Hartnell College Vision Statement: Hartnell College will be nationally recognized for the success of our students by developing leaders who will contribute to the social, cultural, and economic vitality of our region and the global community.

Hartnell College Mission Statement: Focusing on the needs of the Salinas Valley, Hartnell College provides educational opportunities for students to reach academic goals in an environment committed to student learning, achievement and success.

Citizens’ Bond Oversight Committee for Measure T Minutes
July 25, 2018, 3 p.m.
411 Central Avenue, Building E, Room 112, Salinas, CA 93901

[APPROVED]

MEMBERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Member Category</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Muñoz, Alfred Chair</td>
<td>College Support Organization</td>
<td>x</td>
<td></td>
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<tr>
<td>Firth, Steven</td>
<td>Business Organization</td>
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<tr>
<td>Franscioni, Wendy</td>
<td>At-Large</td>
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<tr>
<td>Gish, Vearl</td>
<td>Senior Citizens’ Organization</td>
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<td>Guss, Deneen</td>
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<tr>
<td>Kimbrough, Carol</td>
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<tr>
<td>LeBarre, Mike</td>
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<tr>
<td>Leonard, Grant</td>
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<td>Miguel, Timothy</td>
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<td>Mori, Sam</td>
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<tr>
<td>Richardson, George (Ted)</td>
<td>Taxpayer Organization</td>
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<td>Silva, Elizabeth</td>
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</tr>
<tr>
<td>Wong, Frances</td>
<td>Student</td>
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Others

<table>
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<tr>
<th>Name</th>
<th>Title or Representing</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Willard Lewallen</td>
<td>Superintendent/President, Hartnell College</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Ben Figueroa</td>
<td>VP, Administrative Services, Hartnell College</td>
<td></td>
<td>x</td>
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<tr>
<td>Joseph Reyes</td>
<td>Executive Director, Facilities Planning and Construction Management, Hartnell College</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>David Techaira</td>
<td>Accounting Manager, Admin Svcs. HCCD</td>
<td></td>
<td>x</td>
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CALL TO ORDER & INTRODUCTIONS
The meeting called to order at 3:03 PM by Mr. Muñoz.

ADOPTION OF THE AGENDA
Motion: Vearl Gish
2nd: Sam Mori
Adopted

PUBLIC COMMENTS
No public comments
ACTION ITEMS

1. Consider: Adoption of previous meeting(s) minutes
   Typos noted and corrected.
   Motion: Sam Mori
   2nd: Grant
   All in Favor; Motion carried.

2. Consider: Election of new Chair Person
   Alfred Muñoz
   Floor was opened for nominations. Grant Leonard nominated Alfred Muñoz.
   Vote was called to approve Mr. Muñoz for fiscal year 2018-19. Vote was unanimous.

3. Consider: Election of new Vice Chair Person.
   Nominations were opened. Grant Leonard nominated Vearl Gish.
   Vearl Gish nominated Grant Leonard. Nominations were closed.
   Vote was held by show of hands. Grant Leonard received five votes. Vearl Gish received 3.
   Grant Leonard will be Vice Chair Person for fiscal year 2018-19.

4. Consider: Select next meeting date
   Alfred Muñoz
   Discussion identified third Wednesday Oct. 17th is available date. 3:00 pm good.
   Later it was identified that the CPC monthly meeting will again be meeting third Wednesday of the month and will conflict with this. An email went out in late August polling the committee on availability of the 24th or 31st. Determination has yet to be made.

INFORMATION/DISCUSSION/PRESENTATIONS

1. Annual Report
   Alfred Muñoz
   The report was gone through page by page. It was identified that the report at this format and edition is NOT for external publication and only for internal use. Mr. Muñoz stated that the auditors will be meeting with this group, the district and the Foundation to go over each audit. The auditors typically come one day in November, to address each group. The auditors will have final audit report and inform the committee of compliance. The CBOC meets their duty by reporting to the Board of Trustees its findings.

   Page 2 of the Committee's report lists the projects the bond stated to the public. Page 3 is the Chair's letter which identifies the obligations of the committee.

   Mr. Gish asked if a statement, by the committee, can be added that confirms the statement of compliance by the auditors. It was acknowledged that this could and would be done. The current draft will be sent to all committee members electronically for their review prior to the October meeting. Additional changes if necessary can be discussed and made at that time.

   Typos were addressed.

2. Measure T Summary and Budget Status
   Joseph Reyes
   Mr. Reyes noted that construction costs are high. On projects that do not involve Measure T their costs are coming in approximately 40% over budget. The district is aware of what is happening in the industry right now.
In pre-construction, the college is performing its due diligence in obtaining California Environmental Quality Act (CEQA) investigations. Anytime a piece of land changes use, CEQA investigations have to be done. These investigations include soils, geotechnical, traffic, archeological, and tribal. CEQA investigations have started at King City, Soledad, Nursing facility and Castroville.

Q. Grant Leonard – What is the CEQA process? Was traffic study done, as the use of highways 183 and 146 are of concern?

A. The district has hired EMC Planning to walk us through the process along with our attorneys. The investigations are close to being done for publication. For Nursing and King City the investigation process is relatively small compared to Soledad and North County. But, these are also close to completion and the Negative Mitigated Declarations are close to publication. They will be presented to the Board of Trustees. Traffic impact studies were completed and will be a part of the report.

Completed projects are: re-roofing for buildings H and K. The Performing Arts Ticket booth remodel has broken ground. A portion of Measure T funds are being used for this project.

As to the design of the new buildings, and design of the renovations, progress is going as expected. King City, Soledad, Buildings D and E renovation and the new Nursing building are all closing the programming of design phase. The IT/AV department has met with the architects for the Soledad project and the renovation project for Buildings D and E. Other than the Castroville project, the other projects are in various stages of the construction documents phase. A preliminary meeting for the nursing building was held with the Division of State Architect on August 6th. This allows the DSA to get a look at the project, identify good points of the project and any lacking points, so that when the project is formally submitted the review can go forward without any delays. Currently, plan review at the DSA is taking from 6-8 months.

The Castroville project will be closing escrow close to August 1. The property is on Merritt Street next to the IBEW Hall (Electrical Union). The design/build mode of delivery is anticipated to be utilized for this building. This project will be 6-8 months behind the others.

Q. Mr. Gish asked how many projects will be design build.

A. At this point only Castroville. In Series B (Phase 2) of the Bond projects Alisal may be done that way.

Soledad is finalizing the real estate sale agreement for the 3.4 acres. Purchase price is $1, and legal is currently reviewing all documents.

Q. Mr. Gish asked how the projects were prioritized.

A. Construction costs were the biggest factor for prioritizing the projects. The phases were identified, because for these first projects, the college knew matching funds from the state would not be available. But, buildings F, G, H are categorized as “other” which the state qualifies this “other” type of project for matching funds. An IPP was completed and the district scored very high. If in 2020 the state goes out for a general obligation bond, the district is in line for a 50% match which could mean $10-$14 million. The district believes that only half the amount would be needed.

Mr. Muñoz noted a discussion he had with Mr. Reyes, about receiving more detailed information on expenditures. Measure H CBOC received general ledger reports and statements. Mr. Muñoz will
meet again with Mr. Reyes to determine what will be available to the committee. He will ask for a GL report for Fiscal year 2017-18 and have it before the next meeting.

Dr. Lewallen informed the committee that prior to the sale of the Castroville property, PG&E had an arrangement for temporary use of the property as a staging area. The district has continued that agreement for PG&E to use as such during the gas line work they are conducting. PG&E will occupy the property through December. The college is being compensated $24,000+ for use of the property.

OTHER ITEMS/BRIEF ANNOUNCEMENTS

1. Parking permits were received by all members. No issues were presented. Dawn Henry

NEXT MEETING(S)

October 17, 2018 at 3:00 pm (to be changed to Oct 24, or 31st after committee polled)

ADJOURNMENT
Meeting was adjourned at 4:50 pm Alfred Muñoz