



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
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

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.
- 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.

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.