

LONG BEACH COMMUNITY COLLEGE DISTRICT  
CITIZENS' OVERSIGHT COMMITTEE  
**SUMMARY NOTES**  
August 21, 2023

**Members Present:** Sumer Temple, Vice Chair, Local Business Community; Chris Fowler, Secretary, Community at Large; James Choura, Senior Citizens' Organization; Dr. Erica Jacquez, Community at Large; CoCo Dobard, ASB President.

**Members Absent:** Sean Dunbar, Community at Large; Alan Gafford, Bona-Fide Taxpayers' Assoc; David Chang, Community at Large.

**LBCCD/Bond Program Staff/Guests Present:** Raymond "Chip" West, VP, Admin Business Services; Hakim Chambers, Bond Management Team; Walter Johnson, Exec. Director, Facilities Planning, Construction & Operations; Bob Rapoza, Director, Business Support Services; John Thompson, Director, Fiscal Services; Stacey Toda, Associate Director, Communications & College Advancement; Nathalie Sevilla, Executive Assistant; Katherine Conchada, Sr. Administrative Assistant; Lexi Donovan, Bond Management Team

**WELCOME AND ANNOUNCEMENTS (Sumer Temple)**

- 1.1 This meeting was called to order at 6:00 p.m.
- 1.2 Nathalie Sevilla called the roll.
- 1.3 Vice Chair, Sumer Temple, welcomed the group and introductions were made.

**PUBLIC COMMENTS (Sumer Temple)**

- 1.4 There were no public comments.

**OLD BUSINESS**

- 1.5 There was no old business.

**NEW BUSINESS**

**APPROVAL OF January 30<sup>th</sup>, 2023 MINUTES (Sumer Temple)**

- Motion to approve by James Choura, seconded by Chris Fowler. All in favor, none opposed; Abstentions: none. Motion passed.

**1.6 QUARTERLY EXPENDITURE REPORT (Chip West)**

*Refer to "COC Expenditure Report – August 21, 2023" presentation.*

- Measure E and Measure LB—periods ending March 31, 2023, and June 30, 2023
- Measure E is currently on hold, pending discussions with community members regarding maximum tax; only \$2.00 interest earnings because this measure has not been touched and will not be touched for several years.
- Updates on Measure LB
  - 2.5 million in interest earnings
  - Projects that have started are Buildings G & H and Building E. Other big-ticket pieces that have recently come forward will be reflected in the budget for the January meeting. Bond projects are moving forward from design phase into implementation.
- Documents provided with today's agenda include reports from PeopleSoft system:

- Fund 46 (Measure E)
- Fund 47 (Measure LB)

**2. Questions/Comments from the committee on the presentation included:**

- No questions.
- James Choura commented that the recent tour of the college was “overwhelming” seeing what good work has been done and how many details have been addressed to make improvements that contribute to better ways of teaching.
- Motion to approve Quarterly Expenditure Report by James Choura, seconded by Chris Fowler. All in favor, none opposed; Abstentions: none. Motion passed.

**CONSTRUCTION UPDATE (Walter Johnson & Hakim Chambers)**

*Refer to “COC Bond Update – August 21, 2023” presentation.*

- Dr. Chip West introduced Walter Johnson and Hakim Chambers.
- Walter Johnson & Hakim Chambers shared a presentation. Bond Updates included:
  - Projects in Construction Phase
    - LAC Building G & H – Music Theater Complex. Those on the tour during the week prior were able to see the active, live construction site.
    - LAC ADA Accessibility Building Barrier Removal
    - PCC Building MM – Construction Trades II
  - Projects in Bid Phase
    - LAC Building E – Pavilion
  - Projects in Design Phase
    - LAC Building E – College Center
    - LAC Building M – E-Sports
    - Districtwide – Access Control
  - Projects in Programming/Design Phase
    - PCC – Solar Panel Project
  - Updates on the Facilities Project Group
    - Scheduled Maintenance Projects, including roofing restoration, boiler replacements, HVAC improvements, light replacements, and safety upgrades
    - Multiple small projects populated by the ABS request form, etc.
- Jim commented that it is good that we are using local contractor P2S which can be resources for our students.
- Sumer has a question regarding solar panels – is the cleaning and yearly maintenance Facilities’ responsibility or is it outsourced?
  - Hakim responded that a maintenance agreement is included with purchase of panels. After the first installation, they will be cleaned at least twice per year. The system can monitor its use and productivity. Facilities will be responsible after initial installation.

**OTHER**

**BOND UPDATE**

- Board of Trustees is looking at the possibility of a new bond in 2024. A decision will not be made until August 2024. The viability of the bond passed in all districts.

- The old bonds do not cover the needs for new projects.
- We want to make the community aware of this possibility. Testing on viability will be done in spring and summer 2024, and the Board will make a decision in August 2024 about whether to move forward.

#### **Election**

- Dr. West mentioned that the committee will need to hold an election for the Chair and other open positions; there is also one open seat for “service organization to LBCC”. He suggested convening a special Citizens Oversight Committee meeting within 1-2 months, or we can wait until the January meeting. Sumer suggested the meeting be on Zoom, since it will be a short meeting, and we can plan for an in-person meeting in January.

#### **Past Agendas and Minutes**

- Nathalie will organize and upload past agendas and minutes to BoardDocs.

#### **UPCOMING EVENTS**

- 1.7 College Day on August 25<sup>th</sup>: Dr. West invited committee members to attend.
- 1.8 Building G Groundbreaking on September 20<sup>th</sup>: Stacey Toda invited committee members to attend.

#### **FUTURE AGENDA ITEMS**

- 1.9 Quarterly Expenditure Report
- 1.10 Construction Update

#### **3. ADJOURNMENT**

- 1.11 Motion to approve by Chris Fowler, seconded by James Choura. All in favor, none opposed; Abstentions: none. Motion passed.

#### **NEXT MEETING**

January 29, 2024 at 6:00 p.m. in T-1100 (Board Room)