

**College of the Desert**

**Citizens' Bond Oversight Committee**

**Minutes for Tuesday, September 13, 2022**

3:30 p.m. - Via Zoom Video Conference Call

**Meeting Participants**

**Committee Members Present**

Andrew Harker, Ed.D. (Outgoing Chair and Member-At-Large, West Valley); Diane M. Rubin (Vice Chair and College Support Organization Representative); Becky Broughton (Business Representative); James Dietrich (Senior Citizen Representative); Ernesto Rios (Member-At-Large, East Valley); Rick Seeley (Taxpayers' Association Representative); Michael Monachino (Member-At-Large, West Valley)

**Others Present**

Aurora Wilson (Trustee); Margie Eklund (Senior Citizen Group Representative); Christina Tafoya (interim Executive Vice President); John O. White (Executive Director, Bond Program & Facilities Planning); Mac McGinnis (Program Manager, MAAS Companies); Kelly Merchant (student); Nicholas Robles (Public Information Officer)

**1.0 Opening Items**

1.1 Call to Order

Chair Andrew Harker called the committee meeting to order at 3:30 p.m.

1.2 Roll Call: Quorum = 4 members

The Committee reached quorum.

1.3 Acknowledgement of District Representatives and Other Present

District staff, guests and newest members of the Committee were acknowledged including Mr. Monachino and Mr. Dietrich.

1.4 Recognition of Outgoing Members (by Vice Chair)

Diane Rubin recognized Dr. Harker and Ms. Eklund for their many years of service and dedication to higher education in the Coachella Valley region.

**2.0 Agenda Confirmation**

2.1 According to Government Code Section 54954.2 (b)(2), the Committee may act on items of business not appearing on the posted agenda upon a determination by a 2/3 vote of the Committee or (if less than 2/3 of the members are present, a unanimous vote of those Present), and when there is a

need to take immediate action and that the need for action came to the attention of the local agency after the agenda being posted as specified.

2.2 Confirmation of the Agenda for September 13, 2022.

Motion: Seeley

Second: Monachino

Approved unanimously by roll call vote.

Agenda was confirmed without objection.

**3.0 Public Comment**

3.1 Under Assembly Bill 361 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed and will be accepted by email to [jowhite@collegeofthedesert.edu](mailto:jowhite@collegeofthedesert.edu) during the meeting at the close of public comment on an item and read into the record during public comment.

3.2 Members of the public may comment on any item of interest within this Committee's subject matter jurisdiction or on items of the agenda. There is a time limit of three (3) minutes per person, with twenty (20) minutes maximum time allotment for any one subject. At the discretion of the Chair of the Committee, the time may be extended.

There were no requests for public comment.

**4.0 Action Items**

4.1 To Approve the May 27, 2022, Meeting Minutes

Motion: Broughton

Second: Rubin

Three minor typos were identified.

Approved unanimously with correction specified at the meeting.

4.21 Election of Chair: Nominated Diane Rubin

Motion: Monachino

Second: Broughton

Unanimous approval by roll call vote.

4.22 Election of Vice Chair: Nominated Michael Monachino

Motion: Monachino

Second: Broughton

Unanimous approval by roll call vote.

## 5.0 Presentations

### 5.1 Capital Projects Report (MAAS)

Project Status reports were provided for:

- Athletics Stadium and Fields Project, which is in the Design Development phase with a budget of \$36.4 M.

There was a question for Mac McGinnis by Mr. Monanchino regarding budget and contract values. McGinnis clarified that expenditures include paid expenses and other commitments made (signed contracts).

- The Palm Springs Development Project Phase 1 is about to begin schematic design. The total project budget is about \$290 M with \$30.0 M spent, 27 acres, multiple programs (142,000 s.f).
- The Roadrunner Motors has completed schematic design. Updated cost estimates and budget reconciliation is in progress. The facility is located on a 5.8-acre site in Cathedral City, with a facility of about 26,000 square feet and total a project budget of about \$37.7 M.
- Science Building Renovation in Palm Desert is 50 percent State-funded. The project is in design. About 15,000 square feet with a budget of about \$15.4 million.
- The Coachella Chelsea Property Tenant Improvement tenant improvements is a student service center will provide about 1,300 square feet with a budget of \$667K.
- Indio Campus Expansion project is in construction. The project provides about 67,000 of new square footage. The Indio Campus Renovation is expected to begin construction in Winter 2023 and has 10,000 sf of renovated space. The total project is about \$74M.
- Indio Childcare Development Center is a single-story structure in construction and will provide about 18,000 square feet with a total project budget of about \$26 M.

Small active projects were also mentioned and appear in the capital projects report. Completed projects appear in the report as well. A summation table shows total project cost by funding source.

There was a question from Chair Diane Rubin to Mac McGinnis asking if he could brief the committee regarding program and budget refinements for the PSDP. Mr. McGinnis indicated that the much of the original programming is intact, but with modifications, and example that the learning hotel and event center space is not in Phase 1 as stand-alone facilities, however space will be constructed as part of the Accelerator building that do serve the College programs in hospitality and culinary. It was confirmed the District plans to spend about \$290 M for Phase 1 that includes allowances for inflation. The Phase 1 space program has firmed up and the information presented to the Board in its upcoming meeting will describe Phase 1 specifically. The intention is that there will be additional phases but the detail is not available. The discussion today is about Phase 1. Total square footage for all phases had been initially been communicated as up to 330,000 s.f. Phase 1 is about 142,000 s.f. Future phases may include partnerships.

Committee member Rios inquired about the Mecca/Thermal site and possible expansion. It was stated that there remain significant challenges with availability of public infrastructure and at present an expansion does not appear in the District Five Year Capital Outlay Plan. While in the past there had

been discussions in the community regarding possible land acquisition for future programs or facilities near Thermal Airport, there are no plans underway.

Mr. Seeley raised the issues of supply chain, procurement and inflation. Inflation is currently running about 19% annually and the College is acting very conservatively to be able to support existing projects in design or construction. It is difficult to anticipate availability of materials, construction costs and labor availability at this time. The College works proactively with project construction management groups to optimize procurement of materials.

## **6. Previous Business**

### **6.1 Facility Tours**

John White will contact committee members individually to schedule facility tours tailored to their interest with one or two committee members touring at a time. John White he would reach out to members before the next meeting in December 2022.

### **6.2 Revision to Bylaws**

Existing Bylaws are posted on the Committee web pages. A first draft of edits and updates is provided to the Committee and has been posted publicly, along with agendas and minutes on the committee web pages at:

Highlights:

- Clarification on re-appointment of existing members
- Provision for Special Meetings spelled out including notice
- Clarification of the election of officers

Please send comments and suggestions directly to John White prior to the next meeting so that the comments and suggestions can be consolidated and shared. After a second review, the proposed changes can be sent to the Board of Trustees for their consideration.

## **7. Information/Discussion**

### **7.1 Review of Committee Procedures and Ethics Statement**

John White highlighted all of the major elements of the ethics statement for committee members which is part of the existing Bylaws.

A suggestion was made that it might be appropriate to have members sign a conflict of interest statement. John White indicated the committee could recommend the practice and it could be reviewed by counsel. Diane Rubin emphasized the important of being able to operate independently.

### **7.2 Calendar for Future Meetings**

Agreed to reschedule next meeting to December 6, 2022 from December 13, 2022.

2023 Meeting Schedule

- Tuesday, March 7, 2023

- Tuesday, May 9, 2023
- Tuesday, Sept. 12, 2023
- Tuesday, December 5, 2023

## 7.2 Member Reports and Comments

Becky Broughton again thanked outgoing committee members for their important service.

Welcome to newest members Michael Monachino and James Dietrich.

Early welcome to Kelly Merchant as new student representative.

Diane Rubin reminded new members that there is general information for California bond committees available from the California Association of Bond Oversight Committees:

<https://www.bondoversight.org/>

From Prop. 39 (2000) website:

Bond Oversight Committees are mandated in order to provide independent oversight for school district bonds and serve as the eyes and ears of the community to hold the school district accountable for the spending of school bonds authorized by the voters, review information and reports provided by the District and to be most effective ask questions to make sure that sufficient and clear information is made available.

## 8.0 Future Agenda Topics (Brought forward from Prior Meetings)

- Bylaw Revisions
- Finance and Performance Audit Information
- Draft Annual Report
- Facility Tours

## 9.0 Questions for the District

9.1 Are you aware of any Bond proceeds expended for any teacher or administrative salaries of the College or for operating expenses?

On behalf of the District, Mr. White, Dr. Tafoya, and Mr. McGinnis responded, "No."

9.2 Are you aware of any Bond proceeds expended for any teacher or administrative salaries of the College or for operating expenses?

On behalf of the District, Mr. White, Dr. Tafoya and Mr. McGinnis responded, "No."

## 10. Adjournment

Adjournment at 4:41 p.m.

Next Meeting: December 6, 2022 at 3:30 p.m.