Citizens’ Bond Oversight Committee for Measure T Minutes
April 25, 2018, 3 p.m.
411 Central Avenue, Building S, Room S218, Salinas, CA 93901

[APPROVED]

MEMBERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Member Category</th>
<th>Present</th>
<th>Absent</th>
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<tbody>
<tr>
<td>Muñoz, Alfred</td>
<td>College Support Organization</td>
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<td>DiMarco, Angelo</td>
<td>Student</td>
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<td>Firth, Steven</td>
<td>Business Organization</td>
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<td>Franscioni, Wendy</td>
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<td>Gish, Vearl</td>
<td>Senior Citizens’ Organization</td>
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<td>Guss, Deneen</td>
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<td>Kimbrough, Carol</td>
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<tr>
<td>LaBrier, Robert</td>
<td>Business Organization</td>
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<td>LeBarre, Mike</td>
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<td>Leonard, Grant</td>
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<td>Miguel, Timothy</td>
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<td>Mori, Sam</td>
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<td>Richardson, George</td>
<td>Taxpayer Organization</td>
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<td>Silva, Elizabeth</td>
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<td>Wong, Frances</td>
<td>Student</td>
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<tr>
<td>Willard Lewallen</td>
<td>Superintendent/President, Hartnell College</td>
<td>X</td>
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<tr>
<td>Ben Figueroa</td>
<td>VP, Administrative Services, Hartnell College</td>
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<tr>
<td>Joseph Reyes</td>
<td>Executive Director, Facilities Planning and Construction Management, Hartnell College</td>
<td>X</td>
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<tr>
<td>Suzie Payne</td>
<td>HCCD – Controller (Interim)</td>
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Others

<table>
<thead>
<tr>
<th>Name</th>
<th>Title or Representing</th>
<th>Present</th>
<th>Absent</th>
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<tbody>
<tr>
<td>Vearl Gish</td>
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CALL TO ORDER & INTRODUCTIONS
The meeting was called to order at 3:05 PM by Mr. Gish

ADOPTION OF THE AGENDA
Adopted by consensus

Vearl Gish

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.
PUBLIC COMMENTS
No public comments were made at this meeting.

ACTION ITEMS
1. Consider: Adoption of previous meeting minutes – Jan 24, 2018
   Corrections: None
   Motion to adopt (Carol Kimbrough)
   Second (Grant Leonard)
   Passed: All in favor.

2. Consider Adoption of 2nd Year meeting schedule – Set 1st meeting for July 25, 2018
   Motion to adopt (Mike LeBarre)
   Second (Sam Mori)
   Passed: All in favor.

INFORMATION/DISCUSSION/PRESENTATIONS

1. One Year Terms
   Willard Lewallen/Vearl Gish
   Discussion was held regarding those members whose one year term will be up in June 2018. It was confirmed that members can serve no more than three consecutive terms per Education Code 15282 (a). Dr. Lewallen acknowledged that this was a well-represented group and if those finishing their first term would continue and give a second two year term a try, this would allow for a continued strong committee representation and down the road will open up for additional applications with the District making a concerted effort to recruit additional members. A link to the application form is on the website now. It was identified that all required representative areas are covered by the current two-year term members except for the College Support Organization category, which is held by Alfred Muñoz. Mr. Muñoz, while not present for this meeting, had earlier informed the District that he was agreeable to serving a consecutive term. Following discussion, Deneen Guss, Mike LeBarre and Grant Leonard all agreed to extend their service for another term of two years. Dr. Lewallen noted that the Board of Trustees will present their nominations for re-appointment at the next board meeting which is on May 1, 2018. The single year student Angelo DiMarco would be contacted by Dawn Henry to find out if he would be available as a student and had interest in continuing his membership.

2. Discussion of Year 2 of the Measure T CBOC meeting dates
   Vearl Gish
   Mr. Gish brought forward discussion on the next session of meetings. Quarterly meetings were again favored. Discussed adopting the whole calendar at this time, or setting date for the first meeting; wherein at the first meeting of year 2, future dates can be identified and voted on. It was identified that selecting the first meeting date only at this meeting would enable the committee to find out more information from the District, which in turn would enable the committee to select meeting times more effectively based on that information, keeping in mind that general meetings should be kept on a quarterly basis. The committee then went to a vote following the discussion.

Hartnell College Mission Statement
Hartnell College provides the leadership and resources to ensure that all students shall have equal access to a quality education and the opportunity to pursue and achieve their goals. We are responsive to the learning needs of our community and dedicated to a diverse educational and cultural campus environment that prepares our students for productive participation in a changing world.
3. **Design Teams for Measure T Projects**

Willard Lewallen

As at the January 2018 meeting, Dr. Lewallen again identified that the five design teams have begun their meetings for the Measure T projects. He informed the committee that one of the teams had gone to Modesto Junior College to tour the Nursing and Allied Health building on that campus for ideas, and affirmation of building design and features already discussed at the Nursing Design Committee meetings. Mr. Reyes noted that in addition to staff and faculty, the architects also joined in on the tour and the group was able to meet afterward with schematics of Hartnell’s preliminary designs and incorporate and advance the HC design while the newly acquired information was still fresh and available after the tour.

Dr. Lewallen reiterated that the committees were comprised of a variety of HCCD employees from staff, faculty, administrators and students as well as community and industry representatives. A list of the committees and their members was handed out, and was noted that it will be posted to the website. Mr. Leonard asked if the North County membership had been identified yet, and it was discovered that a clerical error was made in identifying that the committee had not been formed. The committee has been identified and will be added to the roster and sent to the members. [This was done April 26, 2018]. Dr. Lewallen again identified that land acquisition was still in progress and hoping to get that resolved soon.

**Q** – What is the reason for the hold-up?

**A** - A variety of items are still in progress to complete the agreement to acquire the land, but Mr. Reyes felt it would be resolved very shortly.

**Q** – What does Building B 2nd Floor refer to as one of the designated design committees?

**A** – Building B is the Student Services building across from the Library and it refers to the renovation of the 2nd floor as currently the nursing program occupies most of this floor. It is the goal of the renovation to have all of student services housed in the B building as it was originally intended once nursing occupies their new building.

**Q** – What is Building D and E?

**A** – These are the two upper floors on each side of the courtyard that house classrooms on main campus. There will be some renovation to bathrooms on the first floor, but the 22 offices and 26 classrooms/labs will be renovated. In order to do so, Merrill Hall (Bldg. N) will and is being converted into swing space. A federal grant was received that included money for renovation of facilities. This is being used to convert the old labs in Merrill to classrooms so that while Building D is being renovated, classes can be scheduled in these rooms to pick up the slack. Mr. Reyes is working with the academic schedulers to assure that classes will have rooms to be held in. Building D and E renovation also includes redesign of the landscaping from the buildings’ courtyard out to the quad and an external elevator for improved accessibility.

**Q** – Anything about King City?

**A** – Dr. Lewallen reported that the District is meeting with King City representatives to work with them on parking. The college has met with the City Manager to make sure that the District is working together with King City so that their projects and ours are “aware” of each other and work in tandem and not in duplication or at odds.

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**Q** – It was brought up and identified in Soledad the highway and street area where the education center is to be located is a very high traffic and congested area which the new building could exacerbate this existing problem, especially with the elementary school next door.

**A** – It was noted that currently the roads are being addressed. The developer, as part of his package, is widening the road in that area, and this problem has been taken into consideration as this was identified in the last HC design committee meeting and discussed with the Architects. One thing identified about the Soledad parcel, which is 7+ acres, is that the District is working through the Architects and with the City to leave space to develop a green space on the parcel. We will not use the complete 7+ acres – even planning for expansion in the future. There will be identified space or a green area that can be utilized for a future playground, soccer field or something of that nature. The District does NOT have in their plans for building any such feature, but have it in mind to leave a space that could be a future project for someone and will identify that space in the drawings.

Can go to the Measure T website and look at the concepts and schematics that are being presented to the committees. These are not the final products but are the progress in motion as the committees meet and identify what the programs need and want to see in the construction projects.

**4. Measure T Update**

**Joseph Reyes**

The latest summary update and budget summaries since the January 2018 meeting were provided to the committee members. Mr. Gish asked if there were any questions of the material provided.

**Q** – Mr. Mori asked what the approval process is for the expenditures.

**A** - Mr. Reyes reported that he reviews quotes/bids, invoices. These next go to the VP for signature, and then to the President for his signature. The Board of Trustees has the final approval.

Mr. Reyes also identified that in the current work there is the project for the renovation of the ticket booth at the Western Stage in Building K. This project was in the works before the bond, and is a combination of private raised money and Measure T funds. Building K’s instructional rooms and music rooms are slated to be a part of Measure T Phase II renovation, but the lobby and ticket booth areas were singled out to be in strong need of renovation now. Dr. Lewallen noted that it was felt that the excellence that happens inside the building on stage needed to be projected on the outside of the building. The Arts Council raised money to get these two areas renovated (the lobby and ticket booth). There was discussion to incorporate this work into Phase II of the bond when Building K interiors get their renovation, but with the money raised and to recognize the hard work in raising that money ($1.7 million of which $200,000.00 is for scholarships) it was felt the project should be started now instead of later. Additionally, construction costs are rising and in the bid for this project the accepted bid is approx. $1.7 million. Measure T monies out of the budget for Building K renovation will be utilized for the project.

Mr. Reyes continued his recap of the projects identifying that this summer the solar relocation of the parking panels in Lot 3 will be underway. This is to make way for the Nursing building and the panels will be installed over the remainder of Lot 3 and in Lot 6 at the opposite side of the campus near the tennis courts and maintenance building (L). The top floor garage solar project will also be started. Parking will still be available as these will be raised panels similar to what is currently installed on the ground parking lots.
Q. — Mr. Mori asked what battery system for storage is being used.
A - The actual design and brand could not be identified at the meeting. This information will be sent to Mr. Mori. \[Cut sheet with schematic of storage system (Tesla) was sent April 27, 2018 to Mr. Mori.\]

Mr. Reyes concluded that all projects will be under way by fall 2019 with the Nursing project breaking ground in the spring of 2019. It was also reported that at the July meeting, the architects for the King City expansion will be brought to the committee to present the design for this project as they are close to completion on design phase and soon to start preliminary construction drawings. The drawings for the Western Stage ticket booth and Building K Lobby will also be brought for the committee’s review. As the other project architects complete their design phase, they too will be brought in for the committee to view the progress and designs.

OTHER ITEMS/BRIEF ANNOUNCEMENTS

1. **S Building Tour**  
   **Joseph Reyes**

   In answer to the request for a tour of the STEM building, Mr. Reyes took those interested members around the building. Statistics on the building are that it is 54,000 sf with 10 labs, 6 lecture rooms, and 20 offices. It houses the Science and Math Institute and the new Planetarium as well.

2. **Other Discussion – Annual Report**  
   **Willard Lewallen**

   Dr. Lewallen identified one item not on the Agenda but brought attention to the requirement of the committee to produce the annual report. Discussion identified that in the most recent bond (H) a subgroup had been formed to produce the report. As this is the committee’s first report, its length would not be long and work could be done through emails. Mr. LaBarre, Ms. Franscioni, and Mr. Gish all volunteered to be a sub-committee for this year’s report. Mr. Muñoz would be member as well as he is the committee chair.

**NEXT MEETING(S)**

July 25, 2018 (Wednesday) 3:00 PM – 5:00 PM  
TBD - Location

**ADJOURNMENT**

The meeting adjourned at 4:00 pm.

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