



**WEST  
HILLS**  
COMMUNITY  
COLLEGE  
DISTRICT

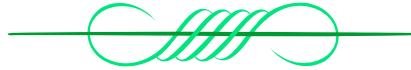
**WEST HILLS COMMUNITY COLLEGE DISTRICT**

**Board of Trustees**  
9900 Cody Street  
Coalinga, CA 93210  
(559) 934-2100

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**MINUTES OF THE STUDY SESSION OF THE GOVERNING BOARD**

**April 20, 2010**



**CALL TO ORDER / OPEN SESSION**

Vice President Henry called the study session of the Board of Trustees to order at 10:03 a.m. and led the Board members and audience in the flag salute.

Board members present:

Mark McKean, President  
Bill Henry, Vice President  
Nina Oxborrow, Clerk  
Edna Ivans  
Jack Minnite  
Steve Cantu

Board members absent:

Jeff Levinson  
Yohan Maeda, Student Trustee

Administrators present:

Frank Gornick, Chancellor  
Ken Stoppenbrink, Vice Chancellor of Business Services  
Willard Lewallen, President, West Hills College Coalinga  
Don Warkentin, President, West Hills College Lemoore  
Frances Squire, Executive Director of West Hills Community College Foundation  
Susan Whitener, Associate Vice Chancellor of Educational Planning  
Pedro Avila, Vice Chancellor of Institutional Effectiveness and Enrollment Management  
Sylvia Dorsey-Robinson, Vice President of Educational Services, West Hills College Lemoore  
Dave Bolt, Vice President of Educational Services, West Hills College Lemoore

**Introduction of Guests**

Ms. Frances Squire introduced the following guests: Mr. Brandon Broussard and Mr. Arakel Arisian from Yamabe and Horn Engineering, Inc.

**Public Comments**

There were no public comments made at this time.

## **STUDY SESSION**

Mendota WIT Center Partnership – Dr. Frank Gornick commented on recent conversations with Mendota landowners regarding the location of the Westside Institute of Technology (WIT). He commented on looking at future growth and where we might want to locate. Mr. Arakel Arisian and Mr. Brandon Broussard are present at the meeting to provide the Board of Trustees with an update. Mr. Arisian stated that he and Mr. Broussard are present on behalf of the Coelho family. Dr. Gornick stated that this is a study session and the Board will just be hearing the presentation. Mr. Arisian stated that the project they are working on is south of Mendota High School. They are working with approximately 640 acres. The property represents a good portion of the growth of the city and could be a potential new home for the WIT. The proposed site for the WIT is 15 acres. Discussion took place regarding Highway 180 and water. Trustee Minnite questioned the economic stimulus for the project and stated that he would like to see the WIT more prominent in the placement on the property because of the work they are doing. Mr. Arisian stated that they can definitely look at that. Dr. Gornick again reiterated that he just wanted the Board to have an update on the progress being made. He stated that this project would be a great location for a permanent facility for the WIT and we only want 15 acres. He stated that we can provide truck driving training there but we do not want more land for which we have to take care. He stated that having a place we can get people to would be great.

Trustee Ivans arrived during this presentation.

Facilities Update – At this time Mr. Kevin Cobb, district architect, provided a presentation on facilities for the Board of Trustees.

- Bid for Farm of the Future – Mr. Cobb explained that the project is scheduled to go out to bid in April, with bids being opened in May. Construction would begin in August and would be a 16 month duration including the farm lab building. Mr. Cobb explained the disclaimer memo being required by the Department of Finance. He discussed the cash flow demands if there were to be a delay in reimbursements. Trustee Minnite questioned if we would qualify for a state loan. Mr. Ken Stoppenbrink stated that we would need to go through the application and approval process. He stated that he would recommend a ten year note. Trustee Henry questioned if we could use a similar disclaimer when we go out to bid. Mr. Cobb stated that legal counsel for another district has reviewed this issue and does not think it would be appropriate. Discussion took place regarding cash flow being taken care of by Bond Anticipation Notes (BANs).
- Solar Field – Mr. Cobb commented on new regulations being delayed until 2011. PG&E is supporting the November legislation in order to relieve their commitment to renewal goals. Mr. Cobb explained the opportunity to negotiate directly with PG&E to obtain incentives and criteria prior to regulations.

- District Office – With regard to the new district office, Mr. Cobb explained that staff are currently involved with the design process and he is meeting with stakeholders in each department. The building will be approximately 26,000 square feet and will include growth space. The project could be funded with a solar finance package and energy savings.
- North District Center Facility Plans – EIR public meeting for the North District Center have been completed and we are awaiting comments. Mr. Cobb reported that the parking expansion will begin over the summer.
- West Hills College Coalinga Wellness Center – Mr. Cobb reported that the West Hills College Coalinga Wellness Center is scheduled for full occupancy in August. The infrastructure work is 75% complete.
- Coalinga Sports Park – Mr. Cobb explained the partnership with the City of Coalinga for a soccer park. The process will be managed by the City of Coalinga as lead agency. The project is planned to go out to bid this summer. The main connections for the infrastructure for the storm drainage system were installed during the site work for the Wellness Center.
- West Hills College Lemoore Multi Use Sports Complex – Construction continues on the Multi Use Sports Complex. Mr. Cobb reported that steel construction is in progress and the facility is scheduled for full occupancy in March 2011.

Code of Ethics/Standards of Practice Review – Dr. Gornick explained that it is time for the Board of Trustees to have ethics training again. He explained that there are numerous options for training including online, training by district legal counsel, or using an outside agency. The Board members agreed that they would prefer to have the training conducted face to face and will schedule an additional meeting for the purposes of conducting the training.

### **ADJOURNMENT**

There being no further items for discussion, the study session was adjourned at 11:41 a.m.

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Nina Oxborrow  
Clerk of the Board of Trustees