



**REGULAR MEETING OF THE CITIZENS OVERSIGHT COMMITTEE**

**Tuesday, August 16, 2005**

**MINUTES**

Prior to the regular meeting, Gary Nellesen, Director, Facilities Planning & Management; Michael D. Gregoryk, Vice President, Administrative Services; Randy Hartman, Vice President, Bovis Construction; and Committee members Laurie Marshall, Roy Test, and Don Sachs took a walking tour of the South Science Building. While on the roof of the South Science Building, the group had a panoramic view and discussed a number of other projects, including the Staff Center, Student Services, and the future site for the Math/Science Building. They also viewed some of the infrastructure improvements, including the fire lane construction, and completed projects such as the athletic fields and future sites for the tennis courts and gymnasium.

**CALL TO ORDER**

The regular meeting of the Mt. San Antonio College Citizens Oversight Committee was called to order at 6:00 p.m., on Tuesday, August 16, 2005.

**CITIZENS OVERSIGHT COMMITTEE MEMBERS PRESENT**

Marlen Garcia	Lina Ledford
Armando Macedo	Richard Malooly
Laurie Marshall	Barbara Price
Don Sachs	Roy Test

**CITIZENS OVERSIGHT COMMITTEE MEMBERS ABSENT**

Edward Lo	Mike Spence
Becky Meza	

**STAFF PRESENT**

Christopher C. O'Hearn, President/CEO  
Michael D. Gregoryk, Vice President, Administrative Services  
Gary Nellesen, Director, Facilities Planning & Management  
Clarence Brown, Director, Marketing & Communication  
Randy Hartman, Vice President, Bovis Construction  
Diana Casteel, Executive Assistant to the President and Board of Trustees

**GUESTS PRESENT**

David K. Hall, President, Board of Trustees  
Rod Carter, Managing Director, RBC Dain Rauscher (Bond Manager/Underwriter)  
Liselee Wells, Fulbright & Jaworski (Bond Counsel)  
Ann La Morena, Fulbright & Jaworski

## 1. APPROVAL OF MINUTES

It was moved by Don Sachs, seconded by Marlen Garcia, to approve the minutes of the May 17, 2005, meeting. Motion unanimously carried.

## 2. PUBLIC COMMENTS

Classified employee Michael Stolte asked for more information on the funding source for the renovation of the Staff Center. He said he had reviewed previous Citizens Oversight Committee minutes, but felt that this information needed to be more clearly explained. Mr. Stolte thanked the members of the Citizens Oversight Committee for their work on behalf of the public and the College.

## 3. PRESIDENT'S REPORT

- President O'Hearn introduced Michael D. Gregoryk, the College's new Vice President of Administrative Services. Dr. O'Hearn reminded Citizens Oversight Committee members that the College conducted two major nationwide searches before offering the position to Mr. Gregoryk, who has solid, relevant experience is highly respected statewide for his expertise. He previously served as the Deputy Chancellor in the Ventura District, a three-college district--Ventura, Moorpark, and Oxnard. In his role as Deputy Chancellor, he was responsible for IT, facilities planning, operations and construction, fiscal and administrative services, police and safety, legal, and risk management. Dr. O'Hearn said Mr. Gregoryk has done an outstanding job in the short time he has been at the College.
- Committee members were given a copy of the summer edition of the Community College League of California's *The News*. Dr. O'Hearn drew the members' attention to an article on the front page about skyrocketing construction costs forcing districts to cut back on Proposition 39 campus projects. Dr. O'Hearn said the article gives a sense of the difficulty the College is facing with bond dollars not stretching as far as we hoped. Colleges listed in the article facing this problem include Glendale, El Camino, Los Angeles, Los Rios, Merced, San Diego, San Francisco, San Mateo, and Santa Clarita. Dr. O'Hearn said the Board of Trustees has been informed that there are two projects that will not be funded from these Bond dollars – the Business Complex and the Campus Center. Dr. O'Hearn is not suggesting that we are not going to complete the projects, just not with Measure R funds. President O'Hearn assured the Citizens Oversight Committee members that they, the Board of Trustees, and the College administration have done an outstanding job of overseeing the Bond funds, but we just can't stretch them with the increased construction costs.
- Dr. O'Hearn asked Diana Casteel to review the appointments to the Citizens Oversight Committee. Ms. Casteel reminded members that appointments to the Citizens Oversight Committee are made for two-year terms, which end in December. Under the provisions of Proposition 39, members may be appointed to no more than

two consecutive terms. As a result, Lina Ledford, Edward Lo, Richard Malooly, Roy Test, Mike Spence, and Barbara Price cannot be reappointed. Marlen Garcia, Armando Macedo, Laurie Marshall, and Don Sachs were asked to let the College know if they are interested in being reappointed to the committee. Trustee Hall thanked the Committee members for their years of service. He encouraged all Committee members to think about people in their community who they would recommend for appointment. Barbara Price said her four years on the committee have gone by very quickly, and she has really enjoyed the feeling of accomplishment from her work on the committee.

- Dr. O'Hearn introduced Rod Carter, Bond Manager/Underwriter with RBC Dain Rauscher, to present information to the Committee about refunding Bond dollars. Mr. Carter informed the Committee that, due to lower interest rates and an increase in the total assessed valuation of property, the College currently has an opportunity to refinance its existing General Obligation Bonds to accomplish the following objectives:
  - Provide long-term savings to the taxpayers by reducing the term of the prior bonds.
  - Provide additional funds to the College, which will help to partially offset increases in construction costs of prior approved projects.

According to Mr. Carter, if the College were to refund (refinance) \$75 million in bonds at an all-inclusive cost of 3.940%, the taxpayers would save \$12,166,081, and the College would receive an additional \$8.5 million. He also provided scenarios where the College would receive between \$4.5-6 million and taxpayers would save between \$9.7-17.2 million.

Committee member Sachs, who serves as the Executive Director for the Industry Manufacturers Council, said the City of Industry has done this a couple of times to its advantage.

Trustee Hall shared his thoughts about promises made by the College when it asked the community to approve Measure R four years ago. At that time, the College promised it would build those 17 projects and not have a tax rate of more than \$25 per \$100,000 of valuation. He feels, to the extent possible, we should try to stay within that \$25 even if we have a follow-up bond measure, although that may not prove possible. Dr. Hall is concerned about triggering an outcry that the College broke its promise or that we are overtaxing them. Dr. Hall encouraged Committee members to share any thoughts they may have with Board members prior to next Wednesday's Board meeting.

Committee Chair Barbara Price said the College has to do what's right for everyone concerned. This is a very complex issue. While we have a responsibility to the taxpayers that we don't overburden them, we also have a responsibility to wisely use whatever funds are available.

Dr. O'Hearn underscored Ms. Price's point. He said the Board of Trustees is wisely proceeding cautiously and working with RBC Dain Rauscher on various scenarios that are attentive to taxpayers.

#### **4. REPORT TO THE COMMUNITY**

President O'Hearn introduced Clarence "CB" Brown, Director, Marketing & Communication. Mr. Brown explained that his office's goal related to Measure R Promotion is to raise public awareness of, and appreciation for, the capital construction effort underway at Mt. SAC. By doing this,

- Our students and community benefit.
- We're accountable stewards over the funds and program.
- We're doing what we promised.
- We thank the voters for making all of this possible.
- We continue our commitment to keep the public informed.

Mr. Brown reviewed the promotional vehicles the College uses, noting that the class schedule is sent to 250,000 homes each semester.

Dr. O'Hearn commented that those of us who have been around for awhile can see the new look for the Mt. SAC marketing campaign, which, in large part, is due to Mr. Brown's leadership. The literature demonstrates that we are a two-year college with a four-year college feel.

Dr. Hall agreed with Dr. O'Hearn's comments, noting that he was recently at an event where State Assemblywoman Gloria Negrete McLeod was in attendance. A former member of the Chaffey Board of Trustees, Assemblywoman McLeod told Dr. Hall that she loves reading Mt. SAC's publications and looks forward to receiving them.

Committee member Marlen Garcia asked if the current publications meet the Prop 39 requirements of reporting to the public. She also suggested that the College could reach a larger constituent group by placing ads in local communities' newspapers rather than just the *San Gabriel Valley Tribune* and the *Inland Valley Daily Bulletin*. She thought it would be beneficial to see a one-page ad in the local Baldwin Park paper announcing the partnership between the City of Baldwin Park and Mt. SAC.

## **5. UPDATE ON PROJECTS**

Committee members were given copies of the College's new Master Plan. Gary Nellesen compared some of the differences between the new Master Plan and the former plan. Dr. O'Hearn stressed that the Master Plan is an evolving plan based on new thinking relative to the dollars available and the needs on campus. He pointed out how some of the original sites for buildings have changed. For example, the gymnasium was originally planned to be located on the north side of Temple near the pool. Thinking evolved where the College checked into the costs of actually retrofitting the current gym. Finally, finding that it was too expensive to retrofit the current gym, the plan is to locate the gym on the southwest side of Temple and Bonita.

Dr. O'Hearn told Committee members that we are in our first week of the fall semester, and with increased enrollment and all the construction occurring on campus, classes have not been interrupted. That speaks highly of the prior planning that has occurred for each project.

Mr. Nellesen reviewed construction projects currently in progress and those in the design stage. He also shared a three-dimensional model of the Math/Science building.

## **6. ANNOUNCEMENTS**

- Dr. O'Hearn welcomed Associated Students Vice President Miguel Del Mundo and thanked him for attending the meeting. Dr. O'Hearn said this year's student body leaders are very active and very energetic.
- Committee member Don Sachs extended an invitation to everyone to the September 13 Industry Manufacturers Council Executive Luncheon. The luncheon begins at noon, although there is a hosted bar at 11:00 a.m., and the speaker ends just before 1:00 p.m. The speaker on the 13<sup>th</sup> is Mimi Donaldson, a stand-up comedienne, and she will be speaking on the differences in the language men and women speak. Please let Diana Casteel know if you are interested in attending.

## **7. NEXT MEETING**

The next meeting will be held on Tuesday, November 15, 2005, at 5:30 p.m. A tour will be scheduled at 4:30 p.m., for those interested in attending.

## **8. ADJOURNMENT**

It was moved by Don Sachs, seconded by Lina Ledford, to adjourn the meeting at 7:20 p.m. Motion unanimously carried.

CCO:dc