The regular meeting of the Measure L Bond Citizens’ Oversight Committee of the San Joaquin Delta Community College District was held on Wednesday, February 21, 2007, at 5:30 p.m. in the Board Room, Administration 103, 5151 Pacific Ave., Stockton, California.

Members Present: Janet Lilly, Scott Malm, Dan Schroeder, Jeff Thompson

Member Excused: Donna Gale, Perfecto Munoz

Members Absent: Pierre Tapia

I. Called to Order

The Board meeting was called to order by Chairperson Dan Schroeder at 5:32 p.m.

II. Communications

A. Public Comments
   There were no public comments.

III. Welcome, Introductions, and Announcements

Acting Vice President of Business Services Claire Tyson noted those also in attendance:
   - Dr. Della Condon, Assistant Superintendent/Vice President of Instruction
   - Maria Baker, Director of Facilities Management
   - Raquel Puentes-Griffith, Budget Manager
   - Bob Bush, Bond Team
   - Ed Heffernan, Bond Team
   - Jerrell Croskrey
   - Bob Whitaker
   - David Simpson

IV. Unfinished Business

There was no unfinished business.
V. New Business

A. Approval of Minutes – Committee Member Jeff Thompson moved to approve the minutes of the May 17, 2007, meeting. Committee member Janet Lilly seconded the motion, and the motion was carried unanimously.

B. Recruitment of Committee Members – Claire noted that the process for recruitment of new Committee members is in progress. As of October, the Committee will be missing Foundation, Business, Student, and At-Large members. Advertisement for the positions is already underway, with a workshop planned for Wednesday, September 5th at 6 p.m. in the Board Room. The timeline was reviewed. It is anticipated that the Board of Trustees will appoint these Committee positions at their October 16, 2007, meeting. Those appointments will become effective in time for the October 18th Citizens’ Oversight Committee meeting. Committee members were encouraged to take additional application packets in case they know of anyone who might be interested in serving on the Committee.

Chairperson Schroeder noted that pursuant to the bylaws, Committee members have term limits. In the past, it has been difficult trying to fill some of the vacancies on the Committee. He asked the Committee if they would be interested in asking the Board of Trustees to amend the bylaws to remove the term limit provision. If there were a great interest shown in people wishing to serve on this Committee, it would be a different story. As such, it is difficult to fill the vacancies it seems that a term limit doesn’t seem to make sense of this situation.

Chairperson Dan Schroeder made a motion to recommend to the Board of Trustees that Section 5.4 of the Citizens’ Oversight Committee Bylaws be amended to remove the term limit provision for members. It was seconded by Committee member Janet Lilly. With no further discussion, the motion was carried unanimously.

Chairperson Schroeder noted to Ms. Tyson that, if necessary, a member of the Committee could be present at the Board meeting when the issue comes up.

It was suggested that in light of adding new Committee members, it might be a good idea to have a review of the scope of the authority of the Citizens’ Oversight Committee. Ms. Tyson thought that at the next meeting, we could prepare a refresher course.

It was also asked if Committee members were required to
fill out a Conflict of Interest Form 700. It is believed that this Committee is not required to do so; however, Ms. Tyson will check on this with legal personnel.

If the Board of Trustees does not grant the wishes of the extension or elimination of term limits, this could be the last meeting for Committee Member Janet Lilly. However, it is the hopes that the extension/elimination will occur and we will continue to enjoy Ms. Lilly’s participation.

C. Bond Program/4th Quarter Finance Report/Measure L Update/Update on Centers – A summary of the overall financial activities through June 30, 2007, was presented. The total amount spent thus far is $39,955,843.

Fourteen projects have been closed out. There were several studies done. Also completed was the Marquee sign, outdoor furniture, scoreboard system (pool), CDC fibar (playground), Lodi Master Plan I & II, Manteca Master Plan, Stockton Infrastructure (Campus Wide I), Foothills Site (Board has eliminated the possibility or purchase), Kuali Financial System (closed out and District will assume balance of funding), PERA Project.

Active Projects –

Baseball Stadium, $2.8 million in construction.
Tracy Center - $1 million spent in design work, cornerstone building
Tracy Portables – broken out from Tracy Center in order to see the expenditures separately
Lodi Site – costs incurred in the programming area, mainly EIR
Cunningham Math & Science – significant design work being done
Unallocated – Ms. Tyson especially wanted to point out the unallocated. With the interest coming in and some projects closing out, what happens is that the money gets swept into unallocated. A portion of that is going to be earmarked specifically for the Data Center because that is where the refunding money has to go. Because we are spending money slower than anticipated, we may need to pay back some of that interest in arbitrage. It is estimated to be about $677,000 that we may have to pay back, and there will be some restrictions as to where that unallocated go. For the most part, it will be distributed to projects that are over running due to the project taking longer than originally anticipated, critical path issues, etc.

Currently, a little over $19 million has been spent on “soft” costs (programming, design) or about 7 percent. Originally, the Board earmarked a target of 65 percent hard costs and
35 percent soft costs.

It was noted that it would be helpful for the Committee to have some target indicators on projects.

**Completed Projects –**

**Baseball Field** – Director of Facilities Planning & Management Maria Baker reported on the Baseball Field that was recently opened with a special event in July. This project consisted of replacing the turf at the field. The turf shown on slides is an artificial turf call “Field Turf.” Approximately 125,000 sq. ft. of Field Turf. The intent of this project was to eliminate some of the standing water issues that the Athletic Department was dealing with in having events. It was difficult to have events under these previous conditions. It will also help to reduce some of the maintenance costs. In addition to replacing the turf, there are ADA compliant dugouts, redesigned bullpens, storage, new fencing, and a new scoreboard – all part of the project. Committee members were invited to visit the ball field.

**Soccer Field/Football/Track** – The Soccer Field/Track & Field is under construction (along Pershing Avenue). The Soccer Field will have natural turf. This is going to be the first regulation size soccer field on this campus. This project should be completed by the end of September. There will need to be a 150-day growing period. So it will be under a maintenance agreement during that time to be sure that the natural turf does grow.

**Gateway Student Services Center** – This building is to bring together all the Student Services elements on this campus in one facility so it creates a “one-stop” center. Ms. Baker reviewed the highlights of the building thus far. The College has received and reviewed 50 and 75 percent completed construction drawings. The goal is to submit 100 percent construction drawings to the Division of State Architect (DSA) by mid-November. Once approved by DSA (this could take 4-6 months) the College would move to the next step - construction. Early spring is being targeted for construction to begin. Prior to that time, site infrastructure needs to occur. There are two projects related to that: North Road infrastructure and Northeast infrastructure. One of those projects could begin in late fall and the other in early spring. The targeted completion date for Gateway is Spring 2009 with occupation in Fall 2009, contingent on DSA approval.

**Mt. House**

The Mt. House Community Services District (MHCSD) Board is scheduled to vote on Delta College’s application for annexation on September 25, 2007. This would be to
annex Delta’s property into the MHCSD. Once that occurs, that gives us an opportunity to access utilities. If the annexation passes, LAFCo will hold a hearing date on December 7, 2007. Once it is confirmed that we are annexed, the District plans to go ahead with the purchase and installation of temporary housing for Tracy Center and plans for permanent facilities are in place to proceed upon annexation.

The College did apply for center status from the state for the enrollment that was conducted for the Tracy Learning Center. We were granted center status. The expectation is that once this temporary village is in place, we would abandon our space at Tracy High School and that would automatically constitute a center. This provides the on-going funding to operate it.

**Lodi**

The District has options on property in Lodi – 120 acres. The entire site is actually 200 acres. Delta College has decided to have an integrated planning effort. Part of that effort is not only Delta college, but we also have a development partner and we are working actively with the City of Lodi on the project. Currently, the consultants are planning for the California Environmental Quality Act (CEQA) process. There has been a lot of data gathering about the site, history of the site, etc. The funding vehicle for pre-development and infrastructure is part of an effort to have an integrated planning. This will be a benefit to Delta College with a reduction of the costs and risk mitigation on that site.

An architect’s rendition of the project was displayed for the Committee along with dialogue of what the planning efforts are for the site.

In-depth steps of the EIR process were reviewed by Ms. Baker – Notice of Preparation was issued with a 30-day period of time allowed for comments (July 11-August 13, 2007). Scoping meeting to gather comments from individuals and/or agencies related to the environmental concerns for the project was held July 26th in Lodi. The Draft EIR is the next step with release date anticipated to be November. Typically this is a 45-day comment period; however, this review period will be slightly longer to accommodate for the overlap of the holiday period (November ’07 to January ’08), with comments in writing and a public hearing to receive comments (January ’08). A Final EIR (describing how the comments have been responded to that was received on the DEIR) is anticipated to be released in April ’08, with a hearing conducted to certify the EIR and approval of the project.
**Manteca**

The College owns 160 acres in Manteca. The question is how to utilize that area (next to Highway 99 and Lathrop Road). Previously, this area was farmland on the fringe of Manteca city limits. However, now there is housing to the south, north and west of this acreage as well as across the freeway to the east. This means that 1) it is not what it used to be, and 2) we need to consider utilities, which are currently limited. The steering committee decided that big equipment programs would fit well in this venue (Caterpillar, welding, large equipment). The reasoning for this is that you have the property (space), and it happens to be in a corridor of the Valley where Lathrop Road is being expanded, there is an airport nearby, there’s quite a bit if industrial around there, just off Highway 99.

The Board put additional monies ($10 million) towards the Manteca project mid-year. When thinking about the cost of partnering with a large business/program (like Caterpillar), this is not enough money. Attention was focused on how to develop the site to make it usable. There is required infrastructure: water, storm drain, sanitary sewer, electricity, access, and boundary delineation/control.

The Board had directed the Administration to go forward with the City of Manteca to request annexation. This will provide the utilities necessary to prepare that site to ask for additional partnerships or maybe a lease back arrangements or some way to leverage the land to make it more attractive to the kinds of industries that are interested in training students in these areas.

It was questioned if the College has looked into the possibility of offering a partnership with public transportation (SMART).

**Liberty Road**

It was asked what is happening with the Liberty Road site. Ms. Tyson remarked that the Board has directed the Administration to go forward and complete the purchase of that land. There are no plans right now in this bond to develop that land.

V. **Other Business**

*Enrollment* – Last year, the enrollment was at 3.76 percent. The final report, with adjustments, show that the enrollment is really good. The expectation for growth next year is 3 percent. A good deal of the growth is in internet classes.
Audit Report – A status report was requested on the annual audit report. Ms. Tyson noted that the auditors will be on campus at the end of October. It is hoped that at the October meeting of the Citizens’ Oversight Committee we can have some discussion of what the Committee would like to see included in the report.

A motion was made by Janet Lilly and seconded by Jeff Thompson to adjourn the meeting. With the motion carrying unanimously, Committee Chair Schroeder adjourned the meeting at 6:39 p.m.

Respectfully submitted,

Claire Tyson
Acting Vice President of Business Services