
MEASURE C

YUBA COMMUNITY COLLEGE DISTRICT

“To repair, modernize and construct classrooms/buildings for career/technical education at Yuba and Woodland Colleges and Colusa, Lake and Sutter County campuses including nursing/ healthcare, fire/police and agricultural technology, shall the Yuba Community College District measure authorizing \$228.4 million of bonds be approved with legal rates, annual levies less than 2.5 cents per \$100 of assessed valuation while bonds are outstanding (generating \$13.3 million per year), annual audits, independent oversight and access to State matching funds?”

BONDS - YES _____

BONDS - NO _____

IMPARTIAL ANALYSIS BY PLACER COUNTY COUNSEL

This measure, if approved by fifty-five percent of the registered voters voting thereon, would authorize the issuance and sale of general obligation bonds by the Yuba Community College District ("District") in the amount of up to \$228,400,000 (two hundred twenty-eight million four hundred thousand dollars) in aggregate principal amount. Bond proceeds would be used to fund school facilities improvements and upgrades, as more fully described in the text of the Measure, which precedes this analysis. Principal and interest on the bonds would be paid from a tax placed on the taxable property within the District. The District's estimate of the highest tax rate that would be required to fund this bond issue follows this analysis.

A general obligation bond is a form of borrowing used to fund school facilities. By law, local general obligation bonds, financed through an increase in local property taxes, can be used for renovating, reconstructing, and building new facilities and for acquiring certain new equipment. To authorize such bond issuance, school districts can seek either two-thirds or 55% voter approval. If districts seek the 55% approval, as has been done here by the District, they must meet additional accountability requirements.

To meet these accountability requirements, the District Board of Trustees has committed to the following:

- to use the bond proceeds only for the purposes set forth in the ballot measure, and not for any other purpose, such as teacher and administrator salaries and other school operating expenses.
- the safety, class size, and information technology needs of the District have been evaluated prior to determining that bond issuance was necessary.
- to conduct annual independent performance audits to ensure that the bond proceeds are expended only for the projects in the ballot measure.
- to conduct annual, independent financial audits of the proceeds from the sale of the bonds until all bond proceeds have been expended.
- to establish and appoint members to an independent citizens' oversight committee and conduct annual independent audits to ensure bond proceeds are expended only on the authorized school facilities projects.

The District has confirmed that the proposed bonds would bear interest at a rate not exceeding the statutory limit per annum and the maturity of the bonds will not exceed the statutory maximum.

A "YES" vote on this Measure would authorize the District to borrow money through the sale of bonds in an amount not exceeding \$228,400,000, such bonds to be repaid by revenue derived from an annual tax levied upon the taxable property within the District.

A "NO" vote on this Measure is a vote against authorizing the sale of bonds by the District.

This analysis is submitted by the Office of the County Counsel of Placer County pursuant to the requirements of Section 9500 of the Elections Code of the State of California.

Karin E. Schwab, County Counsel

By Brian R. Wirtz, Deputy County Counsel

ARGUMENT IN FAVOR OF MEASURE C

The Yuba Community College District - serving all or part of Butte, Colusa, Glenn, Lake, Placer, Sutter, Yolo and Yuba counties - has quietly grown into a critical player in the economic health of our region. Consider:

- With five college campuses and one learning center, Yuba CCD is now the most important provider of job training to adults of all ages in the area.
- Given the high cost of the University of California and California State college systems, our students must now look to their local community colleges as a high-quality, affordable alternative.

Your **Yes vote on Measure C** will allow Yuba CCD to become an even more effective job training and education center while building in ironclad taxpayer protections to ensure our tax dollars are spent prudently and wisely. With improvements and upgrades throughout the district, Measure C projects will:

- Expand the Wildland Firefighting program and Fire Prevention Technology
- Allow for increases in nursing and other health service occupations
- Develop Teacher Credentialing programs to meet the regional teacher shortage
- Expand career and technical education programs
- Construct new labs and learning spaces

- Meet handicap accessibility (ADA) requirements on all campuses
- Construct agriculture technology facilities
- Upgrade fire alarm and emergency communication systems

Measure C imposes tough taxpayer protections by:

- **Ensuring** our local community college projects are eligible for State matching funds
- **Requiring** independent citizen oversight and annual audits
- **Prohibiting** funds from going to administrators' salaries, pensions, or benefits
- **Imposing** tough legal restrictions requiring all monies to be spent on local college campuses so that the state cannot take local bond funds and spend them elsewhere

For improved local job training, an affordable college alternative for our students and taxpayer protections, please join us in voting **YES on Measure C**.

Richard D. Teagarden, Trustee - Area1, Yuba Community College District
John Cassidy, Yuba City Resident
Hardial Dulay, Professor
Tom Stallard, Mayor Pro Tem, City of Woodland
Jesse Ortiz, Ed.D., Trustee-Area 5 Yuba Community College District

REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE C

The Yuba Community College proposal lists 31 items the bond money will be used for. Many are routine maintenance type items which should be paid for with annual budget resources and many of the same items were listed in Measure Q approved by the voters in 2016. However, as with many cities, counties, school districts and special districts in California, payments to the two pension systems (CalSTRS and CalPERS) have undoubtedly grown significantly in recent years which, in turn, depletes funding for routine maintenance. The College District is looking to fill the void with bond money.

Many of the items listed are extremely general and not specific as to what is planned, such as "Maintenance

Building/Print Shop," "Multi-Purpose Facility," "Gyms," "Automotive," and "New District Offices Building." There is absolutely no detail listed for those and other items. When asking for taxpayers to fund college projects, the projects should be clearly and specifically defined.

The Argument in Favor states that no funds will be spent on Administrators' salaries, pensions or benefits. Does that mean it can be spent for salaries, pensions and benefits for instructors and classified employees?

VOTE NO ON MEASURE C

Patricia A. Miller, President, Sutter County Taxpayers Association

ARGUMENT AGAINST MEASURE C

Yuba Community College District wants more of our tax dollars -this time \$228.4 Million! They have a lot of nerve since we are currently paying on four (4) Yuba College School Bonds as follows.

Series A - \$29,504,047 - Ends 8/1/2031 - 11 years remaining

Series B - \$65,492,278 - Ends 8/1/2046 - 26 years remaining

Series C - \$34,935,795 - Ends 8/1/2050 - 30 years remaining

Series D - \$26,500,000 - Ends 8/1/2039 - 19 years remaining

Check your property tax bill!

In reviewing the 31-item project list for Measure C, it is extremely general in nature citing such things as "heating, ventilation and cooling systems, irrigation piping systems, maintenance issues, electrical systems

and wiring, automotive, plumbing, sewer and drainage systems, decaying walls, old ceiling tiles and flooring, leaky roofs" and many others. The project list is very similar to the list provided for Measure Q approved by the voters in 2016. The majority of the items listed should be taken care of under on-going routine maintenance. Why weren't they? Perhaps it is because the pension debt the District owes the California State Teachers Retirement System and the California Public Employees Retirement System puts a big hole in the District's budget.

Those of you who rent should be concerned - if property taxes go up, your rent will go up to cover the increase.

If approved, the total cost is estimated to be \$412 million according to the college district's tax rate statement.

VOTE NO ON MEASURE C!

Elizabeth Cervantes, Sutter County Resident/Voter

REBUTTAL TO THE ARGUMENT AGAINST MEASURE C

PROTECT OUR COMMUNITY COLLEGES. IMPROVE OUR LOCAL ECONOMIES.

As much as we respect the work of our local community taxpayer organization, their opposition to Measure C is misleading, shortsighted and simply wrong. Here's why.

Yuba CCD's education needs are irrefutable. Measure C addresses them.

Spread across eight counties with over 250,000 residents, Yuba Community College District provides job training and college classes to more than 13,500 students **per year**. With job training programs in fields as diverse as wildfire prevention, nursing and data science, supporting and improving our local community colleges is critical to our communities' continuing job growth.

Yuba CCD has a history of protecting taxpayers.

The **truth** is that Yuba Community College District has only had **one** (not four) voter-approved GO bond **IN OVER 50 YEARS**. (Measure J, approved by voters in 2006, was reauthorized for taxpayer savings in 2016.)

Strict taxpayer safeguards and citizen oversight will continue without interruption.

Every Measure C project will be thoroughly analyzed by the District's Board of Trustees and professional auditors. An independent committee of local citizens is already in place with the legally mandated responsibility to review the spending of each and every Measure C dollar.

Measure C will preserve and protect a critical public asset.

Our local community college campuses are a critically important and highly valuable public asset. Past generations sacrificed to provide us with these excellent colleges. Now, it is our turn to preserve, protect and improve these vital public institutions. The choice is clear. The decision is yours.

Vote YES on Measure C.

Richard D. Teagarden, Trustee - Area1, Yuba Community College District

Hardial Dulay, Professor

Jesse Ortiz, Ed.D., Trustee-Area 5 Yuba Community College District

John Cassidy, Yuba City Resident

Tom Stallard, Mayor Pro Tem, City of Woodland

FULL TEXT OF MEASURE C SUBMITTED BY YUBA COMMUNITY COLLEGE DISTRICT

INTRODUCTION

The following is the abbreviated form of the bond measure:

To repair, modernize and construct classrooms/buildings for career/technical education at Yuba and Woodland Colleges and Colusa, Lake and Sutter County campuses including nursing/ healthcare, fire/police and agricultural technology, shall the Yuba Community College District measure authorizing \$228.4 million of bonds be approved with legal rates, annual levies less than 2.5 cents per \$100 of assessed valuation while bonds are outstanding (generating \$13.3 million per year), annual audits, independent oversight and access to State matching funds?

Bonds-Yes Bonds-No

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$228,400,000 in aggregated principal at interest rates not in excess of the legal limit and to provide financing for the specific educational facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by community college districts. The Bonds may be issued in series by the District from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

Evaluation of Needs. The Board of Trustees of the District has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

Independent Citizens' Oversight Committee. Following approval of this measure, the Board of Trustees will establish an Independent Citizens'

Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of educational facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the Board of Trustees.

Performance Audits. The Board of Trustees will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the educational facilities projects listed below.

Financial Audits. The Board of Trustees will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the educational facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Yuba County Treasurer-Tax Collector, as required by the California Education Code, and (4) the Chancellor or the Chief Business Officer of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), those being for the construction, reconstruction, rehabilitation, or replacement of educational facilities, including the furnishing and equipping of educational facilities, and the acquisition or lease of educational facilities, and not for any other purpose, including teacher and administrator salaries and other operating expenses.

STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, furnish, rebuild and otherwise improve educational and support facilities within the District. Projects which are described below include all related and incidental costs, including their share of the costs of the election and bond issuance and costs of design, engineering, architect and other professional services, inspections, site preparation, utilities, and other planning, legal, accounting and similar costs, independent annual financial and performance audits, a customary contingency, and other costs incidental to and necessary for completion of the listed projects.

Bond proceeds may also be expended to acquire equipment in any classroom or other educational facility within the District. The District may alter the scope and nature of any of the specific projects that are described below as required by conditions that arise over time.

Whenever specific items are included in the following list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion.

RENOVATION, MODERNIZATION, REPAIR AND CONSTRUCTION OF SCHOOL FACILITIES

Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, rebuild and furnish the District's classrooms, restrooms, and other educational and joint-use facilities including those located at

- Yuba College, Marysville Campus
- Yuba College, Sutter County Campus
- Woodland Community College
- Woodland Community College, Lake County Campus
- Woodland Community College, Colusa County Campus
- Yuba Community College District, District Offices

The District intends to use funds to increase permanent classroom and facility capacity for academic and job training classes, general education programs including math, sciences, upgrade science labs, childhood development education, and veterinarian technology programs. Such projects shall renovate, construct, expand and equip buildings, classrooms, labs, and educational facilities and areas devoted to:

- General Education
- Childhood development education
- Math
- Sciences
- Technology
- Engineering
- Fire and police training programs
- Veterinarian technology programs
- Business/Multi-use Instruction

- Distance Education Technology Projects
- Outdoor Lab and Learning Spaces
- New Agriculture Technology
- Child Development & Police Department
- Student Housing

Projects include repairing and/or replacing classrooms, buildings and other educational facilities and areas including but not limited to:

- Leaky roofs
- Acquire land to expand educational facilities
- ADA Accessibility Improvements (All Locations) Acquire equipment to increase safety and reduce fire hazards with alarms, smoke detectors, fire safety doors and sprinklers
- Repair, replace and upgrade electrical and mechanical systems to reduce energy consumption
- Remove all harmful asbestos, install security systems and access control systems, enhance emergency communications systems, install emergency lighting, signage, and door locks and fences
- Upgrade campus technology, and construct "smart / shared learning classrooms" to improve technology-enhanced active-engaging learning
- Improve campus road network and surfacing, reseal and restripe parking areas, improve pedestrian safety and increase access for emergency vehicles
- Improve wayfinding directional signs and mapping kiosks
- Outdoor learning labs and spaces
- Decaying walls, old ceiling tiles and flooring
- Plumbing, sewer and drainage systems
- Electrical systems and wiring
- Deteriorated restrooms
- Heating, ventilation and cooling systems
- Irrigation piping systems
- Wiring/wireless technologies for classrooms and other student learning areas and other campus buildings and facilities
- Maintenance Building/Print Shop
- Multi-Purpose Facility
- Multi-Building Renovations
- New Agriculture Technology Building
- New Instructional Building/Purchase Land
- Resurface Athletic Fields and Track
- Gyms
- Automotive
- Utilities Infrastructure Improvements
- IT Infrastructure Improvements
- LED Lighting Improvements
- Remove old temporary and extremely deteriorated buildings
- Sidewalks, roadways, bus lanes
- Secure Archive Records, and General College Program Storage
- New District Offices Building

Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such

facilities, and all costs which are incidental but directly related to the types of projects described above.

Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and educational functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; costs of the election; project construction oversight, management and administration during the duration of such projects, including by District personnel, and bond issuance costs.

Unforeseen conditions may arise during the course of planning, design and construction resulting in the scope and nature of any of the specific projects described above being altered by the District. In the event that the District determines that a modernization or renovation

project is more economical for the District or otherwise in the District's best interests to be undertaken as new construction, this bond measure authorizes said new construction, including land acquisition, relocation, expansion and construction and/or reconstruction, and all costs relating thereto. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to District facilities, or to provide additional educational or related facilities. Further, authorized projects include reimbursements for project costs previously paid and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and including payment and prepayment of lease payments relating to projects and/or equipment previously financed. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded beyond what can be completed with funds generated by this bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board of Trustees.

TAX RATE STATEMENT PREPARED BY THE DISTRICT

An election will be held in the Yuba Community College District (the "District") on March 3, 2020, to authorize the sale of up to \$228.4 million in bonds of the District to finance educational facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement. is \$0.023 per \$100 of

assessed valuation (or \$23.00 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2051-52.

2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.025 per \$100 of assessed valuation (or \$25.00 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2021-22 and following.

3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$412 million.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners

should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the

term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

By: Dr. Douglas B. Huston, Chancellor
Yuba Community College District