

**MINUTES OF THE JULY 8, 2008  
CLATSOP COMMUNITY COLLEGE  
BOARD OF DIRECTORS  
REGULAR BOARD MEETING**

**I. CALL TO ORDER**

The meeting was called to order by Rosemary Baker-Monaghan at approximately 6:38 p.m.

Board members present: Rosemary Baker-Monaghan, Paul Gillum, Larry Sparks, Frank Satterwhite, Dirk Rohne, Marilyn Lane, Karen Mellin. Board members absent: None. Others present: Ann Gyde, Russ Earl, Terry Finklein, Al Jaques, Randy Collver, Christine Bridgens, Richard Balkins, Don Webb, Bob Erickson, Ed Fearey, Candice Watkins, Kitty Paino, Stephen Schoonmaker, Josh Cooper, Roger Friesen, Don Johnson, Greg Dorcheus, Cindy Hawkins, Bob Bridgens, Tom Potter, Terry Miller, Jim Darrow, Carrie Bartoldus, Herbert Lange, Stephen Berk, Nadine Faith, Ann Pietsch, Ralph Pietsch, Polk Riley, President Greg Hamann, Deputy Clerk Lindi Overton, and Recording Secretary Kari Walsh.

**A. Adoption of Agenda**

Marilyn Lane **moved to approve the agenda as presented.** Larry Sparks seconded. The motion carried unanimously.

**II. PUBLIC FORUM**

**A. Introduction of Guests**

Rosemary Baker-Monaghan asked those present to introduce themselves.

**B. Public Comment**

Karen Mellin distributed copies of a letter she had addressed to the CCC Board. She clarified that Dirk Rohne was excluded from the statements she was about to read. Approximately two-thirds of the way through her letter Frank Satterwhite interjected "Madam Chair, I rise to the point of order." He said he thought it was inappropriate for a board member to personally attack a board member or an employee of the College. Paul Gillum and Marilyn Lane also voiced similar sentiments. Karen Mellin announced this was her letter of resignation, and the theme in her letter was the Board had repeatedly ignored the many instances and feedback given from both the College employees and the community. Chair Baker-Monaghan said that a copy of Ms. Mellin's letter will become part of the official record. Karen Mellin left the meeting at approximately 6:45 p.m.

**III. APPROVAL OF MINUTES**

Frank Satterwhite referred to the minutes of the June 10, 2008 Public Hearing on the Budget, item IV., second paragraph, first sentence, and said he would reword that sentence to declare closer to what he said. Frank Satterwhite asked the sentence read as follows: "Frank Satterwhite commented that he felt it was misleading to label this a deficit budget *because the term implies creating debt, whereas we are actually using reserve funds to balance the budget.*"

Paul Gillum moved to approve the minutes of the and the June 10, 2008 Local Contract Review Board , and the June 10, 2008 Regular Board Meeting as presented, and the June 10, 2008 Public Hearing on the Budget as revised. Marilyn Lane seconded. The motion carried unanimously.

#### IV. EDUCATIONAL PROGRAM

Randy Collver, Director, and Candice Watkins, Reference & Instruction Librarian, Learning Resource Center, provided an update on CCC's Learning Resource Center, which touched on service, education, literacy, and access to information.

#### V. REPORTS/DISCUSSION ITEMS

##### A. Report of the Board Chair

Rosemary Baker-Monaghan reminded Board members to complete the online self-evaluation as soon as possible in preparation for the August Board retreat. Frank Satterwhite and Dirk Rohne said they had attempted to complete it online and were not able to. Kari Walsh will provide them with a hard copy.

##### B. Report of the Associated Student Government (ASG)

Josh Cooper shared that ASG was in summer session, but had established a committee to get intramural sports going for Fall term. Mr. Cooper also mentioned he was enrolled in a Philosophy 101 ethics course summer term. Rosemary Baker-Monaghan said she had been waiting to address Josh when both she and Larry Sparks were present. She stated it was her personal opinion that it was inappropriate for a board member to confront a student under any circumstances, and for that she personally apologized.

##### C. Report of the Deputy Clerk

Lindi Overton distributed the Statement of Revenues and Expenditures for FY08 and FY07 by fund source, ended June 30, 2008. She noted this information should be considered preliminary year-end information since the College will continue to record receivables, payables, and other adjustments through July and August. In summary, the General Fund balance shows an increase and the Plant Fund shows a decrease.

##### D. Report of the Board Representatives to Foundation and OCCA

Frank Satterwhite reported the Foundation Board was looking forward to the eventual implementation of an agreement between the College and the Foundation for a full-time director, full-time support staff, and data processing person. He also mentioned the Foundation was in the process of putting together a strategic plan for the next three years.

Marilyn Lane stated she was attending the OCCA Board Member Training scheduled for July 10-12 at Newport, and that the OCCA Executive Committee recently had its retreat and will share its goals at its Fall meeting. Marilyn Lane also announced the OCCA Convention scheduled for November 21-23 at Salishan and said she hoped the entire Board could attend.

**E. President's Administrative Team (PAT) Update**

Lindi Overton provided a written report regarding the process the College is using to seek a new administrative information system.

Carol Goerges announced new employees Perry Callas who has been hired as the Office Skills Instructor effective with the fall term, and Patrick Kane, the new History/Political Science Instructor, also effective fall term.

Stephen Schoonmaker provided his monthly written Instruction Report, including a draft program schedule for the Clatsop Leadership Forum for 2008-09.

**F. Report of the President**

President Hamann distributed copies of his President Report for July 2008, which included a chronological history of the issues facing CCC's facilities. He also distributed a letter from the President of the Clatsop Community College Foundation Board expressing on behalf of the Foundation Board their eagerness by which a different level of staffing support for Foundation can occur. Finally, he circulated a Clatsop County Fair CCC Table Schedule and encouraged Board members to sign up if their schedules allowed.

Al Jaques provided a brief update on the Construction Manager/General Contractor (CM/GC) process for construction services associated with the Jerome Campus Redevelopment Project.

**VI. OLD BUSINESS**

**A. Update on New Market Tax Credits**

Greg Hamann said it was his intent to have resolutions for the Board's consideration, but as he had indicated earlier to the Board Chair, this would have to be postponed until all the information was gathered. He proposed a Board Special Meeting on August 13 to take action on those resolutions. The Board agreed to meet at 6:30 p.m., August 13, in the Library Conference Room.

**B. November 2008 General Obligation Bond Measure**

Greg Hamann recalled the Board had begun a conversation about the possibility of placing a \$5M bond measure on the November ballot, which will finance and pay all bond issuance costs associated with the completion of the Jerome Campus Renovation Project (JCRP). He referred to the wording of the resolution and Exhibit A in the Board packet which has been approved by legal counsel. It was noted that local tax will be approximately 0.7 cents per \$1000 assessed home value (homeowner with a home assessed at \$200,000 will pay \$14/year).

The following comments/suggestions came forth:

- Exhibit A, last paragraph, second sentence, the word "appraised" should be "assessed."
- Move bullet number two under SUMMARY, "Towler Hall Restoration/Renovation..." to the top of the bulleted list to emphasize/create the perception that we are remodeling and restoring the current campus.

- It is important to make continued efforts to help people understand there is a long-term Jerome Campus Master Plan, and that it will cost less in the long-run if a \$5M bond is passed to finance Phases 1 and 2.
- The fact the \$5M will provide the necessary matching funds should be made very clear on the official document itself in addition to the explanation contained in the voters' pamphlet. President Hamann will review the language regarding the matching funds with bond counsel.

Marilyn Lane **moved to approve Resolution 2008-09-01**. Frank Satterwhite seconded. Rosemary opened the floor for comments from the public.

Tom Potter distributed copies of an elevation view of Patriot South and a picture taken of a section of the south side of Patriot, and asked which picture accurately reflected the final design of Patriot after renovation. Al Jaques provided an explanation, including which windows were going to be replaced. Tom Potter expressed his dissatisfaction with Al's explanation, and basically stated if he was asked to vote on a bond measure, he will vote no.

Stephen Berk spoke in favor of the bond issue. He stated he thought it was "necessary and a marvelous bargain for the people of Clatsop County." He further said the State and other foundations have been supportive and helpful to the College in obtaining these monies in a fairly short period of time, and that he thinks it is "very important for the citizens of Clatsop County to show their support for their College."

Bob Erickson commented on the defeat of the past three bond measures, and the amount of money spent-to-date. Mr. Erickson also inquired about the status of the 1829 Exchange Street property. He also mentioned the matching funds and other funding sources and said that he found it confusing. In closing he stated "You got yourself into this mess and don't come to the taxpayers asking us to get you out of it. I support the College, but that's coming to an end."

Richard Balkins asked if there was any way that members of the public who were interested could donate funds towards campus renovation. Greg Hamann said "yes." Frank said one way would be to donate to the College Foundation and earmark it for campus redevelopment.

Polk Riley pointed out the \$14/year for assessed value was in "addition" to what taxpayers were already paying. He also said "he loves this campus and this school, but you are supposed to be board members representing the community, and not deciding amongst yourselves. You have already decided." Dirk Rohne asked Mr. Riley to call him and that he would be more than happy to talk to him about this issue. President Hamann explained the Board approved the JCRP, in order to start the work and design plans, and what we are discussing now is how to fund it. Mr. Riley said that it was "odd that a board would decide to do something that the community said to stay in your budget."

Nadine Faith spoke to the issue of the bond. She expressed her gratitude for community colleges and said that she and her four children "would not be anywhere without community college." She also agreed with Mr. Berk's earlier remarks; that the College has done the yeoman's work to find other communities in this state to support it. Nadine said that it would be shameful if people who owned a home assessed at \$200K could not pay the price of a hot

dog every month to give children in this community an education. She said she understood that the previous bond measures with significantly larger amounts would have been difficult for some, but that \$5M “should not be beyond their means.”

Christine Bridges directed her comment to Nadine that “there is no one in this room who does not support the College.” Ms. Bridgens then read an email from President Hamann where he cited some of the priorities for the College, ones which she acknowledged were good priorities. Christine distributed a copy of a letter to the Board asking them to withdraw their decision and instead “have a conversation about what this community needs without having to go forward with a \$5M bond.”

Ralph Pietsch said “I value education,” in response to Nadine’s earlier comments. He then referred to Richard Balkins remarks about donations to the JCRP, and that setting up a fund for people to donate should be taken seriously. He concluded by stating “since 2002 you have been beat, and I want to see you do it right.”

Greg Dorcheus spoke in favor of the bond. He said he has been a part of the process for twelve years and what impresses him about this effort and what he has been hearing from this community is to be creative, find other funding sources, find other cooperatives, and lessen the burden for this community. Mr. Dorcheus said he was “impressed by the work that is being done currently, and by cooperatives and funding streams generated to support it, and the idea we can achieve it.”

Russ Earl said “we all support the College.” He said that he still supported the Warrenton site. He said he thought a total project amount needed to be developed, and when the total costs for the JCRP are calculated, that a Warrenton facility might still be viable.

Ann Pietsch inquired why people were not being asked to donate instead of taxing everybody. She then asked the following questions: 1) what is the total dollar amount to be paid back on a \$5M bond issue over twenty years; 2) what is the total dollar amount to be paid back for funds already acquired and those still to be acquired for the JCRP. Ms. Pietsch said “you were elected to represent your fellow citizens, and according to her figures and the bond issue, about half of you should be against putting out a bond issue.” She referred to Karen Mellin’s letter and that it seemed to her she was the only person who really seemed to listen to the community, the students and the faculty. She suggested the Board “go downtown or go to your neighbors and ask them what they think about another Clatsop College bond issue.” Ann said she too supported the College but that there were people who could not pay any more taxes.

Terry Finklein, representing himself and the Board of Directors of the Columbia Memorial Hospital, offered his support and endorsement of the bond issue. Terry Finklein said “the College is vital to this community,” and that he thought the College had to move forward in such a manner that it can have some assurances the project can be completed, which included matching funds. Mr. Finklein said the funds needed to be captured right away and that any loss of matching contributions made no sense to him on a personal or business level.

There was Board discussion and consensus that the JCRP has been a very open and public process. Marilyn Lane acknowledged previous bond attempts and dollar amounts, and said

that she felt President Hamann had worked extremely hard to find creative ways to come up with a lot of the monies needed for the JCRP. She said she understood that some voters will never support this, but that it “will save money by doing phases one and two now. This \$5M will do amazing things for this campus.”

Frank Satterwhite added when looking at the three bonds that failed, the positive vote increased and the negative decreased. He said he did not know if the public would oppose \$5M or lesser bond amount. Frank also said he personally would have preferred the Warrenton site, but accepted the fact it was defeated and that he was “now going to support the best option we have and that is to make the best possible use we can of the campus here.”

Greg Hamann said for record he had received emails of support from a number of individuals and could provide that, including Judy and Max Bixby, Edith Henningsgaard-Miller, Jay Raskin, Pat Lehman, and Wendy and Howard Clarke.

The Board Chair called for a vote on the motion. The motion carried unanimously.

The Board Chair called for a five minute recess.

## VII. NEW BUSINESS

### A. Election of Board Officers

Marilyn Lane **nominated Rosemary Baker-Monaghan as Board Chair for FY2008-09.**

Dirk Rohne seconded. The motion carried unanimously.

Marilyn Lane **nominated Paul Gillum as Board Vice-Chair for FY2008-09.** Dirk Rohne seconded. The motion carried unanimously.

### B. Proposed Regular Board Meeting Date/Location

Board policy 1.110 states at the first regular meeting after July 1, the Board will decide upon a time and place for regular meetings. Paul Gillum **moved to approve the proposed Annual Board Meeting Schedule July, 2008 through June 30, 2009 as presented.**

Marilyn Lane seconded. The motion carried unanimously.

### C. Appointment of Clerk, Deputy Clerk and Board Secretary for CCC District

Rosemary Baker-Monaghan **moved to appoint Greg Hamann as Clerk, Lindi Overton as Deputy Clerk, and Kari Walsh as Board Secretary for CCC District.** Frank Satterwhite seconded. The motion carried unanimously.

### D. Appointment of OCCA Representative

Dirk Rohne **moved to appoint Marilyn Lane as OCCA Representative for FY2008-09.**

Larry Sparks seconded. The motion carried unanimously.

### E. Appointment of CCC Foundation Representative

Dirk Rohne **moved to appoint Frank Satterwhite as CCC Foundation Representative for FY2008-09.** Marilyn Lane seconded. The motion carried unanimously.

**F. Authorize FY09 Signatures**

College policy 3.120 states the Board will annually authorize the College Clerk, the Deputy Clerk, and the Director of Accounting Services to sign checks. The Board may also authorize the use of facsimile signatures by those persons authorized to sign College checks, which currently, only the College Clerk and Deputy Clerk use. Paul Gillum **moved the Board authorize The College Clerk, the Deputy Clerk, and the Director of Accounting Services to sign College checks. The Clerk and Deputy Clerk may use facsimile signatures.** Marilyn Lane seconded. The motion carried unanimously.

**G. Designate Depository of Funds**

College policy 3.115 states the Board will annually designate one or more banks which meet college, state and federal guidelines as official. Paul Gillum **moved the Board adopt the list of qualified depositories in Clatsop County for public funds for FY09 as designated by the Oregon State Treasury.** Larry Sparks seconded. The motion carried unanimously. It was noted the motion could be amended by the Board if another bank in the County is approved.

**H. Adopt FY09 Supplemental Budget and Make Appropriations**

Lindi Overton explained at the time the FY09 budget was prepared, the dollar amount for New Market Tax Credits (NMTC) financing was not included. Since this transaction increases the fund by more than 10%, a supplemental budget approval is required. Marilyn Lane **moved the Board adopt the supplemental budget for fiscal year 2008-09 within the fund listed and that for the fiscal year beginning July 1, 2008, the amounts listed are hereby appropriated for Clatsop Community College for the purpose indicated within the funds listed.** Paul Gillum seconded. The motion carried unanimously.

**VIII. ANNOUNCEMENTS/COMMUNICATIONS**

Rosemary Baker-Monaghan reviewed aloud the announcements and communications contained in the Board packet.

**IX. BOARD FORUM**

Marilyn Lane commented she was “ready to start working on the campaign.”

Rosemary Baker-Monaghan remarked “I am proud of us. We have worked hard, listened, modified and adjusted to find the most efficient and best use of everyone’s monies so we can invest in our own future and in our students who are coming out into the workforce.” She also agreed with Nadine Faith’s earlier comments. Rosemary concluded by stating “we are all volunteers and some meetings like this are long and you take a lot of criticism for what you think your heart is telling you is the best thing for the College.”

**X. ADJOURNMENT**

Without further business, the Regular Board meeting was adjourned at approximately 8:55 p.m.

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Greg Hamann  
President

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Rosemary Baker-Monaghan  
Chair

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Kari Walsh  
Recording Secretary