



Citizens' Bond Oversight Committee

Meeting Minutes
July 23, 2020 – 6:00 p.m.
Zoom Conference Call

Present:	John Gould Gordon Machado Jim Rogers John Flaherty Judi Johnson Elvira Robinson	Community At-Large Business Community Senior Citizens' Organization Community At-Large Taxpayers Association Support Organization
Absent:	Natalie Rusterholz	Student Representative
Staff:	Dr. Kathleen Rose Michael Renzi Jan Bernstein-Chargin Ann Kennedy Matt Kennedy Mike Chegini Carol Anderson	Superintendent/President Vice President, Administrative Services Public Information Officer Financial Manager, AKG Program Manager, AKG Communications Manager, AKG Program Support, AKG

1. CALL TO ORDER

The meeting was called to order at 6:03 PM with a quorum by John Gould.

2. APPROVAL OF AGENDA

Elvira Robinson made a motion to approve the agenda, seconded by Gordon Machado. The agenda was approved as presented by a roll call vote.

3. APPROVAL OF JANUARY 23, 2020 MINUTES

Judi Johnson made a motion to approve the minutes, seconded by Gordon Machado. The minutes were approved as presented by a roll call vote.

4. ELECTION OF CHAIR AND VICE CHAIR

A yearly election was held for the Chair and Vice Chair positions.

- Chair - Judi Johnson made a motion to elect John Gould as Chair, Jim Rogers seconded the motion. The motion was approved by a roll call vote. The motion carried.
- Vice Chair – Jim Rogers made a motion to elect Judi Johnson as Vice Chair, Gordon Machado seconded the motion. The motion was approved by a roll call vote. The motion carried.

5. COMMENTS FROM THE PUBLIC

There were no comments from the public.

6. COMMUNICATIONS RECEIVED BY COMMITTEE MEMBERS

There were no communications received by committee members. The committee requested that the meeting packets be mailed to them two weeks prior to the meeting.

Dr. Rose told the committee that anytime a member receives communications regarding the CBOC they can always reach out to her by calling her office, emailing her, or texting her. The committee can also contact Jan Bernstein-Chargin, the District's Public

Information Officer. Damon Felice is also available should any questions arise regarding the San Benito County Campus project.

The committee was reminded of the Brown Act rule in which the committee should not have serial meetings, including by telephone or email. Members can direct communications to the Chair to be included in the agenda at the next scheduled meeting.

7. STAFF REPORTS

Dr. Rose informed the committee that the Fall semester is still in question in terms of in person or virtual classes.

The Board of Trustees has been very supportive during this time and has been working hard to assure the community that the District is focused on student success.

Dr. Rose reviewed the following topics:

- a. Budget Update to the Board of Trustees
- b. Call to Action letter from Chancellor Oakley
- c. BOT Resolution #1056 affirming the District's commitment to student success for black and African American students

Equity, Inclusion and Healing is the theme for GJCCD in the coming year. The District is committed to the work of equity.

8. PROGRAM OVERVIEW AND PROJECT UPDATES

Matt Kennedy gave a Measure X program overview and project update.

Ms. Johnson asked what it is we are looking for at Mariposa Peak? Mr. Kennedy answered that we are looking at the tiger salamander and an easement at Mariposa Peak provides a breeding pond and the ability for the tiger salamander to flourish.

Mr. Machado asked if Mariposa Peak is a location on the property? Mr. Kennedy responded that no, it is not on the property, but it is in the area.

Ms. Robinson asked if the \$59.9M budget is enough to pay for everything in Phase 1? Will there be excess? Mr. Kennedy does not believe there will be excess. The reason for the increase in budget is for the infrastructure that is required for this site.

Ms. Robinson asked what will we get for \$59.9M? Mr. Kennedy responded that the District will get a new building (or multiple smaller buildings), approximately 35,000 SF of educational space, infrastructure, roads and parking and a landscaped area. That is phase 1 of development. Students will be able to complete a certificate or degree on site.

Mr. Machado asked where the funds came from to increase the SBCC project from \$52M to \$59.9M? Mr. Kennedy responded that the bond did not increase so reductions were made at the Gavilan campus.

Mr. Flaherty wanted to know if the black line on the map is our property line and is the retail area the District's? Mr. Kennedy responded that the District earmarked a spot on the map that would be a good location for retail, but it is not a part of the District's project. Mr. Flaherty asked if the firms submitting designs will include retail in their design and if the retail area will create revenue for the District.? Mr. Kennedy responded that the firms submitting designs will not be including retail. The retail area can create revenue for the District in the future. Mr. Flaherty asked if the infrastructure would accommodate the

whole site? Mr. Kennedy responded that the whole campus site is being zoned out, the future development areas and retail area are not part of Phase 1. All campus utilities will accommodate a total buildout of the site but won't be distributed to the undeveloped part of the campus.

Mr. Flaherty asked if we are anticipating any delays from State and Local governments on permits (DSA, Fish and Wildlife) due to reduction in services due to the coronavirus? Mr. Kennedy noted that while that is always a concern, everyone is doing their best to stay on track, and he does not see any major delays due to the virus.

Mr. Flaherty asked if Steinberg Hart is designing in flexibility in terms of physical infrastructure that may look different a year from now? Mr. Kennedy responded that Steinberg Hart is looking at the impact of Distance Education moving forward, ensuring spaces are flexible, data resources are adequate, consistent connectivity, and technology.

Mr. Machado asked if the construction market is good right now? Mr. Kennedy responded that we are dealing with a lot of unknowns right now. We were in an escalating construction market pre-covid. It is hard to say what the impact will be long range.

Mr. Rogers asked if the current theater will stay until the new Performing Arts Center is built? Mr. Kennedy responded that yes, the new buildings are sequenced. The buildings being replaced will remain until the new buildings are complete, this eliminates the need to create swing space.

9. PROGRAM FINANCIAL UPDATES

Ann Kennedy reviewed the 2019-2020 3rd quarter Project Summary Report and Whole Program Report with the committee. These reports are from inception of the bond program through the 3rd quarter of 2019-2020.

Elvira Robinson made a motion that the 2019-2020 3rd Quarter Project Summary Report and Whole Program Report be received and accepted by the committee as presented. Gordon Machado seconded the motion. Approved by roll call vote, the motion carried.

Mr. Machado asked if the interest earned stays with the bond program? Ms. Kennedy responded that by law there are only two things you can do with interest earned: It can go back into the program or it can go back to the taxpayers. Most programs have a higher need than the bond authorization from the voters so the interest goes right back into the bond program.

10. BOND LIST REVISION #1

Ms. Robinson asked how a revision is allowed under a bond measure? What authorizes a board to revise the bond budget? What role does the CBOC have in a bond revision? Ms. Kennedy responded that taxpayers approve the types of projects as set forth in the ballot language. The ballot language sets the type of projects and gives the Board direction. The Board sets the specific projects within the guidelines of the ballot measure. The Bond List Revision (BLR) process was started as a best practice to ensure the District is always compliant.

Any changes to the name of a project, the scope of a project or the budget of a project must go to the Board of Trustees for approval and the project list must always equal the total of the bond measure plus interest earned.

The CBOC reviews expenditures and has no say over budget in their duties. The movement of money is the sole responsibility of the BOT. Any approved BLR's will be brought to the CBOC at their next meeting.

Ms. Johnson noted that the CBOC, as a committee, can make a recommendation to the BOT, however Ms. Robinson noted that the decision has already been made to the BOT and feels that the CBOC should be given notice when a BLR will be on a Board agenda. It was agreed that in the future, if a BLR will be on a Board agenda, when the Board agenda is posted, Ms. Anderson will send the BoardDocs link for that meeting to the CBOC members.

Ms. Kennedy reviewed Bond List Revision #1, noting the changes made and what drove the request. This BLR was an overall adjustment to the bottom line. The process of creating a BLR is as follows:

- a. AKG gathers information from the engineers, architects and cost estimators and looks at the options.
- b. AKG presents the options to the Bond Executive Team (District Leadership)
- c. Once an option is decided on, the BLR document is created with the necessary back-up and is presented to the BOT for action.

Dr. Rose noted that the 5-year Capital Outlay plan is approved annually by the BOT and is an important document, showing the District's cap load capacity, what spaces are available and where there is room for growth.

Ms. Robinson noted that a large portion of the funding for the Performing Arts Center (PAC) was reallocated to other projects and doesn't see a building being built for \$20M. Ms. Kennedy noted that the District did not receive state funding for the PAC. If we cannot achieve state funding and private donations, the \$20M would provide for a substantial renovation of the current building.

11. MEMBER TERM CHART

Ms. Kennedy reviewed the term chart, noting that we will bring the chart to every meeting to ensure that we are tracking term end dates.

12. FUTURE MEETING DATES

The following CBOC meeting dates were agreed upon:

- October 22, 2020, Zoom
- January 21, 2021, Zoom

13. TOPICS FOR NEXT MEETING

In addition to the standing agenda topics, we will begin our annual report preparations. Unless requested by the committee there are no special items scheduled for the next meeting.

14. ADJOURNMENT

A motion was made by Elvira Robinson to adjourn the meeting. The motion was seconded by John Flaherty. The meeting was adjourned at 8:15 p.m.