

SADDLEBACK COMMUNITY COLLEGE DISTRICT
 28000 Marguerite Parkway
 Mission Viejo, California 92692

MINUTES OF THE MEETING OF THE GOVERNING BOARD

February 4, 1980 - 8:00 p.m.
 Library-Classroom Complex -- Room 105

PUBLIC / FILE

The special meeting of the Governing Board was called to order by Trustee Price. Trustee Watts led the audience in the Pledge of Allegiance and Trustee Walther gave the Invocation.

CALL TO ORDER

Present:

PRESENT

Mr. Robert L. Price, President
 Mr. William L. Watts, Vice-President
 Prof. Eugene C. McKnight, Clerk
 Mr. John C. Connolly, Member
 Mr. Robert L. Moore, Member
 Mr. Larry W. Taylor, Member
 Ms. Harriett S. Walther, Member
 Mr. Grant Richards, Student Member

BOARD MEMBERS

Dr. Robert A. Lombardi, Superintendent/President
 Mr. Roy N. Barletta, Assistant Superintendent -
 Business Services
 Dr. William O. Jay, Assistant Superintendent -
 Dean of Instruction
 Mr. Jack A. Swartzbaugh, Dean of Students

STAFF MEMBERS

A motion was made by Trustee Taylor, seconded by Trustee Watts, and unanimously carried to adopt the agenda as well as the agenda outline, a copy of which is attached to these minutes, with the following addition to Item II-D:

AGENDA AND
 AGENDA OUTLINE
 ADOPTED
 AS REVISED

Questions and communications from the audience

The following documents were submitted by the Superintendent for review by the Trustees:

WORK/STUDY
 SESSION -
 MARGUERITE
 PARKWAY
 PROJECT

1. Land-Use Policy for the District

This policy was recommended by Trustee Walther and adopted by the Board of Trustees on October 8, 1979. It reads as follows:

The Board of Trustees of the Saddleback Community College District has a right and a duty to preserve and protect the land of the district for the use of present and future generations.

REVIEW OF
DOCUMENTS
SUBMITTED
BY THE
SUPERINTENDENT

The fundamental purpose of land acquired by the Saddleback Community College District is to provide adequate land for facilities and space for the instructional, educational, recreational, athletic and research activities of the college.

-CONTINUED-

While financial, political, aesthetic and environmental considerations need to be taken into account, the dominant and prevailing consideration must be the appropriateness of land use in the furtherance of the mission of the college.

The use of lands shall be planned in a manner consistent with the characteristics of the Saddleback Community College District as an instructional and educational institution, and shall provide flexibility for unanticipated changes in needs.

Uses of Saddleback Community College District lands shall continue to produce an institution of which all those who have the welfare of the college at heart can be proud and shall serve in an important way as a model in the field of academic planning and development. Cooperation with adjoining communities is important, and the concerns of neighboring jurisdictions shall be considered in the planning process.

2. Marguerite Parkway Project: Options for the Development and Request for Proposals.

The options enumerated, as submitted by Institutional Management Consultants, are as follows:

- a. Develop 16 acres in condominiums.
- b. Develop 16 acres in commercial space integrated with the commercial development across the street.
- c. Develop 16 acres into a garden-type office park.

Qualities the trustees would like to see utilized in the land development that would be compatible with the campus and college activities were requested.

REVIEW OF
DOCUMENTS
SUBMITTED
BY THE
SUPERINTENDENT

Trustee Moore requested that this be done by a member of the staff listing the items on a flip-chart as they were mentioned by the trustees or members of the audience.

3. Considerations for the Board of Trustees relative to the Marguerite Parkway Project were noted as follows:

- a. Define project concept.
- b. Direct staff to prepare preliminary plans.
- c. Board of Trustees to adopt a resolution to consider proposals; and to give and publish Notice of a public meeting to be held by the Board at a time, date, and place designated for a public hearing on all proposals received.
- d. Direct staff to request proposals from developers; hold informal meetings with developer; screen proposals; make presentation to the Board.
- e. Selection of plan by Board of Trustees; submission of plan to the Board of Governors for approval of the proposal. The Board of Governors shall, within 45 days of the date of submission, notify the Board of Trustees of its approval or disapproval.
- f. After approval by the Board of Governors, the Board of Trustees may enter into and execute the appropriate lease and agreement.

4. Projected Capital Outlay Requirements.

A copy of the report will be placed on file with these minutes. It indicates that \$56,196,205 is the total requirement.

Based on the report, and making certain personal judgments based on the best information available from the staff, Trustee Price presented a report separating the costs into the

following five sources of expected and potential funding, to give a clear perspective of the district's search for additional funds for the future.

REVIEW OF
DOCUMENTS
SUBMITTED
BY TRUSTEES

Routine Annual Funding	\$10,185,000
Anticipated State Funding	24,502,000
Parking Fund (\$10 per semester)	3,574,000
Student Center (private capital)	6,274,000
Unknown source	<u>11,662,000</u>
Total	\$56,197,000

A memorandum prepared by Trustee Watts, dated January 29, 1980, concerning the Marguerite Parkway Project and related issues, was reviewed. This memorandum indicates the considerations of Trustee Watts concerning certain problems and needs. It indicates what he considers to be the present problems, including land acquisition, and the present solutions, including pursuing several projects, one of which is the Marguerite Parkway Project. It also indicates the implications involved in proceeding with the proposed solution by employing Institutional Management Consultants to provide the specifications for requests for proposals which are to be initiated and reviewed, and the implications involved in delaying proceeding with the proposed solution: increased cost of labor and construction, constriction of all building regulations, loss of possible income, and inflation.

Later during the meeting, in response to comments by Mr. Wandling of Leisure World, acknowledging the district's need for funds but asking if another premise could be established, Trustee Watts quoted from his memorandum listing other possible sources of funds as follows:

Irvine's Proposal for Joint Use of Property

The District Foundation

The "Gift of Property" Law

Private Builders for a Student Union

An Extension of Time from the Irvine Company

Trustee Watts stated that these items will be considered by the Board of Trustees at some time in the future; tonight only one project, the Marguerite Parkway Project, is being considered.

Trustee Price introduced Mr. John Trittipo, A.I.A., Co-executive Director, Institutional Management Consultants, who was present to respond to questions.

Trustee Price called upon members of the audience to ask questions and to present their communications.

Written proposals had been provided by the following who were present to respond to their suggestions:

Mrs. Jean Vincenzi
Division of Mathematics and Engineering

Mr. James Bollingmo
Division of Natural Science

Mr. Philip Rogers
Division of Mathematics and Engineering

Mr. James Thorpe
Division of Mathematics and Engineering

Trustee Price also acknowledged receiving written input from the following:

Mr. Richard Hilton
Division of Natural Science

Mr. Michael Markowitz
Learning Assistance Program

A copy of each of the written communications is attached to these minutes.

Mr. Robert Parsons, Natural Science Division Director, read a resolution adopted by the Division of Natural Science, supporting Mr. Bollingmo's proposal. A copy of the resolution is also attached to these minutes.

Verbal communication was received from the following:

Ms. Karen Pease, Lariat Editor

Mr. Mike Merrifield, Learning Assistance Program

Mr. Harry Wandling, Leisure World Resident

Mr. Bruce Weisenberger, Associated Student
Body Chairman, North Campus

Mr. Scott Warren, Student

Mr. Bud Campbell, United South Orange Coast
Communities President

Mr. John Clark, Director of the Saddleback
College Fixed Income Consumer Counseling

Mr. Raymond Bartlett, Division of Mathematics
and Engineering

Mr. Rey Kero, Division of Natural Sciences

From the written and verbal presentations, the
following criteria were established:

Consideration of Other College Uses of the
Marguerite Parkway Property

Preservation of the Ridgeline

Use of District Employees' Expertise

Consideration of the Length of the Lease
(66 years maximum)

Acknowledgement of the Fact that the Future
of the College will Remain Uncertain

Request Proposals for Educational Uses of
the Property

Consider Financial Feasibility of North
Campus Development

Cost Overruns

Negative Impact on State Funding

Communicate Accurate and Adequate Information

Master Plan First

Consideration of Other Options, such as
Professional Facilities

Invite Developers' Proposals to Submit New
Ideas

Consider Minimum or no Contour Changes in
the Land

QUESTIONS AND
COMMUNICATIONS
FROM THE
AUDIENCE

Drainage Control
No Slope or Grading Greater Than 30%
Immediate and Future Use of Facilities for
the College
Financial Benefits to be Derived by the
District
Joint Use of Facilities
Up-Front Money - (When will the money be
delivered)
Agreements Based on the Inflation Factor
Confer with the Mission Viejo Advisory
Council, the Saddleback Area Coordinating
Council, and the United South Orange Coast
Communities, Inc. -- and other agencies
Security Impact on the Campus
Parking

QUESTIONS AND
COMMUNICATIONS
FROM THE
AUDIENCE

-CONTINUED-

These criteria are listed in the order mentioned during the meeting.

Following are some facts that were established during the meeting:

The only fees that may legally be imposed by the district are a health fee (currently \$5.00 per semester) and a parking fee (currently being considered). The parking fee may only be used for building and repairing parking lots and related expenditures.

There is a time as well as a financial problem.

The district's agreement with The Irvine Company for an option to purchase land at an established price expires October 20, 1982.

The district may lease land on a competitive basis; however, under current legislation it may invite proposals and negotiate agreements. This provision expires in June, 1980. Efforts to extend this provision are underway.

Under this provision the maximum lease allowed is 66 years.

If joint use is agreed upon, it could be for office use only; classrooms would not be permitted.

The meeting was recessed at 10:10 p.m. and reconvened at 10:20 p.m.

RECESS
RECONVENED

Mr. Jeff Pence and Mr. Larry Smith, partners in a development company, told of a project they are currently involved with for the Irvine Unified School District. It has taken 19 months from the date the district requested a proposal to invite bids to the present time when funding is expected. They explained the complex tasks involved in such a project, stressing that if the district wishes to pursue a like project, time is of the essence.

Trustee Taylor read the following resolution:

RESOLUTION

WHEREAS, consideration is in process for the development of certain land owned by the district, best described as 23 acres abutting Marguerite Parkway north of the campus entrance; and

WHEREAS, a feasibility report has been received from Institutional Management Consultants outlining certain alternatives for development of this land for non-academic purposes, so as to provide initial and sustaining income to the district; and

WHEREAS, it is in the best interest of the district to proceed further in this program by requesting potential developers to submit proposals for development of said land;

BE IT, THEREFORE, RESOLVED that the Superintendent and Institutional Management Consultants are directed to proceed with the preparation of a Request For Proposals (RFP) to be submitted to the Board at its regular meeting on February 11, 1980; and

RESOLVED FURTHER that said RFP shall include guidelines that may have been adopted by this Board at this meeting.

A motion was made by Trustee Taylor and seconded by Trustee Watts to adopt the proposed resolution as presented.

RESOLUTION

A motion was made by Trustee Walther and seconded by Trustee McKnight to table the resolution until the next regular meeting on February 11, 1980, to allow time for review of the proposals and criteria.

Roll Call Vote:

Ayes: Trustees McKnight and Walther
Noes: Trustees Connolly, Moore, Taylor, and
Watts
Abstain: Trustee Price
Absent: None

The main motion to adopt the resolution as presented was voted upon and carried.

ADOPTED

Roll Call Vote:

Ayes: Trustees Connolly, Moore, Taylor, and
Watts
Noes: Trustees McKnight and Walther
Abstain: Trustee Price
Absent: None

The meeting was adjourned at 11:11 p.m.

ADJOURNMENT

R. A. Lombardi

R. A. Lombardi, Secretary of the Board of Trustees