

**Yuba Community College District  
Citizens' Bond Oversight Committee (CBOC) Meeting  
Tuesday, July 16, 2019**

The Yuba Community College District Citizens' Bond Oversight Committee met on Tuesday, July 16, 2019 for a Regular Committee Meeting at Yuba Community College District Board Room, 425 Plumas Blvd., Suite 200, Yuba City, CA 95991; Yuba College, 2088 North Beale Road, Marysville, CA 95901, Building 100A, Room 4 (President's Conference Room); Woodland Community College, 2300 E. Gibson Rd., Woodland, CA 95776, Room 114; Lake County Campus, 15880 Dam Road Ext., Clearlake, CA 95422, Room 115.

**1. Call to Order and Opening Items**

**1.01 Call to Order and Attendance**

Committee Chair Deborah Barocio-Mirande called the meeting to order at 4:03 p.m.

**Present:** Jerrie Libby, Deborah Barocio-Mirande, Cynthia White, James White

**Absent:** Victoria Young

**Guests:** Mazie Brewington, Vice Chancellor YCCD Administrative Services; David Willis, YCCD Director Maintenance and Operations; Eileen Schmidtbauer (Recorder)

**1.02 Meeting Reminder: Please Mute or Turn off Cell Phones**

**2. Approval of Agenda**

**2.01 Approval of Agenda**

It is recommended that the Citizens' Bond Oversight Committee approve the July 16, 2019 Regular Committee Meeting agenda as presented.

Motion by Cynthia White; Second by Jerrie Libby

Final Resolution: Motion Carries

Aye: Jerrie Libby, Deborah Barocio-Mirande, Cynthia White, James White

Absent: Victoria Young

**3. Approval of Minutes**

**3.01 Approval of Minutes**

It is recommended that the Citizens' Bond Oversight Committee approve minutes from the January 16, 2019 Regular Committee Meeting.

Motion by James White; Second by Jerrie Libby

Final Resolution: Motion Carries

Aye: Jerrie Libby, Deborah Barocio-Mirande, Cynthia White, James White

Absent: Victoria Young

**4. Open Agenda and Public Comment**

**4.01 Open Agenda and Public Comment**

None

**5. Information**

**5.01 Measures J & Q Status Report and Bond Financial Report**

David Willis presented the Measures J & Q reports. Discussion points:

- a) The facilities master plan was adopted by the Board in December 2018.
- b) Energy storage project is ongoing, and Tesla power pack modules will arrive in October 2019. Ms. White asked what is the bottom-line potential for TESLA energy storage? Mr. Willis responded that PG&E won't allow these power pack modules to be used as an energy source; they can only be used to cut down on the amount of energy used. As per PG&E regulations, the reason is that during power outages, energy can be back-fed and this can lead to higher damages to electrical equipment. PG&E doesn't have a means to stop a back-feed during a power outage at a business level. Mr. Willis noted that YCCD I.T. storage has a natural gas backup power source. This allows YCCD I.T. operations to continue to run as the back-up generator is engaged. There are no other back-up systems at the colleges. Discussion ensued about PG&E energy and buyback options. A question was asked about using "wind" options? Mr. Willis stated that Yuba College is in good shape with energy set up, and that Woodland Community College is scheduled for another campus wide shut down for one day to tie into a new energy system. Ms. Libby asked what the energy use is at the Sutter County Campus; Mr. Willis responded that 10,000 kilowatt hours are generated through solar energy currently. He noted that infrastructure is there to add onto the existing solar system. He stated that a solar system cannot be installed at the District Office because that building is leased and not owned. Ms. Barocio-Mirande asked why isn't the District Office located at the Sutter County site? Response was that due to Measure J language and constraints, administrative offices could not be built at that location. Ms. White noted that the Sutter County Campus is a tremendous asset; Ms. Brewington stated that Yuba College has already outgrown that site; Ms. White asked if another building could be built to accommodate the growth. Ms. Brewington stated that since this topic was not agendaized, it cannot be discussed, but noted that it is being talked about and will be a topic on the September 4, 2019 Facilities Meeting agenda.
- c) Ms. Libby noted that Sutter County was going to seek out another bond measure.
- d) Mr. Willis stated that energy storage projects were approved for Tier 2 self-generation by PG&E. Ms. White asked what is the projected outcome of this project; Mr. Willis noted that it will help with the return on investment.
- e) Mr. Willis stated that roof replacement projects are ongoing district-wide: Discussion ensued. Roofing projects to continue after all approvals and bids have been received. He also mentioned that the transformer was replaced in Building 700 at Yuba College. This transformer was installed in the 1970's and is leaking oil even though regular maintenance has been done on it. Ms. White asked about the PCB's in the transformers. Mr. Willis stated that only one transformer still has PCB's. Mineral oil is being used to maintain transformers as it is non-combustible. The bid and award to replace all transformers will be finalized in the fall. Ms. White asked if they are all above ground? Yes.

- f) Mr. White noted that he was under the impression that Measure J funds are meant for new construction only. Is maintenance and replacement of equipment a legitimate expenditure. Mr. Willis stated that it is an acceptable expenditure as defined in Measure J language. Ms. Brewington added that the District consults with bond council before any expenditure is made. Mr. Willis stated that Measure J funds cannot be used for everyday expenditures. Ms. Brewington noted that after each project is finished, the District's General Fund supports routine costs to maintain buildings and equipment purchased with bond funds.

Ms. Brewington reviewed the cost report with the Committee. She covered the Borrego Energy Storage project; Veterinary Technology project which was paid for partially with bond funds and partially with scheduled maintenance funds and unrestricted general funds; Roofing projects; Fire Alarm Systems request for proposal is waiting on the resolution for state funding; and Solar project analysis. Ms. Brewington stated that all projects are subjected to financial audit through the District's annual audit.

### **5.02 Governor's Budget Update – Proposition 51 Capital Outlay Project**

Mr. Willis stated that the Woodland Community College Performing Arts Facility is approved in the California State Budget as signed by the Governor. \$19 million dollars will be leveraged to build the facility. He noted that the square footage and paint colors submitted to the State of California cannot change, but the shape of the facility and location of functions within the facility can change. Ms. Brewington noted that architectural plans and drawings will be created this year. The project timeline is to be determined. Measure Q funding resources will also be leveraged to support building this facility. Ms. White asked if this facility will be similar to Folsom's Arts Center; Mr. Willis stated that it will not be as elaborate. Discussion ensued as to what steps will be taken in order to move this project forward. It was noted that funding requirements state that the building must be used 51% of the time for its intended use; the other 49% of the time can be used to support other programs at Woodland Community College.

## **6. Action**

### **6.01 2019-2020 Meeting Calendar**

The Committee discussed the required frequency of CBOC meetings

It is recommended that the Citizens' Bond Oversight Committee adopt a 2019-2020 Meeting Calendar. The CBOC will meet every six months, with the next meeting scheduled on Tuesday, January 21, 2020 at 4:00 PM at the District Office.

Motion by: Cynthia White; Second by: Deborah Barocio-Mirande

Final Resolution: Motion Carries

Ayes: Jerrie Libby, Deborah Barocio-Mirande, Cynthia White, James White

Absent: Victoria Young

## **7. Adjournment**

### **7.01 Adjournment**

The Committee Chair adjourned the meeting at 5:05 p.m.