



# Citizens' Bond Oversight Committee **Annual Report**

September 2019 - September 2020



980 Fremont Street • Monterey, CA 93940

Monterey Peninsula Community College District

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        November 4, 2019

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## STATEMENT OF COMPLIANCE

This annual report is submitted to the Governing Board of Trustees by the Monterey Peninsula Community College District Citizens' Bond Oversight Committee. The Committee advises that, to the best of its knowledge, the Monterey Peninsula Community College District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure I. As prohibited by Article XIII A, Section 1(b)(3)(a) of the California Constitution, no funds were used for any teacher or administrative salaries or other operating expenses.

Respectfully Submitted By:

\_\_\_\_\_  
Rob Lee, Chair  
Citizens' Bond Oversight Committee

Date: November 16, 2020

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## Monterey Peninsula Community College District

## INTRODUCTION

At the election conducted on November 5, 2002, the Monterey Peninsula Community College District was successful in obtaining more than 55% voter approval for Measure I to issue and sell general obligation bonds in the amount of \$145,000,000 to fund specific facility projects. The bond election for Measure I was conducted under Proposition 39 regulations.

Pursuant to Education Code Section 15278, the Monterey Peninsula Community College District Governing Board of Trustees established the Citizens' Bond Oversight Committee (CBOC) at their meeting on February 25, 2003, to satisfy the accountability requirements of Proposition 39.

The Citizens' Bond Oversight Committee Bylaws, setting forth the duties and rights of the Committee, were also adopted by the Board of Trustees at the February 25, 2003, Board meeting. The Bylaws were subsequently amended in February 2012 to remove the district residency requirement for the student member and in October 2015 to allow members to serve three consecutive terms per a change to Education Code 15282.

The three primary duties of the Citizens' Bond Oversight Committee are to inform the public concerning the District's expenditure of bond proceeds, review and report on the expenditure of taxpayers' monies, and advise the public on the District's compliance with Proposition 39.

To accomplish these duties and as required in the Bylaws, the CBOC submits this annual report to the Monterey Peninsula Community College District Governing Board of Trustees. The CBOC expresses its appreciation to District staff for their support of the Committee's work and activities.

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## CITIZENS' BOND OVERSIGHT COMMITTEE September 2019 - September 2020



*Left to right: David Martin (Interim Superintendent/President), Dan Albert, Jr. (Vice Chair), Dr. Linda Turner Bynoe, David Hober, Michelle Overmeyer, Jeffrey Riehl, Rob Lee (Chair)  
Not pictured: Ellise Kittrell, Glenn Nolte*

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## Monterey Peninsula Community College District

## SUMMARY OF THE COMMITTEE'S PROCEEDINGS AND ACTIVITIES FOR SEPTEMBER 2019 - SEPTEMBER 2020

### Committee Membership

The Bylaws require that the CBOC consists of a minimum of seven members representing students, the business community, senior citizens organization, taxpayers association, college support organization, and the community at large.

Committee members serve without compensation and may be appointed by the Monterey Peninsula Community College District Governing Board of Trustees for no more than three consecutive two-year terms. Among those ineligible to serve are elected officials, employees, vendors, contractors, or consultants of the District.

The officers and members who served September 2019 through September 2020 are as follows:

<b>Member</b>	<b>Term</b>
Dan Albert, Jr.	2-year second term, 11/2019 - 11/2021
David Hober	2-year second term, 11/2019 - 11/2021
Ellise Kittrell	2-year initial term, 11/2018 - 11/2020
Rob Lee	2-year third term, 11/2018 - 11/2020
Glenn Nolte	2-year initial term, 11/2019 - 11/2021
Michelle Overmeyer	2-year initial term, 11/2019 - 11/2021
Jeffrey Riehl	2-year initial term, 11/2017 - 11/2019
Dr. Linda Turner Bynoe	2-year initial term, 11/2018 - 11/2020

Members Dan Albert, Jr. and David Hober completed their first term on the Committee in November 2019 and were reappointed to a second two-year term. Member Jeffrey Riehl resigned from the Committee upon the completion of his initial term in November 2019. As a result of this resignation, a vacancy was created on the Committee for a representative from a

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college support organization. In addition, a vacancy was created for a representative from a local business organization in August 2019 when former member Hunter Harvath resigned from the Committee upon his departure from the Monterey County Hospitality Association. Applicants were solicited from the appropriate groups and new members Glenn Nolte, representing the college support organization the Gentrain Society, and Michelle Overmeyer, representing the local business organization the Monterey County Hospitality Association, were appointed by the Board of Trustees for an initial two-year term commencing November 2019.

As of September 2020, vacancies exist for representatives from a senior citizens' organization and a taxpayers association. Applicants continue to be solicited from appropriate groups and through public notices.

**Monterey Peninsula Community College District****Meetings and Activities of the Citizens' Bond Oversight Committee**

The Committee conducts its meetings in accordance with provisions of the Ralph M. Brown Public Meetings Act, Government Code Sections 54950 et seq. Within the required period of time, meeting notices and agendas are sent to members of the Committee, posted at the Monterey Peninsula College Administration Building, and sent to local media.

The College's bond website, <http://www.mpc.edu/about-mpc/campus-information/mpc-bond-measure>, includes web pages specifically designated for the Committee's activities where the meeting schedule, agendas, minutes, and annual reports are posted.

During 2019-20, the Committee convened four quarterly meetings. The annual organizational meeting of the Committee was held November 4, 2019, with subsequent meetings held on March 2, 2020, June 8, 2020, and August 31, 2020. The November 2019 and March 2020 meetings were conducted on the College's Monterey campus. The June 2020 and August 2020 meetings were conducted via Zoom as a result of the COVID-19 pandemic.

At the 2019-20 meetings, the Committee regularly reviewed bond program expenditures and quarterly Monterey County Treasurer's Investment Reports. With most of the bond projects completed, the reports to the Committee reflected minimal construction activity.

- At the November meeting, officers were selected in accordance with the Bylaws. President David Martin appointed Mr. Rob Lee to serve as Chair and the Committee approved Mr. Dan Albert, Jr. to serve as Vice Chair. The Committee also reviewed the Annual Report for 2018-19 and welcomed new member Michelle Overmeyer.
- The March meeting included a review of the 2018-19 independent financial and performance audit reports for the District's bond funds. The Committee also welcomed new member Glenn Nolte. Additionally, as an orientation for the new members, District bond counsel David Casnocha reviewed the Committee's purpose and duties and summarized the Brown Act.
- In June, President Martin reported that MPC's Fall 2020 Semester would be primarily online due to the Covid-19 pandemic. He also reported on MPC's draft *2020-25 Facilities and Technology Master Plan* and MPC's feasibility study, which concluded that moving forward with a November 2020 bond was feasible.
- At the August meeting, President Martin gave an informational presentation on Measure V, a \$230 million facilities and technology bond that the Board of Trustees unanimously approved to be placed on the November 3, 2020, ballot in July 2020. President Martin also provided a facilities update on the active Baseball Field Project.

**Monterey Peninsula Community College District****Financial Report of the Citizens' Bond Oversight Committee**

The first bond issuance, Series A, was conducted on June 18, 2003. Total principal amount issued was \$40 million. The Series A bond was refinanced in December 2005, increasing the principal amount to \$44,240,052. The second and third series of bonds were issued in January 2008. In Series B, \$9,004,530 of taxable bonds were issued, with no time limit for expenditure. The principal amount of the Series C issuance was \$95,994,770 of tax exempt bond funds that were anticipated to be 85% expended within five years.

In June 2013, a portion of the 2005 refunding bonds and Series C bonds were refinanced, resulting in the issuance of \$19.2 million of tax-exempt bonds and \$14.5 million of taxable bonds at interest rates of 1.52% and 2.02% respectively. As the average interest rate of the bonds prior to the refunding was 4%, \$1.38 million in interest savings was generated for the District's taxpayers.

A third refinancing was completed in June 2016. A portion of the Series C bonds were refinanced, with approximately \$105.4 million of bonds issued. This refinancing lowered the average interest rate of 5.03% to 2.87%, resulting in savings to the taxpayers of \$28.2 million, from 2017 to 2034.

The College's bond funds have been invested in Monterey County's investment portfolio. A portion of the funds were placed in custom investments outside of the general pool to generate higher interest earnings. These custom investments matured in January 2014. During the past year, interest earnings on the bond funds invested with Monterey County totaled \$190,860 through September 30, 2020.

A property tax rate of \$23.89 per \$100,000 of assessed value was projected in 2002 when the District's bond measure was approved. The tax rate for Measure I in 2019-20 was \$20.48. Since the first bond issuance in 2003, the average tax rate has been \$21.53.

Expenditures and payments made from bond funds have been regularly reviewed and accepted by the Committee during the course of the year. The annual expenditure report on the following pages shows expenditures for the report period of October 1, 2019, through September 30, 2020, and total expenditures since bond inception.

## Monterey Peninsula Community College District

**MPC Bond Expenditure Report**  
July 1, 2003 through September 30, 2020

<b>Receipts</b>	<b>Prior</b>	<b>10/1/2019- 09/30/2020</b>	<b>Total</b>
Bond Principal – Series A	\$40,000,000	\$0	\$40,000,000
Refinancing - Series A	\$4,240,052	\$0	\$4,240,052
Bond Principal - Series B, taxable	\$9,004,530	\$0	\$9,004,530
Bond Principal - Series C, nontaxable	\$95,994,770	\$0	\$95,994,770
Interest Income*	\$9,937,052	\$190,860	\$10,127,912
Interest Write-off**	(\$1,878,835)	\$0	(\$1,878,835)
Interest Recovery**	\$761,346	\$0	\$761,346
<b>Total Receipts</b>	<b>\$158,058,915</b>	<b>\$190,860</b>	<b>\$158,249,775</b>

\* Interest income is approximate through Sept. 30, 2020

\*\* All bond funds are currently on deposit with the Monterey County Investment Pool. The interest write-off and recovery occurred due to the Lehman Brothers and Washington Mutual bankruptcy filings in 2008.

**Expenditures**

## Completed Projects:

Arts Complex	\$3,555,565	\$0	\$3,555,565
As Built Drawings	\$209,792	\$0	\$209,792
Automotive Technology - HVAC	\$16,443	\$0	\$16,443
Auto Technology Addition	\$958,602	\$0	\$958,602
Business Computer Science	\$2,215,418	\$0	\$2,215,418
Bus. Computer Science Bldg - Seismic Design	\$7,982	\$0	\$7,982
Child Development Center	\$1,029,199	\$0	\$1,029,199
Child Development Center - Outdoor Equip.	\$0	\$344,085	\$344,085
College Center Renovation	\$23,608	\$0	\$23,608
Data Center Network Security	\$567,357	\$0	\$567,357
Demolition of Old Plant Services	\$63,522	\$0	\$63,522
Drafting Building	\$13,974	\$0	\$13,974
Environmental Impact Report	\$154,163	\$0	\$154,163

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Family and Consumer Science Renovation	\$67,671	\$0	\$67,671
Furniture and Equipment	\$5,443,041	\$0	\$5,443,041
Gym - Floor/Seismic Bleachers	\$877,847	\$0	\$877,847
Humanities Building - Seismic Design	\$16,375	\$0	\$16,375
Humanities, Bus-Hum, Student Services	\$3,543,043	\$0	\$3,543,043
HVAC Repairs	\$618,539	\$0	\$618,539
Infrastructure I (Main Campus Utilities, Parking Lot A)	\$20,886,001	\$0	\$20,886,001
Infrastructure II (Parking Lots D, E & F)	\$2,481,607	\$0	\$2,481,607
Infrastructure - Phase III	\$6,458,266	\$0	\$6,458,266
Infrastructure - Phase IV	\$248,364	\$0	\$248,364
Landscaping - Library & Technology Center	\$438,293	\$0	\$438,293
Lecture Forum Remodel	\$2,117,203	\$0	\$2,117,203
Life Science - Elevator Evaluation	\$7,794	\$0	\$7,794
Life & Physical Science	\$10,832,201	\$0	\$10,832,201
Master Signage Program	\$53,890	\$0	\$53,890
Music	\$23,770	\$0	\$23,770
New Admin/Old Library Renovation	\$4,712,191	\$0	\$4,712,191
New Education Center Building at Marina	\$8,159,655	\$0	\$8,159,655
New Facilities Building	\$487,574	\$0	\$487,574
New Student Services Building	\$9,681,388	\$0	\$9,681,388
Old Library Renovation Analysis	\$21,280	\$0	\$21,280
Miscellaneous	\$221	\$0	\$221
Physical Education (Stadium, Fitness Center, etc.)	\$17,236,568	\$0	\$17,236,568
Physical Science - Elevator Evaluation	\$6,986	\$0	\$6,986
PE Phase II - Gym/Locker Room Renovation	\$3,810,036	\$0	\$3,810,036
Pool Renovation	\$2,047,493	\$0	\$2,047,493
Public Safety Training Center	\$7,478,201	\$0	\$7,478,201
Roof Repairs	\$480,256	\$0	\$480,256
Swing Space/Interim Housing	\$5,777,350	\$0	\$5,777,350
Social Science Remodel	\$863,697	\$0	\$863,697



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Student Center Renovation	\$6,157,617	\$0	\$6,157,617
Telephone System Upgrades	\$599,414	\$0	\$599,414
Theater Light Board	\$22,733	\$0	\$22,733
Theater	\$10,382,736	\$0	\$10,382,736
Vehicles	\$187,070	\$0	\$187,070
Walkway/Safety Improvements	\$225,630	\$0	\$225,630
<b>Completed Projects</b>	<b>\$141,267,626</b>	<b>\$344,085</b>	<b>\$141,611,711</b>

In Process:

Baseball Field	\$18,580	\$110,222	\$128,802
Bond Program Management	\$5,987,530	\$160,950	\$6,148,480
PSTC Parker Flats	\$70,499	\$0	\$70,499
General Contingency	\$378,466	\$215,491	\$593,957
Management Expense for Custom Investment Portfolio***	\$45,272	\$0	\$45,272
<b>In Process</b>	<b>\$6,500,347</b>	<b>\$486,663 ****</b>	<b>\$6,987,010</b>
<b>Total Expenditures</b>	<b>\$147,767,973</b>	<b>\$830,748</b>	<b>\$148,598,721</b>

\*\*\* The District requested the Monterey County Treasurer to manage and place custom investments for a portion of the funds on deposit with the Treasurer. These investments were outside the general pool and currently include GE corporate bonds which generate a higher rate of return. The District was notified by the Treasurer’s Office that the last security matured on 1/7/14. There were no further interest postings to segregated investments after this date.

\*\*\*\* Total expenditures of \$148,598,721 equate to 94% of Measure I bond proceeds of \$158,249,779 being spent through September 30, 2020 on District bond projects. In addition, the District has been successful in securing matching funds from the state and other sources to augment bond proceeds and further address District facility needs. These District funds will supplement bond proceeds by an estimated \$40,704,037, resulting in total projected expenditures of \$198,953,816 for facilities projects by the end of the bond project.

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## Monterey Peninsula Community College District

## PROJECTS COMPLETED, IN PROCESS, AND PLANNED FOR THE FUTURE AS OF SEPTEMBER 2020

### Completed Projects

Note: For completed projects, Prop 39 Bond amounts listed are actual expenditures to date. Projects are listed in order of completion.

Project	Description	Funding Source		Total Cost
		Prop 39 Bond	State & Other	
Library & Technology Center	This new 65,000 sq. ft., 3-story building houses the College's book and media collections and includes computer labs, classrooms, multi-media rooms, group study rooms, teleconferencing capability and a faculty lounge. The \$19.9 million project was primarily funded by the state, with \$438,000 provided by MPC bond funds. The facility was completed in July 2003.	\$438,293	\$19,470,000	\$19,908,293
Facilities Building	The new 18,440 sq. ft. building consolidates the College's plant services, warehouse, building maintenance, and grounds operations within one building. Old structures formerly housing these operations were demolished. The state funded \$2.48 million of the total project cost of \$2.97 million and MPC bonds provided funding of \$488,000. This project was completed in fall 2003.	\$487,574	\$2,478,000	\$2,965,574
Early Start & Miscellaneous Projects	This group of projects includes walkway and safety improvements, new IP phone system, new roofs on Life Science, Physical Science, Business-Computer Science, and Art Dimensional buildings, rebuilding the HVAC systems in Art Dimensional, Social Science, Business-Computer Science buildings, completing required campus wide CEQA reports, campus as-built site drawings, purchase of new vans and street cleaner. Dollar amounts given represent actual MPC bond expenses to date. Most of these projects were completed by 2004, with the exception of the campus CEQA environmental report, completed in March 2006.	\$2,729,672	\$439,037	\$3,168,709
Community Stadium	This project completely refurbished and modernized the existing campus football stadium, track, and softball fields. The upgrades include synthetic football/soccer and softball fields, an eight lane all weather track, new bleachers and support facilities. MPC bond funds covered most of the \$13.5 million cost, with \$100,000 received from a state waste tire grant program for the artificial turf installed on the football field. The project was completed in spring 2007.	\$13,406,672	\$100,000	\$13,506,672

## Monterey Peninsula Community College District

### Completed Projects - Continued

*Note: For completed projects, Prop 39 Bond amounts listed are actual expenditures to date. Projects are listed in order of completion.*

<u>Project</u>	<u>Description</u>	<u>Funding Source</u>		<u>Total Cost</u>
		<u>Prop 39 Bond</u>	<u>State &amp; Other</u>	
Fitness Center	This new 12,750 sq. ft., two-story building provides classrooms, offices, and a weight room. The old structure was demolished. The project was completed in August 2007.	\$3,829,897		\$3,829,897
Child Development Center	This new three-building, 9,900 sq. ft. complex provides a child care facility serving the campus and community. The facilities also include a classroom and observation rooms that make up an academic laboratory to provide practicum experience for Child Development Program courses. The state funded \$4.4 million of the project with \$1 million contributed from MPC bond funds. The project was completed in October 2007.	\$1,029,198	\$4,384,000	\$5,413,198
Infrastructure - Phase I	All of the campus infrastructure (underground utilities, roads, walkways, bridges, etc.) will be rebuilt under the bond program. Phase I makes up 77% of the total infrastructure work on campus and was completed in September, 2008.	\$20,886,001		\$20,886,001
Lecture Forum	The existing 18,545 square foot instructional building was remodeled to upgrade technology and improve acoustics. The HVAC system was replaced, restrooms rebuilt, new seating and floor covering installed, and the building repainted. The majority of work was completed August 2007 with minor work completed in summer 2008.	\$2,117,203		\$2,117,203
Social Science	The existing 12,580 square foot instructional building was remodeled to meet current seismic and ADA standards. The bathrooms were rebuilt, the HVAC system replaced, and new furniture, paint, and floor coverings were added. The majority of the work was completed August 2007 with minor work completed in summer 2008.	\$863,697		\$863,697
Infrastructure - Phase II	This phase includes the rebuilding and expansion of parking lots D, E & F, addition of campus wide emergency alarms, and rebuilding of the baseball backstop. The parking lots and alarm installation were completed in August 2008; the backstop was completed in August 2009.	\$2,481,607		\$2,481,607
Family Consumer Science	The existing facility was remodeled to repair the roof and upgrade the classroom. The project was substantially completed in January 2009.	\$67,671		\$67,671

## Monterey Peninsula Community College District

### Completed Projects - Continued

Note: For completed projects, Prop 39 Bond amounts listed are actual expenditures to date. Projects are listed in order of completion.

Project	Description	Funding Source		Total Cost
		Prop 39 Bond	State & Other	
Gym	The upper floor of the existing gym was rebuilt, including seismic upgrades and gym floor and bleacher replacement. The project was accomplished using a combination of state scheduled maintenance funding and MPC bond funds. The project was completed in January 2009.	\$877,847	\$600,000	\$1,477,847
Administration Building Renovation	The former library building, consisting of 19,040 square feet, was remodeled to house campus administrative offices. The state funded \$2.715 million of the total cost with \$4.56 million contributed from MPC bond funds. Office move-in was accomplished in April 2009.	\$4,712,191	\$2,715,000	\$7,427,191
Public Safety Training Center Renovation	Two existing former Army buildings on Colonel Durham Road in Seaside at the former Fort Ord were renovated to provide classrooms and offices for public safety training programs. Construction began in July, 2008. The project was substantially completed in December 2009. Site drainage issues were resolved in summer 2010.	\$7,478,201		\$7,478,201
Auto Technology Addition	This project consisted of a remodel and addition to the existing facility. The project was substantially completed in September 2010.	\$958,602		\$958,602
Business, Math, Computer Science	The existing Business Computer Science building was completely renovated. Former fiscal services and information technology offices were converted into math classrooms and a math learning center. A Final Project Proposal for the Business, Math and Science Buildings project that included the renovation of the Business Computer Science Building was submitted to the state Chancellor's Office in July 2007 to request 50% state funding support and was subsequently approved. However, as state bond funding for community college facility projects has been uncertain, the District determined this project would go forward using bond funds only. Construction began in June 2010. The project was completed in February 2011.	\$2,215,418		\$2,215,418
Student Services Building	A new 22,000 sq. ft. building was constructed adjacent to the current Student Center, allowing the consolidation of student services offices at one location on the Monterey campus. Construction began in August 2009 and was substantially completed by March 2011. Offices were moved in phases and accomplished by May 2011.	\$9,681,388		\$9,681,388

## Monterey Peninsula Community College District

### Completed Projects - Continued

*Note: For completed projects, Prop 39 Bond amounts listed are actual expenditures to date. Projects are listed in order of completion.*

Project	Description	Funding Source		Total Cost
		Prop 39 Bond	State & Other	
Education Center at Marina	Temporary facilities were installed on the Education Center site on Imjin Parkway and 3rd Avenue in Marina in 2007. Construction of the first permanent academic facilities began in February 2010 and was substantially complete by August 2011, in time for the start of the Fall 2011 Semester.	\$8,159,655		\$8,159,655
Physical Education Phase II: Gym - Showers/Locker Rooms	The first floor of the existing gym building was renovated, including reconstruction of the shower and locker rooms. Division and faculty offices were reconfigured and relocated to the same area. The two multipurpose rooms were upgraded with technology enhancements. Construction began in January 2012 and was completed in November 2012.	\$3,810,036		\$3,810,036
Theater	The existing Theater building was renovated and modernized. A Final Project Proposal for the Music Theater project that included the renovation of the Theater Building had been submitted annually to the state Chancellor's Office since July 2006 to request 50% state funding support. As state bond funding for community college facility projects was uncertain, the District proceeded with the theater renovation with bond funds only. Drawings were completed and Division of the State Architect approval received in May 2011. Construction began in September 2011 and was completed in March 2013.	\$10,382,736		\$10,382,736
Humanities, Business Humanities, and Student Services	The existing Humanities and former Student Services buildings were renovated and the existing Business Humanities building demolished. The Final Project Proposal was submitted to the state Chancellor's Office in July 2007 to request 50% state funding support and was approved. The project was allocated state funds to proceed with drawings in August 2009. Funds for construction were included in the 2010-11 state budget and construction was completed in phases. Renovation of the former Student Services building to provide offices for humanities faculty and supportive services classroom and lab began in June 2011. Construction was completed in March 2012. Renovation of the Humanities Building began in January 2013 and was completed for the fall 2013 semester. The demolition of the Business Humanities building occurred in October 2013 and the vacated site was renovated to provide additional parking and improved traffic circulation.	\$3,543,043	\$3,318,000	\$6,861,043

## Monterey Peninsula Community College District

### Completed Projects - Continued

*Note: For completed projects, Prop 39 Bond amounts listed are actual expenditures to date. Projects are listed in order of completion.*

Project	Description	Funding Source		Total Cost
		Prop 39 Bond	State & Other	
Life Science and Physical Science Buildings	The existing Physical Science and Life Science buildings were rebuilt, to include modernizing and upgrading of all science laboratories. A Final Project Proposal for the Business, Math and Science Buildings project that included the renovation of these buildings was submitted to the state Chancellor's Office in July 2007 to request 50% state funding support and was subsequently approved. However, as state bond funding for community college facility projects was uncertain, the District adjusted the scope, and completed this project with local bond funds only. Revised schematic drawings were completed by the architect and the Division of the State Architect approval received in May 2011. The project was completed in phases. The Life Science building renovation began construction in September 2011 and was completed in June 2012. Renovation of the Physical Science building began in September 2012 and was completed for Fall 2013 Semester.	\$10,832,201		\$10,832,201
Pool and Tennis Courts Renovation	The existing swimming pool was renovated to eliminate the existing diving well, creating a shallower pool bottom. A lift for disabled students was added. The pool locker room facility was demolished and a new pool equipment building constructed to house new filtration and heating equipment. The pool will be served by the gym locker rooms which were renovated and completed in 2012. Construction began in August 2013 and the pool was completed in March 2014. The tennis courts were not renovated as the estimated cost exceeded the amount of funds remaining in the project budget.	\$2,047,493		\$2,047,493
Student Center Renovation	The Student Center was renovated and all building systems repaired. The interior space was redesigned to better serve student support functions, including food service, bookstore, TRIO, ASMPC, student activities, and security. Construction was underway in September 2013, and completed in August 2014.	\$6,157,617		\$6,157,617
Infrastructure - Phase III	This phase included new data cabling installed campus wide, the rebuilding of many sidewalks and parking lots B, C, & J, the installation of additional lighting and signage upgrades, an elevator at PE, additions to disaster notification systems, new greenhouses, a generator for the data center, and replacement of the kilns for the art ceramics program. Work was completed in phases from May 2008 through September 2014.	\$6,458,266		\$6,458,266

Monterey Peninsula Community College District

**Completed Projects - Continued**

*Note: For completed projects, Prop 39 Bond amounts listed are actual expenditures to date. Projects are listed in order of completion.*

Project	Description	Funding Source		Total Cost
		Prop 39 Bond	State & Other	
Swing Space/Interim Housing	Temporary space was planned to house programs and services displaced by modernization projects. Temporary modulars were placed on campus and at the Education Center. The former administration building was renovated in 2009 to provide temporary classrooms and renamed the General Classrooms building. The facility was modified again in summer 2011 to provide space for labs to accommodate the Life Science and Physical Science programs. Additional modification occurred in summer 2013 to provide temporary space for the creative arts programs while the Art Studio and Art Ceramics buildings were renovated.	\$5,777,350		\$5,777,350
Music Facilities - Phase I	The existing Music facilities will be modernized. Two of the three music facility structures (the current recital hall and the music lab wing) will be renovated. The recital hall will be converted into two rehearsal rooms. The third structure (choral music room) will be demolished. The Final Project Proposal for phase I of renovation of the Music facilities was submitted to the state Chancellor's Office in July 2013 to request 50% state funding support and was approved. However, in 2017, the Chancellor's Office reexamined its implementation strategy for facilities funding for 2019-20 forward due to funding constraints, and the Final Project Proposal for this project will need to be updated and resubmitted for consideration. In June 2019, following a determination that the funds set aside for the Music facilities project were insufficient for the scope of the project, the district reallocated \$1.2 million from Music facilities to the Baseball Field Upgrade project.	\$23,770		\$23,770
Arts Complex	The Final Project Proposal to rebuild the existing Art Studio, Art Ceramics, Art Dimensional, and International Center buildings, and demolish the existing Drafting building was re-submitted to the state Chancellor's Office in July 2009 to request 50% state funding support and was approved. However, with state bond funding for community college facility projects being uncertain, the District completed this project with local bond funds only. The project was reduced in scope. A complete renovation of the Art Studio and Art Ceramics buildings was accomplished. Construction began in September 2013, and completed in late summer 2014, in time for fall semester. The Art Dimensional building was improved as the budget allowed, to include replacement of mechanical and electrical systems, exterior painting, and roofing.	\$3,555,565		\$3,555,565



## Monterey Peninsula Community College District

### **Completed Projects - Continued**

*Note: For completed projects, Prop 39 Bond amounts listed are actual expenditures to date. Projects are listed in order of completion.*

Project	Description	Funding Source		Total Cost
		Prop 39 Bond	State & Other	
Data Center Network Security	Essential network administration components of the data center will be implemented to provide secure connectivity to the internet. These components include an identity services management system, an advanced enterprise firewall, and monitoring tools that will assist with cyber threat detection and analysis. Implementation began in November 2016 and was completed in 2018.	\$567,357		\$567,357
Furniture & Equipment	New furniture has been installed in all lecture classrooms. Funds have been used to provide furniture and equipment for the Business, Math, Computer Science building, the Education Center at Marina, the Public Safety Training Center in Seaside, the new Student Services building, the Life Science and Physical Science buildings, the Theater, Student Center, and Art buildings.	\$5,443,041		\$5,443,041
Infrastructure - Phase IV	This phase includes various technology improvements and upgrades to existing buildings to address safety, environmental controls, signage, technology, and functionality. Work on this phase began in fall 2014 and was completed in fall 2019.	\$248,364		\$248,364
Child Development Center - Outdoor Playground / Equipment	An outdoor instructional playground for the MPC Child Development Center was constructed to enhance the Early Childhood Education program and on-campus childcare services. This project was completed in fall 2020.	\$344,085		\$344,085
<b>Totals for Completed Projects</b>		<b>\$141,611,711</b>	<b>\$33,504,037</b>	<b>\$175,115,748</b>

Monterey Peninsula Community College District

**Projects in Process**

*Note: Cited dollar amounts are estimates and subject to change. Projects are listed in alphabetical order.*

<u>Project</u>	<u>Description</u>	<u>Budgets</u>		<u>Total Cost</u>
		<u>Prop 39 Bond</u>	<u>State &amp; Other</u>	
Baseball Field Upgrade	Artificial turf is being installed at the existing baseball field to provide a safer environment for students and reduce water consumption.	\$1,926,230		\$1,926,230
<b>Totals for Projects in Process</b>		<b>\$1,926,230</b>		<b>\$1,926,230</b>

Monterey Peninsula Community College District

**Future Projects**

*Note: Changes to future projects are anticipated to accommodate probable changes in state funding. Cited dollar amounts are estimates and subject to change. Projects listed in alphabetical order.*

<u>Project</u>	<u>Description</u>	<u>Budgets</u>		
		<u>Prop 39 Bond</u>	<u>State &amp; Other</u>	<u>Total Cost</u>
Public Safety Training Center - Phase II (Parker Flats)	New outdoor training facilities will be constructed at the former Fort Ord, including an emergency vehicle operations (driving) course (EVOC), a burn building for firefighter training, and a firing range. The Final Project Proposal for this project was submitted to the state Chancellor's Office in July 2009 for 50% state funding consideration and was approved. The PSTC was included in the 2019-20 state budget as part of the funding of California community college capital outlay. \$750,000 in matching funds was allocated to the District to design and develop the project through conceptual and working drawings. The existing project concept had the three components spread across two parcels of land known as Parker Flats and Military Operations on Urbanized Terrain (MOUT). Following FORA's dissolution in June 2020, the deeds for these land parcels were accepted by the Board of Trustees on August 26, 2020. An independent architect has been engaged to begin designing the project. The architect will explore the possibility of, and cost for, incorporating all three components on only the MOUT site. The drawings may be submitted to the DSA to approve the construction of the project. The state has not yet allocated funds for construction.	\$6,000,000	\$6,000,000	\$12,000,000
<b>Totals for Projects in Process</b>		<b>\$6,000,000</b>	<b>\$6,000,000</b>	<b>\$12,000,000</b>

Monterey Peninsula Community College District

**Contingency**

	<u>Budgets</u>		
<u>Description</u>	<u>Prop 39 Bond</u>	<u>State &amp; Other</u>	<u>Total Cost</u>
The contingency was established in August 2010 to provide contingent funding for projects as needed. Project cost estimates are subject to change due to the variable bid climate or from unexpected construction issues that may arise.	\$1,207,995	\$0	\$1,207,668
<b>Grand Totals (Projects)</b>	<b>\$150,745,609</b>	<b>\$39,504,037</b>	<b>\$190,249,646</b>

**Bond Program Management**

	<u>Budgets</u>		
<u>Description</u>	<u>Prop 39 Bond</u>	<u>State &amp; Other</u>	<u>Total Cost</u>
An outside firm was used to manage the overall bond construction program. Funds to pay for these services were generated from interest earnings on the bond funds on deposit with the Monterey County Treasurer (minus any management fees on the custom investment portfolio managed by the treasurer). Amounts in the columns to the right represent actual expenses to date.	\$6,148,480		\$6,148,480
Projected program management expense for the remaining years of the bond program.	\$1,355,686		\$1,355,686
<b>Totals for Program Management</b>	<b>\$7,504,166</b>		<b>\$7,504,166</b>
<b>Overall Grand Totals</b>	<b>\$158,249,775</b>	<b>\$39,504,037</b>	<b>\$197,753,812</b>

Monterey Peninsula Community College District

## APPENDIX

### Committee Roster

### Committee Meeting Agendas

- November 4, 2019
- March 2, 2020
- June 8, 2020
- August 31, 2020

### Committee Meeting Minutes

- November 4, 2019
- March 2, 2020
- June 8, 2020
- August 31, 2020

Monterey Peninsula Community College District

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Monterey Peninsula Community College District

## COMMITTEE ROSTER

### September 2019 - September 2020

#### Citizens' Bond Oversight Committee Members

- Rob Lee, Chair, *Monterey Peninsula Chamber of Commerce*
- Dan Albert, Jr., *Community Member*
- Glenn Nolte, *Gentrain Society*
- David Hober, *Community Member*
- Ellise Kittrell, *Associated Students of Monterey Peninsula College*
- Michelle Overmeyer, *Monterey County Hospitality Association*
- Jeffrey Riehl, *Gentrain Society*
- Dr. Linda Turner Bynoe, *Monterey Peninsula College Foundation*

Monterey Peninsula Community College District

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Monterey Peninsula Community College District

## ***COMMITTEE MEETING AGENDAS***

Monterey Peninsula Community College District

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## Monterey Peninsula Community College District

**MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT**  
Citizens' Bond Oversight Committee

Monday, November 4, 2019  
 3:00 p.m. - Regular Meeting  
 Library and Technology Center, Room LTC 203/204  
 Monterey Peninsula College  
 980 Fremont Street, Monterey, California

**MEETING AGENDA**

1. **Call to Order**
2. **Introduction of New Member** INFORMATION  
 Incoming member who will be joining the Citizens' Bond Oversight Committee in November will be introduced.
3. **Officers** ACTION  
 Interim Superintendent/President Martin will appoint the committee chair. Committee members will indicate their interest in serving as vice-chair and a vote will be taken.
4. **Public Comment** ACTION  
 Members of the audience wishing to address the Citizens' Bond Oversight Committee may do so during the public comment period. Under provisions of the Brown Act, the committee is prohibited from discussing or taking action on oral requests that are not part of the agenda. Comments are limited to three minutes per person or as determined by the committee.
5. **Approval of August 26, 2019 Minutes** ACTION
6. **Accept Bills and Warrants Report** ACTION  
 The list of payments from bond funds expended through September 30, 2019 will be reviewed for acceptance by the committee.
7. **Bond Expenditure Status Report** INFORMATION  
 The September 30, 2019 bond expenditure status report will be reviewed with the committee.

## Monterey Peninsula Community College District

MPCCD CBOC Meeting - 11/4/19  
Agenda  
Page 2

- 8. Annual Report for 2018-19** ACTION
- The By-Laws state the committee shall present to the Board of Trustees, in public session, an annual written report to include a statement indicating whether the district is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution and a summary of the committee's proceedings and activities for the preceding year. A draft annual report will be reviewed for approval and presentation to the Board of Trustees.
- 9. Superintendent/President's Update** INFORMATION
- 10. Membership Update** INFORMATION  
Committee membership will be reviewed by Mr. Martin.
- 11. Meeting Schedule (PLEASE BRING CALENDARS)** ACTION  
The following meeting dates for 2020 are suggested for adoption:
- Monday, March 2
  - Monday, June 8
  - Monday, August 31
  - Monday, November 2, 2019 (Annual Organizational Meeting)
- 12. Suggestions for Future Agenda Topics and Announcements** INFORMATION
- 13. Adjournment**

Public records provided to the Committee for the items listed on this agenda may be viewed online at the College's website <https://www.mpc.edu/about-mpc/campus-information/mpc-bond-measure/citizen-s-bond-oversight-committee/meeting-agenda-minutes>; at the Superintendent/President's office, Monterey Peninsula College, 980 Fremont Street, Monterey, California during normal business hours; or at the Committee meeting.

Posted November 1, 2019

Monterey Peninsula Community College District

**Monterey Peninsula Community College District**  
Citizens' Bond Oversight Committee

Monday, March 2, 2020  
3:00 PM - Regular Meeting  
Library & Technology Center, Sam Karas Room  
Monterey Peninsula College  
980 Fremont Street, Monterey, CA

**Meeting Agenda**

1. **Call to Order**
2. **Public Comment**  
Members of the audience wishing to address the Citizens' Bond Oversight Committee may do so during the public comment period. Under provisions of the Brown Act, the Committee is prohibited from discussing or taking action on oral requests that are not part of the agenda. Comments are limited to three minutes per person or as determined by the committee.
3. **Introduction of New Member** INFORMATION  
Incoming member who will be joining the Citizens' Bond Oversight Committee will be introduced.
4. **Purposes, Duties, and Authorized Activities of the Citizens' Bond Oversight Committee / Review of Ethics Policy Statement** INFORMATION  
Mr. David Casnocha, bond counsel from Stradling, Yocca, Carlson, and Rauth, will provide an overview of the purpose of the Committee, its duties, and authorized activities as set forth in the Bylaws. Mr. Casnocha will also review the Citizens' Bond Oversight Committee Ethics Policy Statement.
5. **Review of the Ralph M. Brown Public Meetings Act** INFORMATION  
Mr. David Casnocha will briefly outline the requirements of the Brown Act as it relates to the conduct of Citizens' Bond Oversight Committee meetings.
6. **Approval of November 4, 2019 Minutes** ACTION

Monterey Peninsula Community College District

MPCCD CBOC Meeting - 3/2/20  
Agenda  
Page 2

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|---|-------------|
| <p><b>7. Accept Bills and Warrants Report</b><br/>The list of payments from bond funds expended through December 31, 2019, will be reviewed for acceptance by the Committee.</p>  | ACTION      |
| <p><b>8. Bond Expenditure Status Report</b><br/>The December 31, 2019 bond expenditure status report will be reviewed with the Committee.</p>   | INFORMATION |
| <p><b>9. Bond Auditors' Reports for 2018-19</b><br/>The Independent Auditors' Report of the District's bond funds, for the fiscal year ended June 30, 2019, and the District's Bond Performance Audit Report, for the fiscal year ended June 30, 2019, will be reviewed with the Committee.</p>                         | INFORMATION |
| <p><b>10. Monterey County Treasurer's Investment Report</b><br/>The bonds issued by the District have been invested with the Monterey County Treasurer's office. The Treasurer's Report of investments, for the quarter ending December 31, 2019, provides a review of asset allocation and investment performance.</p> | INFORMATION |
| <p><b>11. Meeting Schedule</b><br/>Future meetings of the Committee are scheduled for:</p> <ul style="list-style-type: none"> <li>• Monday, June 8</li> <li>• Monday, August 31</li> <li>• Monday, November 2 (Annual Organizational Meeting)</li> </ul>  | INFORMATION |
| <p><b>12. Suggestions for Future Agenda Topics and Announcements</b></p>  | INFORMATION |
| <p><b>13. Adjournment</b></p>   |             |

Public records provided to the Committee for the items listed on this agenda may be viewed online at the College's website <http://www.mpc.edu/about-mpc/campus-information/mpc-bond-measure/citizen-s-bond-oversight-committee/meeting-agenda-minutes>; at the Superintendent/President's office, Monterey Peninsula College, 980 Fremont Street, Monterey, California during normal business hours; or at the Committee meeting.

Posted February 28, 2020

Monterey Peninsula Community College District

**Monterey Peninsula Community College District**

Citizens' Bond Oversight Committee

Monday, June 8, 2020

3:00 p.m. - Regular Meeting

**This meeting may be accessed using the following Zoom link:**

<https://cccconfer.zoom.us/j/94857657525>

*Please review MPC's remote meetings protocol and best practices via the link below.*

[Remote Meeting Protocol and Best Practices](#)

**Meeting Agenda**

1. **Call to Order**
2. **Public Comment**  
Members of the audience wishing to address the Citizens' Bond Oversight Committee may do so during the public comment period. Under provisions of the Brown Act, the committee is prohibited from discussing or taking action on oral requests that are not part of the agenda. Comments are limited to three minutes per person or as determined by the committee.
3. **Approve [March 2, 2020 Minutes](#)** ACTION
4. **Accept [Bills and Warrants Report](#)** ACTION  
The list of payments from bond funds expended through March 31, 2020, will be reviewed for acceptance by the committee.
5. **Review [Bond Expenditure Status Report](#)** INFORMATION  
The March 31, 2020 bond expenditure status report will be reviewed with the committee.
6. **Review [Monterey County Treasurer's Investment Report](#)** INFORMATION  
The bonds issued by the Monterey Peninsula Community College District have been invested with the Monterey County Treasurer's office. The Treasurer's Report of investments, for the quarter ending March 31, 2020, provides a review of asset allocation and investment performance.

Monterey Peninsula Community College District

MPCCD CBOC Meeting - 6/8/20  
Agenda  
Page 2

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|---|-------------|
| <b>7. Receive Superintendent/President's Report</b>   | INFORMATION |
| <b>8. Review Meeting Schedule</b><br>Future meetings of the Committee are scheduled for: <ul style="list-style-type: none"><li>• Monday, August 31</li><li>• Monday, November 2 (Annual Organizational Meeting)</li></ul> | INFORMATION |
| <b>9. Suggestions for Future Agenda Topics and Announcements</b>  | INFORMATION |
| <b>10. Adjournment</b>  |             |

Public records provided to the committee for the items listed on this agenda may be viewed online at MPC's website, <http://www.mpc.edu/about-mpc/campus-information/mpc-bond-measure/citizen-s-bond-oversight-committee/meeting-agenda-minutes>, or at the committee meeting.

Posted June 3, 2020



Monterey Peninsula Community College District

**Monterey Peninsula Community College District**  
Citizens' Bond Oversight Committee

[Monday, August 31, 2020](#)

3:00 p.m. - Regular Meeting

**This meeting may be accessed using the following Zoom link:**

<https://cccconfer.zoom.us/j/98560192956>

*Please review MPC's remote meetings protocol and best practices via the link below.*

[Remote Meeting Protocol and Best Practices](#)

**Meeting Agenda**

**1. Call to Order**

**2. Public Comment**

Members of the audience wishing to address the Citizens' Bond Oversight Committee may do so during the public comment period. Under provisions of the Brown Act, the Committee is prohibited from discussing or taking action on oral requests that are not part of the agenda. Comments are limited to three minutes per person or as determined by the Committee.

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

ACTION

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

ACTION

The list of payments from bond funds expended through June 30, 2020, will be reviewed for acceptance by the Committee.

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

INFORMATION

The June 30, 2020 bond expenditure status report will be reviewed with the Committee.

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

INFORMATION

The bonds issued by the Monterey Peninsula Community College District have been invested with the Monterey County Treasurer's office. The Treasurer's Report of investments, for the quarter ending June 30, 2020, provides a review of asset allocation and investment performance.

## Monterey Peninsula Community College District

MPCCD CBOC Meeting - 8/31/20  
Agenda  
Page 2

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|--|-------------|
| 7. <b>Receive <a href="#">Membership Update</a></b>  | INFORMATION |
| 8. <b>Review MPCCD Local Facilities Bond: <i>Affordable Higher Education Measure V</i></b><br>The Committee will receive information regarding 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. | INFORMATION |
| 9. <b>Receive Superintendent/President's Report</b>  | INFORMATION |
| 10. <b>Review Meeting Schedule</b><br>Future meetings of the Committee are scheduled for: <ul style="list-style-type: none"> <li>• Monday, November 2 (Annual Organizational Meeting)</li> </ul>   | INFORMATION |
| 11. <b>Suggestions for Future Agenda Topics and Announcements</b> <ul style="list-style-type: none"> <li>• Tour of completed and in-process projects</li> </ul>  | INFORMATION |
| 12. <b>Adjournment</b>   |             |

Public records provided to the Committee for the items listed on this agenda may be viewed online at MPC's website, <http://www.mpc.edu/about-mpc/campus-information/mpc-bond-measure/citizen-s-bond-oversight-committee/meeting-agenda-minutes>, or at the Committee meeting.

Posted August 26, 2020

Monterey Peninsula Community College District

## ***COMMITTEE MEETING MINUTES***

Monterey Peninsula Community College District

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Monterey Peninsula Community College District

**MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT**  
Citizens' Bond Oversight Committee

Monday, November 4, 2019  
3:00 p.m. - Regular Meeting  
Library and Technology Center, Room LTC 203/204  
Monterey Peninsula College  
980 Fremont Street, Monterey, California

**MEETING MINUTES**

MEMBERS PRESENT: Mr. Dan Albert, Jr.  
Mr. Dave Hober  
Mr. Rob Lee, Chair  
Ms. Michelle Overmeyer  
Dr. Jeffrey Riehl  
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 Citizens' Bond Oversight Committee of Monterey Peninsula College was called to order at 3:00 p.m. by President Martin.

**2. Introduction of New Member**

President Martin welcomed new Committee member Ms. Michelle Overmeyer and invited her to introduce herself. Ms. Overmeyer noted that she has replaced Hunter Harvath as the representative of the Monterey County Hospitality Association.

**3. Officers**

President Martin announced that Mr. Rob Lee has agreed to serve as chair of the Committee for 2020.

Chair Lee opened the floor for nominations for the vice chair position. Mr. Albert, Jr. volunteered for the position, seconded by Mr. Hober. Mr. Albert, Jr. was unanimously elected as vice chair.

AYES: 6 MEMBERS: Albert, Hober, Lee, Overmeyer, Riehl, Turner Bynoe  
NOES: 0 MEMBERS: None

Monterey Peninsula Community College District

MPCCD CBOC Meeting - 11/4/19  
Minutes  
Page 2

ABSENT: 1 MEMBERS: Kittrell  
ABSTAIN: 0 MEMBERS: None

**4. Public Comment**

There were no public comments.

**5. Approval of August 26, 2019 Minutes**

Motion made by Dr. Riehl, seconded by Mr. Albert Jr., to approve the minutes of the August 26, 2019 meeting. Motion carried unanimously.

AYES: 6 MEMBERS: Albert, Hober, Lee, Overmeyer, Riehl, Turner Bynoe  
NOES: 0 MEMBERS: None  
ABSENT: 1 MEMBERS: Kittrell  
ABSTAIN: 0 MEMBERS: None

**6. Accept Bills and Warrants Report**

Chair Lee reviewed the report by page and invited questions.

Motion made by Mr. Albert Jr., seconded by Dr. Riehl, to approve the bills and warrants report. Motion carried unanimously.

AYES: 6 MEMBERS: Albert, Hober, Lee, Overmeyer, Riehl, Turner Bynoe  
NOES: 0 MEMBERS: None  
ABSENT: 1 MEMBERS: Kittrell  
ABSTAIN: 0 MEMBERS: None

**7. Bond Expenditure Status Report**

Chair Lee reviewed the bond expenditure status report and invited questions. Members had no comments or questions.

**8. Annual Report for 2018-19**

Ms. Anderson provided an overview of the draft annual report to the Committee.

Motion made by Dr. Turner Bynoe, seconded by Dr. Riehl, to approve the annual report. Motion carried unanimously.

AYES: 6 MEMBERS: Albert, Hober, Lee, Overmeyer, Riehl, Turner Bynoe  
NOES: 0 MEMBERS: None  
ABSENT: 1 MEMBERS: Kittrell  
ABSTAIN: 0 MEMBERS: None

## Monterey Peninsula Community College District

MPCCD CBOC Meeting - 11/4/19  
Minutes  
Page 3**9. Superintendent/President's Update**

President Martin reported on the topics listed below.

- **Baseball Field Upgrade:** As previously reported, the MPC board of trustees reallocated \$1.2 million of Measure I Bond funds from the music building project to re-turf the baseball field with an astro turf surface. The upgrade of the baseball field is underway. Bids from architects were solicited and following a competitive process, a bid was selected. MPC is now moving forward with conceptual drawings and architectural planning.
- **Facilities Condition Assessment:** Through the public procurement process, MPC contracted with LPA, an architecture firm from San Jose, to conduct a facilities conditions assessment. LPA will conduct this assessment at MPC over the next two months, during which they will identify our long-term infrastructure needs and provide us with a projection of the useful lives of our existing equipment, as well as the projected future total costs of ownership (TCO). President Martin explained that the TCO will let us know the projected cost of maintaining our existing facilities over the next 20-25 years.
- **Public Safety Training Center (PSTC):** MPC is still waiting for the Fort Ord Reuse Authority (FORA) to dissolve and relinquish our land to us. FORA is set to sunset on June 30, 2020. We expect to have our land by that date at the latest. However, FORA executives have recently indicated that the beginning of the 2020 calendar year is their target to transition the land to MPC. Once that land transition occurs, MPC will go through the process of accepting the land. This process will include our payment of \$500,000 for a take permit to take control of the land, as well as the immediate erection of a fence around the land, due to our insurance requirements. After that transition occurs, we'll begin the procurement process to select an architect to help us design what will be the PSTC.

Following his update, President Martin invited questions from Committee members.

- Mr. Albert, Jr. asked if the PSTC is for all of Monterey County. President Martin responded that those conversations are still developing. He noted that at this time, we're looking at the possibility of building and being part of several partnerships with our local first responder agencies. Ultimately, we want our students and the first responders in our region to be able to access the PSTC. He added that conceptually, we're looking at the PSTC from a community college perspective—as something that our students would use throughout their career, first for training, and then for professional development following their employment as first responders.
- Dr. Riehl asked if the entire FORA agency would sunset, which President Martin confirmed. President Martin added that although FORA is scheduled to sunset, a joint powers authority (JPA) will form subsequent to FORA's dissolution to handle some remaining items, such as the Habitat Conservation Plan.
- Mr. Hober informed the Committee that first responders have to undergo a variety of ongoing training, including for skills that are perishable over time. He commented that it's much more difficult, and much more expensive, to provide this necessary training if first responders have to travel to facilities elsewhere in the state.

## Monterey Peninsula Community College District

MPCCD CBOC Meeting - 11/4/19  
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- Mr. Albert, Jr. noted that he was talking specifically about an academy through MPC and inquired as to whether or not Hartnell or Cabrillo had a similar program. President Martin responded that they do not; instead, they are part of the South Bay Regional Training Consortium. Mr. Albert, Jr. then asked if other community colleges would use the PSTC. President Martin responded that at this point the facility would be built with MPC funding. He also noted, however, that the \$12 million allocated for the PSTC might not be enough to meet all of the training needs, as has been discussed at past Committee meetings. If the funds aren't sufficient, MPC would look for ways to expand potential funding, including potential partnership opportunities, to improve the training capabilities of the facility.
- Mr. Carson provided a brief overview of the PSTC project history. He reported that the original idea was for MPC to provide the location for a variety of first responder training courses through the PSTC project and that the community colleges that were in a partnership with the South Bay Training Consortium, including Hartnell and Gavilan, would provide students through that consortium.
- Dr. Turner Bynoe inquired as to which first responder agencies could have access to the PSTC. Mr. Hober responded that when the PSTC becomes available, the idea is that first responder agencies both within and outside of Monterey County would be able to use the facilities for training purposes through a scheduling process, which he hopes would give first priority to those within Monterey County. Mr. Hober also noted that agencies from a variety of locations have used MPC's Military Operations in Urban Terrain (MOUT) site for training for many years.

**10. Membership Update**

President Martin reviewed the current membership.

- MPC is soliciting applicants from the Carmel Foundation and the Monterey Peninsula Taxpayers Association for the two vacant Committee positions.
- President Martin presented Dr. Riehl with a certificate of appreciation for his service on the Committee from November 2017 through November 2019. Dr. Riehl commended the CBOC and remarked upon his pride at having had the chance to serve on the Committee. He also reported that he spoke with the Gentrain president, who is in the process of trying to find a candidate to replace him.

**11. Meeting Schedule (PLEASE BRING CALENDARS)**

Chair Lee reviewed the 2020 meeting dates suggested for adoption:

- Monday, March 2
- Monday, June 8
- Monday, August 31
- Monday, November 2, ~~2019~~ 2020 (Annual Organizational Meeting)

Motion made by Mr. Albert Jr., seconded by Ms. Overmeyer, to adopt the recommended 2020 meeting schedule. Motion carried unanimously.



Monterey Peninsula Community College District

MPCCD CBOC Meeting - 11/4/19  
Minutes

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AYES: 6	MEMBERS: Albert, Hober, Lee, Overmeyer, Riehl, Turner Bynoe
NOES: 0	MEMBERS: None
ABSENT: 1	MEMBERS: Kittrell
ABSTAIN: 0	MEMBERS: None

**12. Suggestions for Future Agenda Topics and Announcements**

Members had no suggestions.

**13. Adjournment**

Chair Lee adjourned the meeting at 3:25 p.m.

Monterey Peninsula Community College District

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Monterey Peninsula Community College District

**Monterey Peninsula Community College District**  
Citizens' Bond Oversight Committee

Monday, March 2, 2020  
3:00 p.m. - Regular Meeting  
Library & Technology Center, Sam Karas Room  
Monterey Peninsula College  
980 Fremont Street, Monterey, CA

**Meeting Minutes**

MEMBERS PRESENT:

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

ABSENT:

Ms. Ellise Kittrell  
Dr. Linda Turner Bynoe

STAFF PRESENT:

Ms. Shawn Anderson, Assistant to the President  
Ms. Rosemary Barrios, Controller  
Mr. Steve Haigler, Interim Vice President, Administrative

Services

Mr. David Martin, Interim Superintendent/President

OTHERS PRESENT:

Mr. Michael Carson, Kitchell  
Mr. David Casnocha, Stradling Attorneys at Law

**1. Call to Order**

The regular meeting of the Monterey Peninsula College Citizens' Bond Oversight Committee was called to order at 3:00 p.m. by Chair Lee.

**2. Public Comment**

There were no public comments.

**3. Introduction of New Member**

President Martin welcomed new committee member Mr. Glenn Nolte, a representative of the Gentrain Society and former Monterey County Public Defender. Chair Lee welcomed Mr. Steve

## Monterey Peninsula Community College District

MPCCD CBOC Meeting - 3/2/20  
Minutes  
Page 2

Haigler, MPC's Interim Vice President of Administrative Services. Chair Lee also invited members to introduce themselves.

#### 4. Purposes, Duties, and Authorized Activities of the Citizens' Bond Oversight Committee / Review of Ethics Policy Statement

Mr. David Casnocha, the district's municipal bond counsel, provided an orientation regarding the role of the Citizens' Bond Oversight Committee (CBOC).

Mr. Casnocha first provided an overview of Measure I, the district's bond measure that was approved by voters in November 2002. Mr. Casnocha noted that Measure I was approved under Proposition 39—a November 2000 amendment to the California Constitution. Proposition 39 added the option of lowering the voter-approval threshold for local school district general obligation bonds from two-thirds to 55%. Districts that chose to access this option were subject to added financial and performance accountability requirements. Therefore, to place Measure I on the ballot under this provision, the district was required to:

- limit the use of bond funds to the acquisition and improvement of real property and the acquisition of furniture and equipment for school facilities;
- provide a list of bond projects with the [ballot materials](#) so voters could see the types of projects that would be funded by Measure I;
- have independent financial and performance audits conducted annually;
- ensure that the tax rate would not exceed \$25 per \$100,000 of assessed value; and
- create a citizens' oversight committee empowered with the responsibilities set forth in the Education Code.

Mr. Casnocha noted that the Citizens' Bond Oversight Committee is an independent oversight committee and as such, its members are not subject to the same financial reporting requirements as elected officials or some advisory committee members. Unlike those individuals, CBOC members are not required to file Statements of Economic Interest (also known as Form 700), which are intended to reveal potential conflicts of interest.

Mr. Casnocha then reviewed the [committee's bylaws](#).

Section 3 of the bylaws describes the key functions of the committee.

- Review expenditure reports to determine that bond funds are spent only for purposes authorized in Measure I.

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- [Exhibit B of the district's bond resolution](#), the project list, provides the types of projects approved by the voters for bond expenditure. Mr. Casnocha stated that a project may not be expressly described in Exhibit B; however, if it corresponds with the types of projects listed, then the project is recognized as authorized. He explained the legislature realized that districts' needs change over time.
- Bond funds cannot be used for operations nor for administrator or teacher salaries.
- The state attorney general issued an opinion that bond funding may be used for staff who administer bond funds for the district. However, MPC has not used funds for this purpose.
- Inform the public of the committee's activities and district expenditure of bond funds.
  - This communication should be accomplished through the committee chair and reflect the committee as a whole.
  - Examples of how information could be provided include the posting of annual reports on the committee website, the presenting of the annual report to the Governing Board of Trustees, or the production of a subsidized newsletter.
- Produce an annual written report.
  - Annual reports must be presented to the Governing Board of Trustees in public session.
  - The annual reports must include an affirmative conclusion that the district spent bond funds only for the purposes authorized in Measure I and therefore is in compliance with legal requirements regarding bond expenditures.
  - Committee members may offer suggestions for a different format.

Section 4 of the bylaws describes the committee's authorized activities.

- The committee may inspect, through a tour, college grounds and facilities that have been funded by the Measure I bond.
- The committee may review the efforts of the district to maximize bond funds, such as applying for state matching funds and soliciting bids for contracts. However, the power to decide which projects get done and the scope of the projects resides with the Governing Board of Trustees.
- The committee is authorized to review copies of deferred maintenance and other facilities' plans to determine how the district intends to maintain buildings constructed or renovated with bond funds.
- The committee is to receive the annual financial audit and performance reports.

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Mr. Casnocha also commented on the Ethics Policy Statement. He noted that committee members are expected to put the interests of the district above their own personal interests and that they should not have financial interests that are impacted by the Measure I bond program.

Mr. Casnocha concluded his review by encouraging the committee to be particularly diligent at this point in time in reviewing the prudence with which Measure I monies are being spent and whether or not they're being spent in conjunction with state matching funds to ensure they're stretched as far as possible.

Mr. Lee asked Mr. Casnocha to confirm if "reply all" emails about committee business violate the Brown Act. Mr. Casnocha confirmed that they would be considered violations and suggested that individual members talk directly with the committee chair if they would like to suggest a topic for a meeting.

Mr. Casnocha also informed the committee that if the district were to pass another bond before this committee disbanded, the powers of this committee could be expanded to include the new measure.

**5. Review of the Ralph M. Brown Public Meetings Act**

Mr. Casnocha noted that the committee is subject to the Brown Act. Therefore,

- all committee business must be conducted in public, at an open meeting;
- only topics appearing on the committee agenda may be discussed; and
- serial meetings are prohibited, as they prevent the public from observing the committee's deliberations and conclusions.
  - One member communicating with a second member who then communicates with a third member resulting in agreement on an issue is considered a serial meeting.

Mr. Casnocha also cautioned the committee against engaging in discussion of committee business outside of the regular meetings.

Mr. Casnocha concluded his review of the Brown Act by inviting the committee to ask staff to contact him if there are additional questions regarding the committee's duties or the Brown Act. He noted that there would be no charge for these inquiries.

**6. Approval of November 4, 2019 Minutes**

Motion made by Ms. Overmeyer, seconded by Vice Chair Albert Jr., to approve the minutes of the November 4, 2019 meeting. Motion carried unanimously.

AYES:	5	MEMBERS:	Albert Jr., Hober, Lee, Overmeyer, Nolte
NOES:	0	MEMBERS:	None

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ABSENT: 2 MEMBERS: Kittrell, Turner Bynoe  
ABSTAIN: 0 MEMBERS: None

**7. Accept Bills and Warrants Report**

Chair Lee reviewed the report by page and invited questions.

Vice Chair Albert Jr. asked if staff members who develop these documents have any part of their salaries paid from the bond. President Martin responded that the district does not use bond funds for that purpose, although such expenditures would be bond eligible.

Motion made by Vice Chair Albert Jr., seconded by Ms. Overmeyer, to approve the bills and warrants report. Motion carried unanimously.

AYES: 5 MEMBERS: Albert Jr., Hober, Lee, Nolte, Overmeyer  
NOES: 0 MEMBERS: None  
ABSENT: 2 MEMBERS: Kittrell, Turner Bynoe  
ABSTAIN: 0 MEMBERS: None

**8. Bond Expenditure Status Report**

Chair Lee reviewed the bond expenditure status report and invited questions. Members had no comments or questions.

**9. Bond Auditors' Report for 2018-19**

Chair Lee advised that President Martin would review the bond auditors' report for 2018-19.

President Martin explained that per Proposition 39 requirements, the district must receive a financial statement audit and a performance audit each year in order to operate a bond program.

President Martin first conducted an overview of the Independent Auditor's Report on the financial statements, which focuses on the accounting of the bond funds.

- Page 3 (Auditor's Opinion) - President Martin explained that the district received an unmodified audit opinion, which is the highest level of assurance the bond audit can provide.
- Page 4 (Measure I Bond Funds Balance Sheet) - As of June 30, 2019, the district had approximately \$8.8 million of bond funds sitting in our investment account at the Monterey County Treasury; approximately \$57,000 of accounts receivable; approximately \$158,000 in accounts payable, which were payments for construction management for the

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child center outdoor playground; and a total of \$8,762,107 of Measure I bond funds remaining.

- Page 5 (Abbreviated Statement of Revenues, Expenditures, and Changes in Fund Balance) - The district had approximately \$209,000 of interest revenues and \$285,000 in total expenditures for a net decrease of fund balance of \$75,179. The auditor's opinion indicates that those two financial statements in all material respects are presented fairly.

Vice Chair Albert Jr. inquired if the interest revenue increases the amount of money the district can spend on bond projects. President Martin responded affirmatively.

President Martin followed with a review of the Independent Auditor's Report on Performance. The performance audit focuses on whether or not the bond expenditures were in compliance with the proposition ballot language approved by voters in 2002.

- Page 1 (Auditors' Opinion) - The auditor's opinion is that of the expenditures they reviewed, the Measure I bond funds were spent in accordance with the ballot-approved language.

Chair Lee noted that pages 5 (Schedule of Findings and Questioned Costs) and 6 (Summary Schedule of Audit Prior Findings), included additional good news, as there were no findings reported.

#### 10. Monterey County Treasurer's Investment Report

Chair Lee reviewed the treasurer's investment report and invited questions. Members had no questions or comments.

#### 11. Meeting Schedule

Chair Lee reviewed the future scheduled meetings of the committee and invited members to notify Ms. Anderson if any schedule conflicts arose.

- Monday, June 8
- Monday, August 31
- Monday, November 2 (Annual Organizational Meeting)

#### 12. Suggestions for Future Agenda Topics and Announcements

Chair Lee suggested a tour for the committee in June or August of 2020.

#### 13. Adjournment

Chair Lee adjourned the meeting at 3:38 p.m.



Monterey Peninsula Community College District

**Monterey Peninsula Community College District**  
Citizens' Bond Oversight Committee

Monday, June 8, 2020  
3:00 p.m. - Regular Meeting (Zoom)

**Meeting Minutes**

MEMBERS PRESENT:

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

ABSENT:

Mr. Dave Hober  
Ms. Ellise Kittrell

STAFF PRESENT:

Ms. Shawn Anderson, Assistant to the President  
Ms. Rosemary Barrios, Controller  
Mr. Steve Haigler, Interim Vice President, Administrative  
Services  
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 3:00 p.m. by Chair Lee.

**2. Public Comment**

There were no public comments.

**3. Approve [March 2, 2020 Minutes](#)**

Motion made by Vice Chair Albert Jr., seconded by Ms. Overmeyer, to approve the minutes of the March 2, 2020, meeting. Motion carried.

AYES:	5	MEMBERS:	Albert Jr., Lee, Nolte, Overmeyer, Turner Bynoe
NOES:	0	MEMBERS:	None
ABSENT:	2	MEMBERS:	Hober, Kittrell
ABSTAIN:	0	MEMBERS:	None

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4. **Accept Bills and Warrants Report**

Chair Lee reviewed the report by page and invited questions.

Page 4:

Mr. Nolte noted that there was an approximately \$7 million discrepancy between “to date expenses” of \$141 million and “total payments” of \$148 million. President Martin explained that these funds have not yet been expended; instead, they are budgeted and set aside for planned future projects: Parker Flats Public Safety Training Center (\$5.9 million) and the baseball field, Child Development Center playground, and general contingency fund (\$2.4 million). Vice Chair Albert Jr. inquired as to whether or not these funds are encumbered. President Martin responded that they are not; they have yet to be attached to any purchase orders or contracts.

Motion made by Ms. Overmeyer, seconded by Mr. Nolte, to approve the Bills and Warrants Report. Motion carried.

AYES:	5	MEMBERS:	Albert Jr., Lee, Nolte, Overmeyer, Turner Bynoe
NOES:	0	MEMBERS:	None
ABSENT:	2	MEMBERS:	Hober, 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 Quarterly Investment Report**

Chair Lee invited questions regarding the Monterey County Treasurer’s Report of Investments for the quarter ending March 31, 2020. Members had no comments or questions.

7. **Receive Superintendent/President’s Report**

President Martin provided updates on the topics listed below.

Summer 2020 Session

President Martin reported that MPC’s summer courses will continue to be offered online.

Fall 2020 Semester

President Martin reported that MPC’s Fall 2020 Semester also will be primarily online, as with other higher education institutions in the University of California system, the California State University system, and the California Community Colleges system. This decision was made as

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early as possible following a week of engagement of campus community members, to enable MPC faculty to prepare for their courses and students to prepare for their studies.

He noted that we will continue to work through county and state health guidance to determine the feasibility of reopening the College in a very limited format over the next several weeks and into the next several months. He reported that MPC has a unique opportunity to offer face-to-face courses in the middle of our semester, if we can do so in a safe and healthy environment, with our handful of “Late Start” classes. These classes start halfway through the semester and progress at a quicker pace than our regular classes.

Additionally, President Martin noted that we need to provide our students with support services such as counseling, library access, computer lab, and printer access. The quicker we can provide those services in a safe and healthy environment, the better it will be for our students. He indicated that if there are opportunities to bring students on campus in the next several weeks, it will be by appointment only. President Martin added that we are currently working through conversations about the safe provision of such services. We hope to have a clear path forward, with additional state and county guidance, by the end of this month.

#### MPC Facilities and Technology Master Plan

President Martin reported that the development of the campus-wide [Facilities and Technology Master Plan, 2020-2025](#) was a major focus of the Spring 2020 Semester. This five-year plan, which was developed with input from MPC’s participatory governance groups, outlines MPC’s opportunities to focus future proceeds from a potential bond or any other type of external funding sources on specific areas of our campus. The plan will be presented to the Governing Board of Trustees for a first reading on June 24, 2020, and for adoption on July 22, 2020.

#### Potential MPC Local Facilities Bond

President Martin announced that MPC concluded its [feasibility study](#) for a potential November 2020 bond. As part of the feasibility study, MPC brought in a polling consultant to reach out to community members regarding the potential facilities bond. The consultant also was responsible for drafting a comprehensive report with the results of the poll. The results of the poll, which were reported to the Board of Trustees two weeks ago, are positive. They indicate that moving forward with a November 2020 bond is feasible.

President Martin reported that the Governing Board of Trustees will hold a special meeting this evening to consider authorizing staff to begin the next step of the process—the comprehensive consensus building and marketing stage. He noted that the pursuit of a bond isn’t official or final unless the Board takes formal action to place an initiative on the November 2020 ballot. The

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deadline for such action is August 7, 2020. In the meantime, we are excited to engage our community and industry leaders in pursuit of a potential bond.

Vice Chair Albert Jr. inquired as to the type and size of the bond being considered. President Martin responded that the initial polling ranged between \$19 and \$25 per \$100,000 of assessments, which would put the size of the bond, based on current assessed value, between approximately \$225 million and \$290 million. President Martin estimated that we might consider approximately \$250 million; however, the final number of assessed value will be determined at a later date, following additional community input.

Ms. Overmeyer asked if the polling was conducted prior to the COVID-19 pandemic. President Martin responded in the negative. He noted that the original plan was to conduct the feasibility study at the end of March, but it was postponed given the rapidly unfolding events surrounding the pandemic. Instead, the poll was conducted during the last two weeks of April 2020 and the first week of May 2020, which was toward the end of the initial Shelter-in-Place order. He reported that over 100 community members were surveyed.

Vice Chair Albert Jr. inquired as to the voter approval rate. President Martin explained that it's a Proposition 39 bond; therefore, the voter approval rate is 55%. President Martin added that the polling consultants used a variety of polling techniques to measure the likelihood and strength of voter commitment, which came back between 63% and 67% in favor of a bond. He noted that typically, that level of strength in a feasibility study would suggest that a district continue with the potential pursuit of a November bond election.

President Martin noted that a new bond could be folded into the responsibilities of this Citizens' Bond Oversight Committee.

Mr. Nolte asked what percentage of the people who were polled were employed and how that correlates with the percentage of people who are going to be voting on this bond issue. President Martin answered that he's unaware if the polling process included questions as to the employment of the individuals participating in the poll. However, he noted that the polling process utilized a long list of different ideas and types of projects to gauge the reaction of the individuals participating. This assists us to determine whether or not they are unlikely, likely, or very likely to support specific types of projects and ideas. He added that another part of the poll was intended to identify areas of concern in the community. Doing so will help us understand the questions and concerns our community still has regarding a potential bond, and what information they may need to make their final decision if we have a bond initiative on the November ballot.

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**8. Review Meeting Schedule**

Chair Lee reviewed the future scheduled meetings of the committee.

- Monday, August 31
- Monday, November 2 (Annual Organizational Meeting)

**9. Suggestions for Future Agenda Topics and Announcements**

Ms. Overmeyer requested that the Committee continue to consider a tour of the completed and in-process projects when it is safe to do so. Chair Lee concurred.

**10. Adjournment**

Chair Lee adjourned the meeting at 3:28 p.m.

Monterey Peninsula Community College District

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Monterey Peninsula Community College District

**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.

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

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4. **Accept Bills and Warrants Report**

Chair Lee reviewed the report by page and invited questions.

Page 1:

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.

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.



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- 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.

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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.

## Monterey Peninsula Community College District

MPCCD CBOC Meeting - 8/31/20  
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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.