

North Orange County Community College District  
Citizens' Oversight Committee

APPROVED MINUTES

August 2, 2006

Board Conference Room, Anaheim Campus

Committee Members Present: Lynn Abouchar, Don Baldwin, Kay Bruce, Theresa Harvey, Julie Law, Keith Nelson, and Philip Wendel

Absent: Nicole Wells

District Staff: Nancy Byrnes, Claudette Dain, Kathie Hodge, Jerry Hunter, Margie Lewis, Gary McGuire, Fred Williams, and Sandy Cotter

Visitors: Ed Fitzgerald and Jeff Wood from FLCM, Robert Daniels from CWDriver, and Peter Contis from PCM3

**1. Call to Order:**

Acting Chairperson Don Baldwin called the meeting to order at 4 p.m.

**2. Introduction of New Members:**

Chairperson Baldwin introduced himself and asked for round table introductions. New member Kay Bruce noted that she had been involved with Measure X and the early stages of the bond program at Cypress College. Lynn Abouchar is a retired Fullerton resident representing a Senior Citizens Organization. Keith Nelson is a long-time Cypress College Foundation Board member, as is Philip Wendel, who represents a Business Organization. New Student Organization member Nicole Wells was not present.

Continuing members Don Baldwin, Theresa Harvey, and Julie Law introduced themselves, as did the District staff members and Program Managers Ed Fitzgerald and Jeff Wood, and Construction Managers Robert Daniels and Peter Contis.

Mr. Baldwin then continued with an overview of the committee's purpose, some history of the bond program from the committee perspective, and emphasized that the committee's role was to provide budget oversight while staff direct the construction program. Mr. Baldwin and Chancellor Hunter asked that any media inquiries received by committee members be redirected to the Chancellor for District staff response. Dr. Hunter also directed attention to the handouts of Board Policy and Administrative Procedures 6740 Citizens' Oversight Committee and a copy of Assembly Bill 1908 distributed to the committee for review.

**3. Selection of Committee Chair:**

After brief discussion on meeting attendance and the need for a quorum present at committee meetings, Mr. Baldwin nominated Theresa Harvey for the position of chairperson. MSU to approve. Kay Bruce was nominated as Vice Chairperson and approved by acclamation.

**4. Approval of the February 1 and May 3, 2006 Meeting Minutes:**

Mr. Baldwin amended the agenda to include the approval of the February 1, 2006 minutes which had not approved at the May 3 meeting due to lack of a quorum. MSU to approve the minutes of both the February 1 and May 3, 2006 meetings.

**5. Bond Projects Status Update Presentation and Budget Analysis:**

Fred Williams, Vice Chancellor, Finance and Facilities, led an orientation to the bond program, completed projects, and current construction. He distributed the *Budget and Financial Report for the Period Ending June 30, 2006*, and with assistance from the College Presidents and Provost, narrated a visual presentation of projects on each campus. Mr. Williams explained the quarterly report format, while Dr. Hunter noted the current format was developed from feedback by this committee. Mr. Williams explained that the original bond amount was \$239 million, and with \$9.9 million in interest and \$9.7 million from refunding a portion of the bond, the total was now \$258.6 million. He noted that staff continue to be watchful for additional funding sources such as state dollars and insurance proceeds to supplement the program, especially in light of the rising construction costs. In response to a question on property acquisition, Mr. Williams noted that the Anaheim Campus site was purchased from bond funds, as were some properties in Fullerton. Additional property purchases, including the Hetebrink House in Fullerton, and proposed tenant leasehold improvements for the Anaheim Campus will also be funded from the program.

*Cypress College:*

President Margie Lewis introduced the significant projects both planned and completed at Cypress College. She noted that the 40-year old campus was in need of some remodeling and will greatly benefit from the four new buildings, renovation of the piazza, and remodel for efficiency projects planned. Dr. Lewis expressed great enthusiasm about the new Library Learning Resource Center opened last spring, and noted the new Maintenance and Operations building is scheduled for dedication this month.

*Fullerton College:*

President Kathie Hodge also enthused over the new Library Learning Resource Center at Fullerton College, opened in 2005. She commented that the land constraints of the 90-year old campus, as well as sensitivity to the historical campus design, were concerns for the construction program. Dr. Hodge also noted the opening of the new Lemon Street parking structure this summer, which will help to alleviate the lack of student parking. Other significant projects include the completed Campus Safety building and numerous infrastructure projects, the new Campus Commons building now under construction, and the upcoming new Classroom Office

Building, Physical Education facilities renovation, and remodel for efficiency projects.

*School of Continuing Education:*

Provost Gary McGuire reported on the Cypress College Continuing Education Center now under construction, which will replace out-dated temporary buildings for SCE, and the planned renovation of the Wilshire Continuing Education Center on the Fullerton Campus. In response to a question, Dr. McGuire confirmed that the Wilshire Theater is a historic property. He also commented on the proposed build-out of the fourth floor of the Anaheim Campus to accommodate expansion of SCE's programs offered there.

Dr. Bruce asked if there were any anticipated problems with the bond program going beyond the original five year timeline. Mr. Williams responded that the five year timeline was self-imposed, and upon review was determined to be unrealistic. He also noted there are no tax implications at this time due to the timeline. Mr. Nelson questioned the availability of state-matching funds and the November state-wide facilities bond measure. Dr. Hunter and Mr. Williams responded that the November bond measure is designed to benefit all educational levels, elementary through university, and that staff have been active in support of the November bond, including hosting a fundraiser on August 24. It was also emphasized that state funding is sought out whenever available. Dr. Bruce then asked what has been the biggest challenge with the bond program. Mr. Williams responded that while the original \$239 million is a large amount of money, it's not enough. He noted that there is plenty of need that is not addressed in the current program, and that due to escalating construction costs staff have had to reduce and re-prioritize projects. He also emphasized that we will stay within available resources.

**6. Other:**

There were no other information items.

The meeting was adjourned at 5:28 p.m. The next meeting is scheduled for **4 p.m., November 1, 2006**, at the Anaheim Campus Board Conference Room.

Respectfully submitted,  
Sandy Cotter  
Executive Assistant, Chancellor's Office