



Chaffey College

BOND CITIZENS' OVERSIGHT COMMITTEE CHAFFEY COMMUNITY COLLEGE DISTRICT

Monday, September 29, 2025
Chaffey College Rancho Campus, Technical Services Building
5885 Haven Avenue
Rancho Cucamonga, CA 91737

Committee Members Present/Area of Representation:

- Bradley, Wayne.....Member at Large, Ontario
- Caddell, Matthew.....Student, San Bernardino
- Dinkjian, Aileen.....Advisory/Foundation, Upland
- Greer, Vince.....Member at Large, Rancho Cucamonga
- Harwood, Jamie.....Business Organization, Chino
- Riley, Richard.....Taxpayer Organization, Ontario
- Voigt, Audrey.....Senior Advisory, Upland

Chaffey College Personnel Present:

- Ament, Troy.....Associate Superintendent, Administrative Services and Emergency Operations, Chaffey College
- Arellano, Myriam.....Director, Accounting Services, Chaffey College
- Cabildo, Patrick.....Executive Director, Business Services, Chaffey College
- Dominguez, Timothy.....Auditor, Chaffey College
- Moya, Stephanie.....Executive Assistant, Chaffey College
- Ramirez, Eva.....Executive Assistant, Chaffey College
- Shah, Samir.....Bond Program Manager, Chaffey College
- Shannon, Henry.....Superintendent/President, Chaffey College

1. WELCOME and INTRODUCTIONS — The meeting was convened at 3:04 p.m. by Jamie Harwood, chair of the Citizens' Oversight Committee.
 - a. COMMITTEE MEMBERSHIP – Ms. Harwood welcomed new members Matthew Caddell, Aileen Dinkjian, and Richard Riley. Self-introductions took place.
2. COMMITTEE MEMBER VIRTUAL PARTICIPATION PURSUANT TO AB 2449 – There were no requests for virtual participation.
3. PUBLIC COMMENTS – None
4. APPROVAL OF MINUTES FROM MARCH 3, 2025 – The minutes from the March 3, 2025, meeting were unanimously approved as presented. Motion by Vince Greer, seconded by Dr. Shannon.
5. BONDS UPDATE (MEASURES L AND P) – Troy Ament, Associate Superintendent of Administrative Services and Emergency Operations, provided a presentation pertaining to Measures L and P construction projects:
 - a. **Chino Instructional Building** – The Chino Instructional building held it's ribbon cutting on Tuesday, September 23. The 35,000 sq. ft. facility was initially designed for a

success center but was adapted to house a modern nursing program due to evolving instructional needs.

- b. **Fontana Campus** – The Fontana Campus is a \$210 million project involving four new buildings and is progressing through the schematic design phase. Environmental mitigation delayed site preparation by nearly two years due to land review for a protected species of fly. Construction is expected to begin in late 2026, with completion projected in late 2029.
- c. **Ontario Campus** – The Ontario Campus includes a 3-story Welcome Center/University Center (40,000 sq. ft.) and a 2-story instructional building (25,000 sq. ft.) focused on advanced technology programs such as robotics and mechatronics. Design criteria are under executive review, with project completion also targeted for late 2029. The surrounding area is rapidly developing with new homes and retail centers.
- d. **Library Learning Commons (LLC)** - The new Library & Learning Commons, a 76,000 sq. ft. facility, is nearly complete and will be toured by the committee following this meeting. It is expected to be completed on November 14 and will serve as a major student support hub.
- e. **12KV PILC** – Significant infrastructure upgrades have been completed, including the replacement of over 5,000 linear feet of aging high-voltage cable and five failed or failing transformers. A new switchgear system is also being installed and is set to be activated mid-October, improving the Campus's overall power reliability.
- f. **Michael Alexander Campus Center (MACC)** – The renovation and expansion of the existing MACC building incorporates a 9,000 sq. ft. indoor student space addition. The design integrates seamlessly with the adjacent Library & Learning Commons, allowing students to flow between the two facilities through intentionally planned outdoor areas. Completion is anticipated by May 2026.
- g. **Aquatic Center** – The campus pool has undergone a complete renovation, including reorientation and new seating areas. Opened in March, the upgraded facility has significantly improved usability and is now in regular daily use by students.
- h. **ADA Barrier Removal** – Substantial ADA improvements were made throughout the campus, including extensive concrete and walkway work. A portion of the project was completed in partnership with the City of Rancho Cucamonga along Haven Avenue from Banyan to Wilson, significantly improving pedestrian safety and campus accessibility.
- i. **Facilities Master Plan** - Work is underway on updating the district's Vision 2033 Facilities Master Plan to reflect evolving instructional modalities, particularly the balance of in-person and online learning. The planning process includes assessing underutilized spaces on campus for possible repurposing, with an emphasis on fiscal responsibility and efficient use of bond funds.
- j. **Project Management** - The district works hard to ensure projects come in at or under budget, due to a strong emphasis on accountability and strict change order scrutiny. Additionally, several projects have successfully closed with the Division of the State Architect (DSA), a notable achievement given the complexity of state oversight.

- k. **Boiler Project** – The outdated and failure-prone underground boiler loop system was fully replaced with 24 distributed boilers installed across campus. This complex engineering project was initiated following a thermographic survey that identified underground leaks. The decentralized system now provides improved reliability and reduces single-point failure risk.
 - l. **Measure L Funding** – The district has managed bond funds prudently, benefiting from interest earned on unspent funds, which allowed for additional projects. Close coordination with Myriam Arellano and Tim Dominguez has ensured that all expenditures are thoroughly reviewed and aligned with long-term planning goals. Independent checks and balances are consistently performed, and reporting has matched to the penny.
 - m. **Strategic Planning** – A major success noted was the district's decision to accelerate multiple construction projects during the COVID-19 pandemic, when enrollment was lower and the campus was less occupied. This allowed for extensive work, including the boiler replacement and other infrastructure upgrades, to be completed with minimal disruption.
 - n. **Questions**
 - i. How does the college manage to stay within budget given rising costs? The use of design-build contracts with guaranteed maximum pricing has helped mitigate cost escalations. Weekly team check-ins and strong communication between staff and contractors have been essential in maintaining accountability, mitigating risk, and avoiding unnecessary change orders.
 - ii. Were faculty engaged for the needs of the programs going into the Ontario campus? The faculty were major contributors in the initial user group meetings. Architects also toured existing facilities and incorporated key requirements, including infrastructure needs, electrical load capacities, and room for future expansion. Special consideration was given to practical use cases, such as equipment movement and loading access, ensuring the new facilities meet operational needs effectively.
 - iii. Can high school students or bachelor's programs make use of some of the underutilized spaces? The college is currently working on a baccalaureate experience. While the California State University system has traditionally resisted baccalaureate offerings at community colleges, interest remains high in developing applied bachelor's degree programs in fields like nursing—where unmet demand and limited access persist. A district work group is actively exploring program expansion in alignment with recent state legislation.
6. **COLLEGE UPDATE** – Dr. Henry Shannon provided a college update, and in his report, he shared the following activities:
- a. **New Governing Board Officers** – The Governing Board for the Chaffey Community College District announced its officers for 2025-2026 at its regular meeting on July 17. President – Gloria Negrete-McLeod - representing the Chino Valley; Vice President – Gary C. Ovitt - representing Ontario; Clerk – Lee C. McDougal - representing Fontana; Member – Kathleen Brugger - representing Rancho Cucamonga; and Immediate Past President – Deana Olivares-Lambert - representing Upland; and Matthew Caddell, student president and student trustee.

- b. **2025 Commencement Facts & Figures** – The 2025 commencement ceremony was held on May 22 at Toyota Arena, now the college's preferred venue due to its capacity and improved conditions compared to previously held outdoor ceremonies on the football field. The event celebrated record achievements, including 19 valedictorians with 4.0 GPAs and 40 dual enrollment students who earned both high school diplomas and associate degrees at the same time. The oldest graduate was 74 years old.
- c. **Fall Enrollment** – Enrollment for the fall term reached historic highs, surpassing state targets. Dr. Shannon emphasized the need for careful scheduling and class size management due to state funding formulas. While growth is positive, exceeding enrollment caps without state support can strain campus resources. The standard class size goal remains 35 students per section to ensure financial viability. Strategic exceptions are occasionally made, especially when necessary for student graduation.
- d. **Summer Swim Program** – A key community initiative supported by American Rescue Plan funds was the reopening of the Aquatics Center. The summer swim program resumed after a multi-year pause due to pool closure and repairs. The program served a large number of local youth, offering both beginner and advanced swimming instruction. The reopening was well received, and expansion is planned for next summer. Staff from multiple departments collaborated to deliver a successful and impactful program.
- e. **MacKenzie Scott Advisory Group** – The college received a transformative \$25 million gift from philanthropist MacKenzie Scott, making it one of only a few community colleges in the nation—and the only one in its county—to receive such funding. The initial outreach came unexpectedly via email in 2021 and was almost dismissed as a scam until a trusted colleague advised a response. After cautious verification, the college was informed that it was selected because its mission aligned with Scott's focus on equity and underserved student populations.

Of the \$25 million, \$20 million was placed into a long-term endowment, ensuring that the funds would support students for generations. The remaining \$5 million is being directed toward immediate-impact projects, such as student support programs and community initiatives. A governing board and advisory committee—which includes faculty and staff—was established to evaluate proposals. A rubric-driven application process ensures transparency and fairness in funding decisions.

One notable initiative supported by the funds is the Undocumented Student Success Program, which has already made a visible impact. Several students who previously lacked access to paid opportunities are now working in meaningful campus roles. These jobs not only provide income but also affirm their sense of belonging and potential. One student's testimonial during a video shoot for a community report was especially moving, describing the experience as life changing.

- f. **Report to the Community** – The college's annual Report to the Community luncheon will be held Thursday, November 5 at 11:00 a.m. at the Jesse Turner Center in North Fontana.
- g. **New Chief Instructional Officer** – Michael McClellan, a local graduate and former college athlete, has been appointed as the new Chief Instructional Officer.

7. ADJOURN – The meeting was adjourned at 3:55 p.m. The next meeting will be held in the spring of 2026.

Documents referenced in these minutes are available on the Chaffey College Bond Citizens' Oversight Committee website: <https://www.chaffey.edu/facilitiesdevelopment/citizens-oversight.php>

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