



**INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE**  
**Friday, December 5, 2008**  
**MINUTES**

**Call to Order**

The meeting was called to order at 12:30 p.m., by Ginny MacDonald.

**Members Present:** Richard Borevitz, Claudia Duran, Maurice Haight, Ginny MacDonald, Michael McDowell, John Nabors, Jr. & George Weiner

**Members Absent:** None

**District Representatives:** Robert Deegan Superintendent/President  
Bonnie Ann Dowd, Asst. Superintendent/Vice President,  
Finance & Administrative Services  
Mike Ellis, Director of Facilities  
Phyllis Laderman, Director of Fiscal Services  
Valarie Carlomagno, Administrative Assistant

**Guests:** Melinda Finn

**Public Comments**

Public comments were solicited. There were none.

**Approval of Minutes – September 12, 2008**

MSC: Weiner/Borevitz. The minutes were unanimously (Bonnie – Mike abstained because he wasn't at the previous meeting. Not sure about how to word it since you don't usually list abstaining votes) approved as corrected and will be posted on the ICOC website.

**District Reports**

**Financial Data Report:**

Phyllis Laderman presented and reviewed the Financial Data Report handout for expenditures through November 30, 2008. She reported that the summary portion of the handout had been slightly modified and that interest monies have been added to the project budget where increases have been necessary. All other interest monies are placed in the "Prop M Series-A Contingency" account.

Richard Borevitz inquired as to whether the economic downturn has affected Palomar's funds held by the County of San Diego. Phyllis Laderman responded that the County has made some very good investments. The County's investment strategy is retention of the principal amount and as such, their conservative approach has been effective, while at the same time providing modest returns. Dr. Bonnie Dowd stated that while it is possible the District may sustain some losses during this economic downturn, it was less-likely given the County's conservative investment stance.



**Palomar Community College District  
1140 West Mission Road  
San Marcos, CA 92069-1487**

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Construction Projects Review:

Mike Ellis (Facilities Department Director) provided a handout outlining the current status of Prop M construction projects (Exhibit A) and reviewed it with ICOC members. Highlights of the report are as follows:

Mike reported that Ralph Johnson has been hired as the new construction manager for Prop M projects with his salary being paid for out of Prop M funds. Ralph has been assigned to the S-Building Replacement Project, which is scheduled to begin in April.

Until the Natural Sciences building has been signed-off, DSA will not allow any more new projects to proceed. There are currently 102 projects and/or pieces of equipment needed for completion with 46 already done. The remainder are either in-process, scheduled or in some phase of approval or design.

With regard to the North Education Center, Dr. Dowd shared that a settlement agreement is being presented to the Governing Board at their meeting of December 9, 2008, to resolve the "fair share" concerns raised by SANDAG and the County of San Diego. In addition, the District is proceeding with the purchase of an easement on the Fenton property to be donated to a conservancy to maintenance in perpetuity. The cost of the easement is \$3.5 million. Purchase of wetlands for EIR mitigation is still pending. Lastly, Paul Metcalf is meeting with RBF Consulting and the county planners to discuss going forward with the General Plan Amendment.

On the Humanities Building, the project is not included in the State budget and may not be until 2010-11 or later. In the interim, some equipment has been purchased for the modular buildings that will be moved into the completed building when it occurs.

Grading is being completed for the S-Building Replacement Project by the MIB contractor and groundbreaking is anticipated to begin in April 2009. Completion of the building should take approximately one year and will be the first building funded entirely by Prop M funds.

The District is still looking for land for the PC South Education Center. A few possibilities have been identified; however, the search for land continues.

On the San Marcos Campus CEQA/EIR study, Mike advised the ICOC that approval is not holding up the MIB or Health Sciences Buildings. The San Marcos EIR relates to the Baseball Field and the Parking Lot Expansion projects and the District is meeting with the County early in the process to address any needs or requirements. Mike also stated that as projects are being added to the campus, the District will have to ask for an amendment to the EIR. Lastly, Mike commented that good relationships were established with agencies during the No. Education Center CEQA/EIR process and that should help with any mitigation findings for the San Marcos campus. In particular the Baseball Field Project will be affecting some of the native grasses, which could result in additional mitigation expenses. Athletics will be redistributing bond monies from various projects within Master Plan 2022 to pay for any potential increases.



The Arboretum Ad Hoc Committee has been meeting for several months with members exhibiting a broad and deep level of involvement in the project. Not only is the committee looking at the aesthetic aspects of the landscaping project, but are also being sensitive to the classes being taught and making recommendations for improvement. Architect KTU&A has named Kim Wiley as the architect in charge of the project and she has been a real asset to the committee.

Regarding the Infrastructure Improvements projects, a short-term fix is anticipated within six months, according to SDG&E. The long term fix is in the final planning stages between SDG&E and Johnson Consulting Engineers and scheduled to be implemented in two phases beginning in December 2009.

The Child Development Center Project has been placed on hold. Currently, the District has three (3) other FPPS in the system and will be waiting to see if the state economic conditions improve before submitting an FPP for this project.

Heavy equipment will be arriving for the MIB Project sometime during the week of December 5<sup>th</sup> and blasting will commence over the winter break. Some occasional blasting may be necessary once classes resume; however, every attempt will be made to schedule additional blasting for Friday afternoons, when the campus will be least impacted.

Facilities is currently reviewing the 12-15 projects submitted for the Escondido Center Improvement Project to ensure that they support the Master Plan 2022.

The Emergency Generator Project (part of the Information Services Technology Projects) is scheduled to go to DSA for approval on December 19<sup>th</sup>. Construction is anticipated to begin in summer 2009.

North Education Property Update (EIR, Mitigation Land, Reqs., Billboard Status):

Dr. Dowd informed the committee that since CPEC approved the Fallbrook site as the new North Education Center, a billboard could be erected as has been requested by Ginny MacDonald. She anticipates this will occur sometime in early 2009.

Dr. Dowd also shared that the recent threat of a lawsuit by SANDAG was primarily because of fees - particularly TIFF fees for Cal Trans. As stated earlier in the meeting, a negotiated settlement was being presented to the Governing Board for their approval that is beneficial to the District.

State Budget Crisis Impact

Dr. Dowd informed the ICOC that the Governor of California had declared a Fiscal Emergency to which the legislature has 45 days to respond with their own plan; otherwise, the Governor is free to make changes without legislative approval. She further stated that even after reducing 250 sections at the college, growth is still up by 6%. Lastly, she went over the potential impacts to the college if growth funding is cut by the state.

In conclusion, Dr. Dowd distributed a handout of a potential page on the ICOC website entitled, "Performance Highlights", and asked the membership for their input on whether this is what they were hoping to achieve. Mike McDowell said that he likes the layout, but would like to see actual dollars leveraged through recycling, e-auctions, and conservation. In addition, he felt it should be renamed "Leveraging Funds", demonstrating that Palomar continues to be fiscally responsible. An ICOC member also suggested that a toggle be added to the website identifying how many people actually visit the page.

George Weiner asked if the District is seeing a willingness to lower costs given the difficult economic climate and the need to be competitive. Mike Ellis responded that some costs are not negotiable, such as prevailing wages, but that bidding has been very competitive. Dr. Dowd commented that there was a large increase in the number of bids received and that the District is working closely with our architects to ensure that designs don't exceed available budgets.

This concluded the District's reports to the ICOC Committee.

### **Ground Breaking Events**

Dr. Dowd apologized to the ICOC members for the oversight in not inviting them to the groundbreaking for the MIB. She informed the members that the Health Sciences groundbreaking will be occurring later in February and they will definitely be receiving invitations.

### **ICOC Annual Report**

At the sub-committee meeting for design of the ICOC Annual Report, members determined that they wanted marketing to develop a template for information to be inserted. This will likely be occurring in early spring 2009 and will be brought to the ICOC for their consideration. In addition, the District's architects will be completing an audit of Prop M funds for the first time, which will also be included in the report.

### **Comments From Members Generated the Following:**

George Weiner thanked Mike Ellis for being so gracious to his guest from Northern California when she went on a tour of the campus.

Richard Borevitz questioned when the District will need to sell bonds for Series B projects. Dr. Dowd responded that given the current economic climate, it is not the best time to sell bonds and that it will likely be sometime in 2010-11.

### **Adjournment**

The meeting adjourned at 2:16 p.m.