



Citizens Bond Oversight Committee

For Solano Community College District
Measures G and Q Bonds

Unadopted Special Meeting Minutes: Workshop

**Tuesday, November 29, 2016
3:30p.m. – 5:00p.m.**

Fairfield Campus Building 600, Board Room

Solano Community College, 4000 Suisun Valley Road, Fairfield, CA 94534

1. CALL TO ORDER

A Special Meeting of the Solano Community College District Citizens' Bond Oversight Committee was called to order at 3:48 p.m., on Tuesday, November 29, 2016, by the Chair Lyman Dennis.

2. ROLL CALL

Present

Lyman Dennis, Chair
Robert Charboneau
Neil Ferguson
David Fleming (Via Conference Call)
Ward Stewart

Absent

Hermie Sunga, Vice Chair
Vacant, ASSC
Angelo Cellini
Andre Stewart

Other Present:

Celia Esposito-Noy, Superintendent-President, District
Laura Convento, Business Operations Coordinator
Lucky Lofton, Executive Bonds Manager
Pam Kinzie, Program Manager, Kitchell



3. APPROVAL OF AGENDA

Moved by Mr. Stewart to approve the agenda, seconded by Mr. Ferguson. The motion carried unanimously.

4. COMMENTS FROM MEMBERS OF THE PUBLIC

No comments from the public.

5. APPROVAL OF PAST MINUTES (January 26, 2016, March 15, 2016, May 31, 2016, June 21, 2016)

Corrections to Minutes from January 26, 2016. Change year from 2015 to 2016.

Moved by Dr. Dennis to approve the minutes for January 26, 2016 with correction noted, seconded by Mr. Ferguson. The motion carried. (Abstain: Mr. Fleming)

Moved by Dr. Dennis to approve the minutes for March 15, 2016, seconded by Mr. Charboneau. The motion carried. (Abstain: Mr. Fleming)

Moved by Dr. Dennis to approve the minutes of May 31, 2016, seconded by Mr. Stewart. The motion carried unanimously.

Moved by Dr. Dennis to approve the minutes of May 31, 2016, seconded by Mr. Stewart. The motion carried unanimously.

Moved by Dr. Dennis to approve the minutes for June 21, 2016, seconded by Mr. Ferguson. The motion carried unanimously.

6. RESPONSE BY THE DISTRICT TO CBOC REPORT FOR JULY 2014 TO DECEMBER 2015, Dr. Celia Esposito-Noy, Superintendent-President

Dr. Esposito-Noy read the response to the CBOC.

Mr. Charboneau gave a little background regarding the report.

- Previously met with Counsel, Mr. Kelly from DWK.
 - Purpose: No misuse of funds.
- VP Yulian Ligioso mentioned they could meet with auditors during the audit
 - Agreed to be allowed to do that, but not given the chance



- Lack of Trust with the District
 - Not interested in working cooperatively
- Attorney's Opinion – to look backwards, not forward
 - Continuing battle
 - Told a lot of wrong things
 - Told only can meet four times a year
 - Mr. Ferguson noted the Lawyers told them crap.

Dr. Esposito-Noy discussed the Board's position about the audit report. She noted the interest to provide appropriate and necessary information. If the CBOC has questions about the audit, allowable or not, these meetings will be the venue to talk about it.

She expressed that she will do her best to cooperate with the CBOC, answer any questions, make information available, and the CBOC will contact Celia and not staff directly. If she cannot provide the information the CBOC is asking for, she will explain the reasons behind it. Dr. Esposito-Noy commented that she would like to have a, "Fresh Start", and out of the spirit of trust and respect comply with best practices.

7. DISCUSSION OF REPLACEMENT OF RETIRING CBOC MEMBERS

Mr. Charboneau will help reach out to the Tax Payer's Association on finding a replacement for his position. He noted Mr. George Guynn.

Dr. Dennis surveyed the group to see how they were selected. Dr. Dennis and Mr. Charboneau applied. Mr. Ferguson reported that he was asked to join. Mr. Fleming noted he was involved with projects and joined.

8. LIBRARY RENOVATION VS REPLACEMENT, Speaker for SCC TBD

Dr. Esposito-Noy introduced Lucky Lofton, the new Executive Bonds Manager. She noted that she meets with Pam Kinzie from Kitchell and Mr. Lofton every other week to discuss the Bond Projects.

Mr. Lofton reported that he worked at the college in 2005, was the Assistant Director of Facilities in 2006, and then took another director position at another college. Construction trades is his background and he has a great interest in Solano College.



Mr. Lofton reported on the Library Project. He noted that a State Facilities Bond (Measure 51) recently passed and what it meant for projects such as these.

The library is 45 years old with structural issues, ADA compliance issues, and health and safety concerns. He reported that K-14 institutions are under the jurisdiction of the State and is held to higher standards. He added that there is a bat infestation and asbestos situation. He commented that the Chancellor's office receives money for the schools (113 community colleges, 72 districts) and they decide where the money goes. He noted that the renovation for Building 1200 was funded due to Health and Safety issues, with a similar analysis for the library.

In 2008, a state funding application was submitted to the Chancellor's office, at that time the decision was to renovate (more affordable option). However, there was no State funding at the time. 2009, the application was updated, not all costs were captured (such as swing space, etc.) State recommendation was to demolish and replace the building as the only approach that meets all the project criteria, is efficient and effective use of funds, and provides longer and more flexible life cycle for the library and instructional facility needs of the College.

Updating the project costs in 2015, the total project cost is about \$38.5 million. The state will fund \$19 million and the District will fund the other \$19 million (with Measure Q funds). District is awaiting funding notification from the state and hopes to receive it in the spring of 2017. He presented a timeline, if funding is received (Construction 2018, Occupancy Fall 2019).

The CBOC thanked Mr. Lofton for his presentation.

Mr. Stewart asked if the new building will be multi-story, Ms. Kinzie commented there will be some leeway with the design, but the square footage needs to be the same.

Mr. Ferguson requested if the tentative designs can be shared with the committee.

Mr. Charboneau asked about the books. Dr. Esposito-Noy added that the school is part of Polaris (a lending program), the school will keep the appropriate books, and faculty drives what books are on the shelves. We will not get rid of the books.

9. AERONAUTICAL PROGRAM

Pam Kinzie reported on the Aeronautics program. The college has 48 students that are taught at the District owned hangar at the Nut Tree Airport. The college offers two majors, Airframe Maintenance and Powerplant Maintenance. The program is intense and can be completed in 2.5 years, if student is full-time. The plan is to grow the program and expand the space.



\$15 million of Measure Q funds is budgeted for the Aeronautics and Workforce Development Facility. She reported of that \$15 million, \$1.8 million was spent in Tranche 1 to purchase the land. Ms. Kinzie reported on the history and the vision of the center.

She noted in September 2015, Board approved a Project Initiation Form and \$1M for planning, schematic design and site master plan refinement (Doolittle and the College), CEQA, tree removal, and possible grading/civil work (protect from erosion, geotechnical borings).

\$10 million will be allocated to the construction of the building (\$6 million based on today's cost construction design budget (\$10M +\$1M contingency at mid-construction 2026)
She noted the schematic design was completed in September, the floor plan meets the educational plan. The Bond team has had regular meetings with the Doolittle Foundation, and led process to refine the site master plan.

Mr. Charboneau commented that not all projects were mentioned in the master plan. (Approved, not knowing about buying hangar at Doolittle). He stated that the College skirted around Prop 39 and commented about the Grand Jury findings.

Dr. Esposito-Noy added the District had meetings with the Attorneys and the Bond language was clear enough and specific enough. She asked if the group needs information to please let her know. She commented to focus on what we could provide, the real value to the students and the people who voted on the measure.

10. NEXT MEETING

Schedule of meetings will be discussed at a future date.

11. ANNOUNCEMENTS

None

12. ADJOURNMENT

Moved by Mr. Charboneau and seconded by Mr. Stewart to adjourn the meeting. The meeting was adjourned at 5:26 p.m.