



Monterey Peninsula Community College District
Citizens' Bond Oversight Committee

[Monday, August 31, 2020](#)

3:00 p.m. - Regular Meeting (Zoom)

Meeting Minutes

MEMBERS PRESENT:

Mr. Dan Albert, Jr., Vice Chair
Mr. Dave Hober
Mr. Rob Lee, Chair
Mr. Glenn Nolte
Ms. Michelle Overmeyer
Dr. Linda Turner Bynoe

ABSENT:

Ms. Ellise Kittrell

STAFF PRESENT:

Ms. Shawn Anderson, Assistant to the President
Ms. Rosemary Barrios, Controller
Mr. David Martin, Interim Superintendent/President

OTHERS PRESENT:

Mr. Michael Carson, Kitchell

1. Call to Order

The regular meeting of the Monterey Peninsula College Citizens' Bond Oversight Committee was called to order at 3:02 p.m. by Chair Lee.

2. Public Comment

There were no public comments.

3. Approve [June 8, 2020, Meeting Minutes](#)

Motion made by Vice Chair Albert, Jr., seconded by Mr. Nolte, to approve the minutes of the June 8, 2020, meeting. Motion carried.

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| AYES: | 6 | MEMBERS: | Albert Jr., Hober, Lee, Nolte, Overmeyer, Turner Bynoe |
| NOES: | 0 | MEMBERS: | None |
| ABSENT: | 1 | MEMBERS: | Kittrell |
| ABSTAIN: | 0 | MEMBERS: | None |

4. **Accept [Bills and Warrants Report](#)**

Chair Lee reviewed the report by page and invited questions.

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Mr. Nolte asked how Kitchell's construction management services fees are calculated. Mr. Carson responded that Kitchell's fees are based on an hourly rate agreed upon in their contract with MPC.

Motion made by Vice Chair Albert, Jr., seconded by Mr. Nolte, to accept the Bills and Warrants report. Motion carried.

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| AYES: | 6 | MEMBERS: | Albert Jr., Hober, Lee, Nolte, Overmeyer, Turner Bynoe |
| NOES: | 0 | MEMBERS: | None |
| ABSENT: | 1 | MEMBERS: | Kittrell |
| ABSTAIN: | 0 | MEMBERS: | None |

5. **Review [Bond Expenditure Status Report](#)**

Chair Lee reviewed the Bond Expenditure Status Report and invited questions. Members had no comments or questions.

6. **Review [Monterey County Treasurer's Investment Report](#)**

Chair Lee invited questions regarding the Monterey County Treasurer's Report of Investments for the quarter ending June 30, 2020. Members had no comments or questions.

7. **Receive [Membership Update](#)**

The membership update was reviewed.

- Chair Lee noted that he will complete his final term on the Committee in November. He reported that he notified the Monterey Peninsula Chamber of Commerce about the upcoming Committee vacancy and asked them to recommend, either to President Martin or Ms. Anderson, a Chamber representative as his possible successor.
- Ms. Overmeyer asked if the Committee bylaws include rules about participation specifically related to members who have missed multiple meetings. Mr. Nolte responded in the affirmative. Ms. Anderson added that the bylaws include an option to remove Committee members for failure to attend consecutive meetings.
- Ms. Overmeyer inquired as to the progress on filling the two existing vacancies on the Committee. President Martin reported that we have reached out to two organizations to solicit representatives and are awaiting their response.
- Vice Chair Albert, Jr. asked if this Committee would oversee Bond Measure V expenditures if it passes in November 2020. President Martin responded that the Governing Board of Trustees would have the option either to extend the current Committee's duties to oversee the new bond, or to create a new bond oversight committee. He added that most districts utilize one bond oversight committee due to the challenge of obtaining full Committee membership rosters. Chair Albert, Jr. commented that there likely will be increased interest in serving on the Committee if Measure V passes.

8. Review MPCCD Local Facilities Bond: *Affordable Higher Education Measure V*

President Martin gave a presentation on Monterey Peninsula Community College District's Measure V, a \$230 million facilities and technology bond that the MPCCD Governing Board of Trustees unanimously approved to be placed on the November 3, 2020, ballot during a special Board meeting held July 30, 2020.

[Presentation: MPCCD Bond Measure V](#)

Ms. Overmeyer asked at what point in the process the project list would be prepared for the Measure V bond projects. President Martin reported that a comprehensive project list, which includes all projects that are bond eligible, has been developed and will be included in the ballot text that voters receive. However, this comprehensive list will need to be narrowed down to a more specific list of projects to be undertaken if Measure V passes. The bond oversight committee would be responsible for ensuring that these specific projects fit under the umbrella of the comprehensive projects list included on the ballot.

Mr. Nolte inquired if asbestos removal would be included in the list of projects to be undertaken, noting President Martin's previous comment about the age of MPC's buildings and the likely presence of asbestos. President Martin responded in the affirmative. He added that although we are projecting that asbestos removal will be needed due to the age of our infrastructure and the fact that building materials at the time included asbestos, we do not yet definitively know the precise location and extent of the asbestos. That information will become available when renovations begin.

Dr. Turner Bynoe inquired about a statement in the rebuttal that referred to the time remaining on MPC's current bond. President Martin explained that the statement in the rebuttal was referring to the bonds issued in 2002, of which the District has spent all but \$6,000,000-\$7,000,000. Our existing bonds will not be paid off until approximately 2035.

Mr. Hober asked if all staff would be excluded from receiving salaries or pensions from the Measure V bond monies or if only administrators would be excluded. President Martin responded that the bond monies could be used to cover the costs of facilities and construction experts if they're specifically working on bond projects. For example, if MPC were to hire an architect for the sole purpose of designing the Public Safety Training Center, that expense would be bond eligible. However, college administrators, by law under Proposition 39, are not eligible to receive salaries or pensions from bond funds regardless of their duties. President Martin noted that any salaries and benefits that would be eligible would have to be directly related to completing a capital project. Mr. Hober recommended that any future presentations to the public include those distinctions.

Vice Chair Albert, Jr. asked President Martin to clarify if administrators who are managing oversight of the bond, such as MPC accountants, aren't eligible to receive salaries or pensions from bond funds. President Martin explained that although administrators aren't eligible to receive salaries or pensions from bond funds, employees who aren't classified as administrators, such as MPC's Classified employees in the Facilities and Fiscal departments, are eligible. He added that it's common for districts to assign an individual in the Fiscal department, who is not an administrator, to do all of the accounting for the bond. Therefore, that specific work would be eligible for bond expenditures and also would be subject to the annual audit. Auditors would ensure that those expenses can be directly related to the completion of the capital projects.

Vice Chair Albert, Jr. also inquired as to whether or not the Parker Flats project would need to undergo a California Environmental Quality Act (CEQA) review. President Martin responded in the affirmative. He explained that although Fort Ord in its totality underwent a comprehensive CEQA review, as an educational entity, the District will need to have the Parker Flats project go through a CEQA analysis as part of our submission to the Division of the State Architect (DSA), as well as other regulatory agencies, before any development occurs. President Martin noted, however, that we will be able to leverage much of the CEQA analysis that has already been done, so our internal CEQA review could be more efficient and cost-effective than it would otherwise have been. Vice Chair Albert, Jr., asked which jurisdiction MPC would be required to go through now that FORA has sunsetted. President Martin explained that the City of Seaside is FORA's successor agency. However, the CEQA regulatory requirements at this point will be through the federal government and the state oversight agencies.

9. Receive Superintendent/President's Report

President Martin provided updates on the baseball field and Public Safety Training Center projects.

Baseball Field

The existing surface of the baseball field has been removed and the foundation for the turf is in the process of being laid. We are approximately halfway through the baseball field turf project and expect to meet our timeline and budget.

Public Safety Training Center

An independent architect has been engaged to begin designing this project, including its three components: the burn tower, the firing range, and the Emergency Vehicle Operations Course (EVOC). The existing project concept had the three components spread across two parcels of land. However, we have decided to explore what the project might look like if all three components are on one site: the Military Operations on Urbanized Terrain (MOUT) facility. We are hoping to schedule a kick-off meeting with the architect within the next couple of weeks to begin the design process and determine the cost for placing all three components on the MOUT site.

10. Review Meeting Schedule

Chair Lee reviewed the future scheduled meetings of the committee.

- Monday, November 2 (Annual Organizational Meeting)

11. Suggestions for Future Agenda Topics and Announcements

- Tour of completed and in-process projects

12. Adjournment

Chair Lee adjourned the meeting at 3:35 p.m.

/sa