



Citizens' Bond Oversight Committee

MINUTES

December 4, 2020

3:00 pm – 4:00 p.m.

Building 8000, Room 8021

ZOOM MEETING (Video/Telephone Conference Meeting)

Join from PC, Mac, Linux, iOS or Android: 91096522508

| COMMITTEE MEMBERS: | | DISTRICT STAFF: | | GUESTS: | | |
|--------------------|-------------------------------|-----------------|-------------------------|---------|------------------|----------------------|
| X | Scott Lathrop | X | Robert Mancell | X | Dan Troy | Christine Mulholland |
| | Gayla Chapman | X | Susan Middleton | X | Chris Green | Trenton Wright |
| X | Susan Dressler (Vice Chair) | X | Linda Mielke | X | Merlynn Foppiano | |
| X | George Galvan | X | Patrick O'Hara | X | Brian McAlister | |
| X | Trinity Leland | X | Kathy Smith | X | Patrice Eley | |
| | Duane Leib (Chair) | | Jill Stearns, President | | | |

| AGENDA ITEMS - DOCUMENTS | WHO | TIME | INTENT | NOTES |
|---|-------|--------|---------|--|
| 1. Approval of Agenda | All | 3 min | A | D. Troy explained to the committee that Duane Leib resigned citing health concerns. Susan Dressler will chair today's meeting. Upon a motion by Smith/Lathrop, the Agenda was approved. |
| 2. Public Comment | All | 5 min | I, D | There was no public comment. |
| 3. Minutes of March 13, 2020 and March 27, 2020 | Chair | 2 min | I, D, A | Upon a motion by Lathrop/Middleton, the minutes of March 13, 2020 and March 27, 2020 were approved. |
| 4. Financial Report Update | Green | 10 min | I, D | Quarterly Financial Reports March 31, 2020 June 30, 2020 September 30, 2020 Chris Green explained that the September 30, 2020 Quarterly Report was not finalized in time for this meeting. Green went over the Quarterly Financial Report for |

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| | | | <p>June 30, 2020. He gave a recap of the 1st bond issuance. He stated that this quarter, the proceeds were fully spent. The District earned \$909,000 in interest. This money went towards the projects. The list of bond projects were discussed and how much was spent on each project. He noted that at the bottom of the page, the remaining balance was zero. Green pointed out that there was only one project that had a little bit remaining, the HVAC for the 1400 Building was \$14,000 and that fully spent out the 1st Series of bond funds.</p> <p>Green went over the 2nd Issuance from February 2018. For this quarter, interest earned was \$132,000. Thus far, the District has earned \$2.4 million in interest. This is due to a higher interest rate in the 2nd series. This money goes back into the project. As of June 30th, there was \$25 million remaining. As of today's date, \$20 million remains for the 2nd issuance.</p> <p>Green pointed out that \$622,000 was spent on road improvements. Troy explained that due to the pandemic, there was less demand for gas and oil, (people weren't driving or flying as much) and that is a big component of the cost of asphalt. The District took advantage of this and went out to bid on a number of road improvement projects. Projects were bidding at 35% less than the estimated budgeted costs. Due to the market, these road improvement projects were expedited to take advantage of the market and spread out the value of the funds available. It was a very efficient use of the public's money.</p> <p>Dressler requested a status update on the Hollister Adobe building. Troy stated that fiberglass rods were inserted into the walls to support and stabilize the structure. The roof was also repaired.</p> <p>Green explained that total expenditures for the quarter was \$7.8 million, which means \$50 million has been spent so far</p> |
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| | | | | <p>and that \$15 million has been encumbered for upcoming projects.</p> <p>He directed the committee to the last page of the report, entitled <i>Measure L Bond – Total Project Cost</i>, which gives a breakdown of all active Bond projects and how much has been expended on each project.</p> <p>Troy pointed out that the COPS loan repayment was fully paid off. Measure L picked up those payments and freed the general fund of \$1.2 million.</p> |
| <p>5. Measure L Update</p> <ul style="list-style-type: none"> • 2nd Issuance Projects • 3rd Issuance Planning | McAlister | 10 min | I, D | <p>Brian McAlister presented a Measure L Update via PowerPoint. He highlighted the following capital projects:</p> <ul style="list-style-type: none"> • Aquatics Center & 1000s Complex ADA – SLO Campus • Data Center – SLO Campus • R&B Shultz ECE Building – North County Campus • NC Sitework Improvement Project • Aquatics Center Pool Deck Restroom • Roof Replacement Project <ul style="list-style-type: none"> • 4100, 4300, 4400, 6200, 7100 Annex <p>McAlister explained that the NC Site Improvement Project will create a new entrance to the NCC and tie the Campus Center to the Library. He added that there were numerous roof repairs and HVAC projects.</p> <p>Districtwide Repairs/Upgrades:</p> <ul style="list-style-type: none"> • SLO Main Campus 12kV Electrical Switchgear Replacement • 1000s/2000s Electrical Switchgear Replacement • Asphalt Paving • Signage & Wayfinding <p>Phase 1 and Phase 2 asphalt projects were completed due to oil prices being down. Taking advantage of the reduced oil prices saved the District \$1.2 to 1.5 million.</p> |

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| | | | | <p>The bond team is currently working on the Telecom Room Renovations as well as a new phone system (VOIP), which is voice over the internet.</p> <p>Third Issuance Projects Overview (\$65-70 million)</p> <ul style="list-style-type: none"> • Capital Projects <ul style="list-style-type: none"> • SLO Campus Center. This is in the design phase. It will be the new entrance to the college; a one-stop shop for first-time users coming onto campus. The second floor will house the Administration and Advancement/Foundation offices. The Board meetings will be held there as well. <p>Roofs/HVAC & ADA Repairs & Upgrades</p> <ul style="list-style-type: none"> • 4000 • 5100/5200/5300/5400 • 6100/6300 • 7100/7300 • 9100/9200 <p>Districtwide Repairs/Upgrades</p> <ul style="list-style-type: none"> • Site Infrastructure & Utilities • Signage & Wayfinding <p>21st Century Technology Upgrades</p> <p>McAlister thanked the Bond team, Klassen, Kitchell, 19six, and Patrice Eley, Fiscal Analyst. Troy thanked Brian McAlister for the tremendous job he is doing with the Bond.</p> <p>The committee requested that the PowerPoint be available to the public. In addition, attach narration to the presentation. Another suggestion would be to add the presentation to the Cuesta College website as well as the Measure L website. In fact, as many places as possible in order for the public to see how their dollars are being spent. Dressler suggested giving this presentation at the next Foundation Board Meeting.</p> |
| <p>4. Committee Membership Review</p> | <p>Troy/All</p> | <p>2 min</p> | <p>I, D, A</p> | <p>Troy explained that Duane Leib’s position will need to be replaced. Also, the Bylaws state that there are term limits</p> |

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| | | | | <p>regarding membership. He explained that Gayla Chapman, Susan Dressler, Scott Lathrop and Patrick O’Hara have timed out. The Bylaws require a minimum of seven members. The timed-out members can continue on the committee until they have been replaced. This will necessitate advertising for new membership for all areas: Student Rep, Business Rep, Senior Group Rep, Taxpayer Rep, Support Organization Rep and an At-Large Rep. The ad will run in January in order to get Board approval by March. A meeting will be held shortly after Board approval to elect a new Chair and Co-Chair. The Annual Report will need committee approval after the new members have been selected.</p> <p>Troy thanked committee members Chapman, Dressler, Lathrop and O’Hara for their dedication and time served. Their contribution to this committee was very appreciated.</p> <p>Lathrop requested that the committee be invited to ribbon cuttings for new Capital Project buildings.</p> |
| 5. 2020 Annual Report Discussion | Troy | 15 min | I, D, A | <p><u>2019 Annual Report to the Community</u></p> <p>Troy inquired if there were any changes/improvements to the way the Annual Report was presented. Smith requested that when projects are referenced, make sure that it states whether it is a North County, SLO campus, or South County project. Also, inset a map of the North County campus into the San Luis campus map. This could stimulate people to remember Cuesta for the next Bond.</p> <p>Dressler asked whether we distribute printed materials, and the costs involved. Troy stated that the report exists in the public forum, such as the campus website, the Measure L website, and Citizens’ Bond Oversight Committee website. He felt that the Annual Report could be distributed as a video presentation as well as the printed format. Dressler requested a larger media distribution such as television or the Tribune. Troy stated that we currently do a media release for the report.</p> |
| 6. Adjournment | All | 2 min | I, D, A | <p>Troy inquired whether the committee would like to continue with Zoom meetings after the pandemic ends or in-person</p> |

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| | | | | <p>meetings. The committee preferred in-person meetings when possible in order to tour the projects. They also felt that the human connection element was important.</p> <p>The committee thanked Merlynn Foppiano for her contribution to the committee. She will retire as of December 30, 2020.</p> <p>The meeting adjourned at 4:00 p.m.</p> |
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*A Action Item D Discussion I Information H Handout

Or iPhone one-tap (US Toll): +16699006833,817204896#

Or Telephone: Meeting ID: 817 204 896

Dial: +1 669 900 6833 (US Toll)

+1 346 248 7799 (US Toll) or +1 253 215 8782 (US Toll) or +1 301 715 8592 (US Toll) or +1 312 626 6799 (US Toll) or +1 646 876 9923 (US Toll)

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