reference to Columbia College. Nick Cretan stressed the duties of the CBOC to inform the public of the bond projects. Patrick Sweeney thanked Mark Newton for his reports and stated that cost overruns are being experienced all across the state. David Geer presented two articles from the MJC Pirates Log to the CBOC regarding parking and reported that students are talking about the parking garage. Chair Luis Molina reported that the Wednesday, January 3, 2007 is the next CBOC meeting, agenda items are due by December 13, and asked that they be forwarded to Graciela at the Chancellor's Office. He asked that members refer individuals to him or the Chancellor's office regarding concerns pertaining to the Measure E Bond projects.

It was reported that the next meeting for the Board of Trustees is on October 11, 2006 at Columbia College. A tour of the campus will begin at 1:00 p.m. Mark Newton reported that part of campus planning effort, there will be a campus open house from 11 a.m. – 2 p.m. providing an opportunity for faculty, staff, students at Columbia College to provide input regarding bond projects and invited CBOC members and community to attend.

9. Adjournment

David Geer made a motion to adjourn the meeting and it was seconded by Paffendorf. The Citizens' Bond Oversight Committee meeting was adjourned at 7:00 p.m.

The next meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, January 3, 2007, at 6:00 p.m., in the Yosemite Community College District Board Room.