

**PASADENA AREA COMMUNITY COLLEGE DISTRICT  
REGULAR MEETING (NO. 16)  
OF THE CITIZENS OVERSIGHT COMMITTEE  
PASADENA CITY COLLEGE  
C233 – The President’s Conference Room  
1570 East Colorado Boulevard, Pasadena, CA 91106  
WEDNESDAY, JULY 26, 2006  
6:00 P.M.**

**Regular Meeting No. 16**

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The Citizens Oversight Committee met for Regular Meeting No. 16 on Wednesday, July 26, 2006, in Room C233 – The President’s Conference Room of Pasadena City College, 1570 East Colorado Boulevard, Pasadena, California 91106.

**Current Members Present**

Gregory Brown, Vice Chair  
Roger Gray  
David Jacobs  
Jay Lammers  
Bobbie Moon  
Lucinda Over  
Sam Thomas  
Warren Weber

**Current Members Absent**

Larry Fugal  
Victor Griego (Resigned)  
John Murphy  
Michael Sansosti

**Outgoing Members Present**

Daniel Braun  
Lynne Hess  
Michael Karsch  
John Lee  
Angie Mont O’Brien  
Fred Zepeda

**Outgoing Members Absent**

Jonathan Fuhrman, Chair

**District/Support Staff Present**

James Albanese  
Juan Gutierrez  
James Kossler  
Jack Schulman  
Richard van Pelt

**District/Support Staff Absent**

Geoffrey Baum

**I. CALL TO ORDER**

Greg Brown, Vice Chair, called the meeting to order at 6:12 p.m.

***Note: Items were not discussed in the same order as they appeared on the Agenda.***

**II. INTRODUCTIONS**

Each person (current, incoming and outgoing) in attendance introduced themselves.

**III. TRANSITION – JAMES KOSSLER**

**A. OUTGOING MEMBERS**

Jim Kossler awarded certificates of appreciation to each outgoing member present (Michael Karsch, Daniel Braun, Lynne Hess, John Lee, Angie Mont O’Brien, and Fred Zepeda). Members identified which Trustee or organization they represented and summarized their experience on the committee.

**B. INCOMING MEMBERS**

After self-introductions, Jim Kossler explained that the committee's primary responsibility is to oversee the financial expenditures on Measure P Bond Projects as well as to publish an annual report to the community.

**C. ELECTION OF CHAIR/VICE CHAIR**

Jim Kossler recapped a committee decision from an earlier meeting that, for the sake of continuity, the Vice Chair (after serving one two-year term) could be elected as the new Chair (serving their final two-year term), and the new Vice Chair elect has the potential of serving in that position for a two-year term before advancing to the elected position as Chair.

**MOTION ON MOTION OF** Mr. Thomas, and seconded by Mr. Jacobs, the Committee voted, by a unanimous vote of all members present to appoint Gregory Brown as the new Chair of the PCC Citizen's Oversight Committee.

**MOTION ON MOTION OF** Mr. Jacobs, the Committee voted, by a unanimous vote of all members present to appoint Warren Weber as the new Vice Chair of the PCC Citizen's Oversight Committee.

**IV. APPROVAL OF MINUTES – Regular Meeting No. 15 – April 26, 2006**

**MOTION ON MOTION OF** Mr. Zepeda, and seconded by Mr. Karsch, the Committee voted, by a unanimous vote of all members present to approve the Minutes of Regular Meeting No. 15 held on April 26, 2006, as submitted.

**V. STATUS REPORTS – JACK SCHULMAN & RICK VAN PELT**

Jack Schulman provided a brief history on each project (including the Parking Structure) and addressed the most current activity on the remaining projects.

**A. INDUSTRIAL TECHNOLOGY BUILDING (ITB)**

The ITB is behind schedule due to change in architect from Anshen + Allen L.A. to PBWS. This project is currently in the process of construction development. We are waiting for the most current estimates.

**B. CAMPUS CENTER BUILDING (CCB)**

Originally, the CCB project was going to start after the ITB, but due to delays on the ITB project and for the purpose of efficiency, now construction for the CCB and ITB projects will occur at the same time. LPA is the architect for the CCB which is currently in the process of construction development. To keep within budget, the current building will be renovated. It has been inspected and declared structurally sound; otherwise, a new building would be over budget and half the current size.

**C. ARTS BUILDING (AB)**

The architect selection process for all projects was reviewed. AC Martin was selected as the architect for the AB project. A contract is being finalized and will be submitted for Board approval.

**D. RECONSTRUCTION PROJECTS LIST**

Reconstruction projects include upgrades on electrical and telephone systems, technology, etc. to insure that we meet modern day standards. Other projects include safety, lighting, increasing the number of restrooms, classroom upgrades, as well as ADA compliance by providing modern amenities. The District selected six architects for different types of projects using only district-based architects for which contracts are being finalized.

These projects will occur around other major construction projects. Plans are being made to determine where to temporarily move employees from their current work location during construction, i.e., the Bookstore operation will temporarily be housed in the W Building (women's gym). Later, the W Building will be converted into a physical fitness center. The final phase will include hardscaping and landscaping.

**E. YEAR-TO-DATE EXPENDITURES**

Project budget summaries were reviewed.

**VI. BOND FINANCING**

Due to revised cost estimates and forecasting on the various projects, it was determined that more money would be needed. Refinancing the first issuance of bonds over a period of time was investigated as well as issuing a new series of bonds. The committee was referred to documents in their packet: Agenda Item G - Adoption of Resolution No. 404, Authorizing Issuance of 2002 Election General Obligation Bonds, 2006 Refunding Series A and Agenda Item H - Adoption of Resolution No. 405, Authorizing Issuance of 2002 Election General Obligation Bonds, 2006 Series B, as approved by the Board of Trustees at the meeting held on June 7, 2006.

**A. REFINANCING SERIES A**

Originally, Series A bonds were issued in the amount of \$33 million. The refinancing of Series A bonds is for \$22,657,773.75 and will henceforth be referred to as 2006 Refunding Series C.

**B. SERIES B ISSUANCE OPTIONS**

Series B bonds are for \$65 million.

**VII. PUBLIC COMMENTS**

There were no public comments.

**VIII. ADJOURNMENT**

Greg Brown adjourned the meeting at 7:10 p.m.

**FUTURE MEETINGS: OCTOBER 25, 2006  
JANUARY 24, 2007  
APRIL 25, 2007  
JULY 25, 2007**

The purpose of said Bond Election shall be for the voters of the District to vote on the following proposition (the "Bond Measure") which is to appear on the card notice of election and upon the ballot as follows:

*"Shall the Pasadena Area Community College District repair and rehabilitate its facilities to meet current health, safety, accessibility and instructional standards, replace worn-out plumbing, upgrade existing electrical systems to better access technology, replace aging heating, ventilating and air conditioning systems, renovate outdated classrooms and other vocational training facilities, and construct other facilities to relieve overcrowding, by issuing \$150 million in bonds, at interest rates within the legal limit, and appoint a citizens oversight committee to oversee expenditures?"* Measure P was approved by 69.84% of the votes.