

**LOS RIOS COMMUNITY COLLEGE DISTRICT**

**MEASURE M**

**M** Shall the Los Rios Community College District be authorized to issue \$475 million in bonds at the lowest available interest rates to improve student academic performance by building classrooms, facilities and labs throughout the district including for teaching green technologies; nursing and health care programs; architecture, engineering and construction management; computer sciences; early childhood development; and fire and police public safety programs at the American River, Cosumnes River, El Dorado, Folsom, and Sacramento City College campuses?

“Approval of Measure M does not guarantee that the proposed project or projects in the Los Rios Community College District that are the subject of bonds under Measure M will be funded beyond the local revenues generated by Measure M. The District’s proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.”

Ed. Code §15122.5

**IMPARTIAL ANALYSIS OF MEASURE M**

Prepared by Sacramento County Counsel

If approved by the voters, Measure M would allow the Los Rios Community College District (“District”) to incur bonded indebtedness up to a maximum amount of \$475 million. The proceeds from the issuance and sale of such general obligation bonds could only be used for the construction, reconstruction and/or rehabilitation of college facilities, including the furnishing and equipping of college facilities, or the acquisition or lease of real property for college facilities.

No funds derived from bond sales could be used for general college operating expenses, including administrator and teacher salaries, or for any purpose or project other than those expressly stated in the measure. Measure M lists the school facility improvement projects for all of the District’s college campuses, which include American River, Cosumnes River, Folsom Lake and Sacramento City Colleges.

To assure that funds are spent only on school and classroom improvements and for no other purposes, this measure would require the District to: 1) deposit all bond sale funds into a specially created building fund account; 2) prepare an annual report on the amount of funds collected and expended and the status of any project required or authorized to be funded; 3) appoint a citizen’s oversight committee; and 4) conduct annual independent performance and financial audits.

If Measure M is passed, the actual dates of sale and the amount of bonds sold would be governed by the District. The bonds may be issued in series by the District from time to time, and each series of bonds may not mature more than forty years from their date of issuance. If Measure M is approved, the tax rates necessary for payment of principal and interest on any bonds sold will be largely dictated by the timing of the bond sales, the amount sold at a given sale, market interest rates at the time of each sale (although in no event greater than the maximum bond net interest rate allowed by law), as well as actual assessed valuation of taxable property in the District over the term of repayment.

Passage of Measure M requires approval by fifty-five percent of the voters voting thereon.

**Accountability Measures**

As required by Section 53410 of the Government Code, the following accountability measures are hereby made a part of the District’s Bond Measure M (the “Measure”):

- (a) The specific purpose of the bonds is set forth in the Full Text of the Measure;
- (b) The proceeds from the sale of the District’s bonds will be used only for the purposes specified in the Measure, and not for any other purpose;
- (c) The proceeds of the Bonds will be deposited into a Building Fund to be held by the Sacramento County Treasurer, as required by the California Education Code; and
- (d) The Chancellor 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 the Measure, as required by Sections 53410 and 53411 of the Government Code.

**FULL TEXT OF MEASURE M**

**BOND AUTHORIZATION**

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Los Rios Community College District will be authorized to issue and sell bonds of up to \$475 million in aggregated principal at interest rates below the legal limit and to provide financing for the specific projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

**ACCOUNTABILITY REQUIREMENTS**

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 at this time. The Board of Trustees 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.** The Board of Trustees shall establish an Independent Citizens’ Oversight Committee under Education Code Section 15278 and following to ensure bond proceeds are expended only on the 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 shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the projects listed below.

**Financial Audits.** The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the projects listed below.

**FURTHER SPECIFICATIONS**

**No Administrator Salaries.** Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction and/or rehabilitation of college facilities including the furnishing and equipping of college facilities or acquisition or lease of real property for college facilities and not for any other purpose, including teacher and administrator salaries and other operating expenses.

**BOND PROJECT LIST**

The Bond Project List shown below is a part of the ballot measure and must be reproduced in any official document required to contain the full statement of the bond measure.

**Evaluation of Needs.** As required by Article XIII A of the California Constitution, the Board of Trustee of the District has certified that it has evaluated safety, class size reduction and information technology needs in developing the list of projects shown below.

**Projects Subject to Available Funding.** The following list of projects is subject to the availability of adequate funding to the District. Approval of the bond measure does not guarantee that the proposed projects in the District that are the subject of bonds under the measure will be funded beyond the local revenues generated by the bond measure. The District's proposal for the projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

**Scope of Projects.** Bond proceeds will be expended to modernize, replace, renovate, construct, equip, furnish, rebuild and otherwise improve District facilities as described below. The specific projects which are described below include all related and incidental costs, including costs of design, engineering, architect and other professional services, site preparation, utilities, landscaping and other incidental costs, and construction management. Bond proceeds may also be expended to acquire real property for future educational facilities and to acquire and install furniture, fixtures and equipment at any classrooms and other facilities of the District. The District may alter the scope and nature of any of the specific projects, which are described below as required by conditions that arise during the course of design and construction, including unforeseen conditions such as dry rot, mold and faulty engineering.

**DISTRICT-WIDE IMPROVEMENTS**

Bond proceeds may be spent to improve any District facilities located at any campus, as needed for any of the following purposes, depending upon the age, condition and needs of each particular facility:

- Upgrade electrical, communication, computer, fire alarm, and similar building systems as well as main power service and distribution, which may include active and passive solar power and heating system acquisition, installation and construction
- Replace, repair or upgrade plumbing, piping and drainage systems, including water supply, meters, water heating, and wastewater systems, plumbing fixtures and sinks, etc., within buildings and sites and to connect with city supply and drainage systems
- Replace or modify aging heating, ventilation and air cooling systems with energy-efficient heating and air cooling systems (HVAC), including installing energy management systems (EMS)

- Replace, modify, upgrade interior lighting and exterior safety and security lighting systems and fixtures, as necessary
- Repair, modify and construct structural elements of existing structures as necessary
- Replace or repair aging roofs
- Upgrade, modify and construct restroom facilities throughout the District
- Comply, as necessary, with the Americans with Disabilities Act (ADA)
- Construct, repair, and renovate roadways, walkways, grounds, parking lots and make entrance improvements including signage for safety and public information
- Develop and implement the facilities master plans and related requirements such as environmental impact reports and soils testing

To improve the overall educational experience for students in the District, renovation, modernization, upgrades and major repairs will take place at existing District college sites and facilities, including but not limited to the following projects at the following locations:

**AMERICAN RIVER COLLEGE**

- Construct Additional Classrooms and Student Service Facilities at American River College and Natomas Educational Center
- Modernize and/or Replace Classrooms at Davies Hall
- Modernize and Expand the Public Safety Center
- Construct a New Culinary Arts Building
- Modernize and/or Replace, and Expand the Student Center
- Expand the Student Services Facilities
- Modernize and Expand the Existing Bookstore and Cafeteria Space
- Make Improvements to the Physical Education Facilities and Athletic Fields
- Make Infrastructure Improvements Throughout the Campus
- Provide New Parking Facilities and Make Needed Parking Improvements at American River College and Natomas Educational Center
- Modernize the Administration Building

**COSUMNES RIVER COLLEGE**

- Construct Additional Classrooms and Student Service Facilities at Cosumnes River College and Elk Grove Educational Center
- Expand Library Facilities
- Construct a Facility for the Architecture and Construction Management Program
- Provide New Instructional Space
- Modernize and Expand the Student Center Facilities
- Expand the Fine Arts Facilities
- Construct a New Gymnasium
- Improve and expand Physical Education Facilities and Athletic Fields
- Make Infrastructure Improvements Throughout the Campus
- Provide New Parking Facilities and Make Needed Parking Improvements at Cosumnes River College and Elk Grove Educational Center

**FOLSOM LAKE COLLEGE**

- Construct Additional Classrooms and Student Service Facilities at Folsom Lake College and Rancho Cordova Educational Center
- Provide New Instructional Space
- Expand existing Library Facilities
- Provide New Child Development Center
- Improve and expand Physical Education Facilities and Athletic Fields
- Make Infrastructure Improvements at Folsom Lake College and El Dorado Educational Center
- Provide New Parking Facilities and Make Needed Parking Improvements at Folsom Lake College and Rancho Cordova Educational Center

**SACRAMENTO CITY COLLEGE**

- Construct Additional Classrooms and Student Service Facilities at Sacramento City College, West Sacramento Educational Center, and Davis Educational Center
- Modernize and/or Replace Classrooms at Lusk Building
- Modernize and/or Replace Classrooms at Lillard Hall, Including Those Which House the Sciences, Nursing, and Health Care Support Courses
- Provide New Instructional Space, Including Space for Green Technology Training
- Modernize the Administration of Justice Facility
- Provide a New Bookstore and Cafeteria Space
- Modernize Hughes Stadium
- Make Infrastructure Improvements Throughout the Campus
- Provide New Parking Facilities and Make Needed Parking Improvements at Sacramento City College, West Sacramento Educational Center, and Davis Educational Center

**DISTRICT OFFICE COMPLEX**

- Construct or replace the Economic Development Center
- Modernize and Expand the District Office and Make Infrastructure Improvements

**TAX RATE STATEMENT**

**Los Rios Community College District**

An election will be held in the Los Rios Community College District (the "District") on November 4, 2008 to authorize the sale of \$475,000,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.00909 per \$100 (\$9.09 per \$100,000) of assessed valuation in fiscal year 2011-12.
2. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.00909 per \$100 (\$9.09 per \$100,000) of assessed valuation in fiscal year 2019-20.
3. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$.00909 per \$100 (\$9.09 per \$100,000) of assessed valuation.

4. The best estimate of the average tax rate required to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$.00909 per \$100 (\$9.09 per \$100,000) of assessed valuation.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

**ARGUMENT IN FAVOR OF MEASURE M**

The four-county Sacramento region depends on the Los Rios Community Colleges for their essential role in education, providing career and vocational training to thousands of local residents and preparing students for four-year colleges and universities.

Today, 85,000 students attend classes at Sacramento City, American River, Cosumnes River and Folsom Lake Community Colleges and their centers in Natomas, Davis, West Sacramento, Placerville and Rancho Cordova. Within 8 years, that enrollment will grow to 120,000.

Whether seeking a university degree or job training in fields such as nursing, fire-fighting and law enforcement, the students of the Los Rios Community College District will face major obstacles – overcrowding, inadequate equipment, a shortage of classrooms and aging facilities.

Measure M will build new classrooms and allow the District to expand course offerings. It will repair and renovate old and outdated classrooms.

Measure M will build high-tech facilities to provide up-to-date academic and vocational courses such as green technology, computer science, electronics and business.

Measure M will expand and upgrade infrastructure fire and security systems, and libraries. It will improve access for disabled students.

Measure M will provide classroom computers and prepare our students to compete in the 21st century job market.

Measure M makes financial sense. If classrooms are not repaired and expanded now, it will only cost more in the future. Funds can only be used to improve our colleges – not to pay for administrative salaries.

Measure M will protect taxpayers. While Los Rios has a well-deserved reputation for sound financial management, an independent citizens' oversight committee will audit all expenditures.

In the face of national and local economic uncertainty, Measure M is an investment in a brighter future for thousands of our citizens. Keep Los Rios Community College District among the top community college systems in the state. Vote YES on Measure M.

- s\ Kathryn E. Jeffery, PH D., President, Sacramento City College
- s\ John McGinness, Sheriff, Sacramento County
- s\ Matt Kelly, Executive Director Sacramento - Sierras Building & Construction Trades Council
- s\ Howard Lawrence, Member, Citizens For WorkForce Training
- s\ Matthew R. Mahood, President & CEO Sacramento Metropolitan Chamber of Commerce

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE M**

Measure M is a billion-dollar TAX INCREASE that property owners will be paying for decades and decades, long after the “high-tech facilities” promised by the bond promoters have worn out and need to be repaired again. If this bond passes, future taxpayers will be forced to pay for future repairs and renovations while they are still paying off this irresponsible debt.

Students should pay, too, not just homeowners! A college education is a very valuable thing to the students who earn it, but the District is not asking students to pay a penny more for these new facilities. Is that fair? If additional funding is really necessary, students should bear some of the cost. Taxpayers have been extraordinarily generous in funding our local community colleges to the point that our local college tuition is the lowest in America. Enough is enough!

The bond proponents always talk about vocational training, but taxpayers are also subsidizing college courses in golf, Polynesian dance, wine-making, and many interesting hobbies. (See for yourself – check out the course catalogue at www.losrios.edu) Before raising taxes on homeowners, the District needs to prioritize its current spending and focus on critical needs. It makes no sense to borrow money for critical needs when the District is squandering current revenues on frivolity and generous compensation for administrators.

Please send a message. Vote NO on Measure M.

- s\Mike Spence, President, California Taxpayer Protection Committee
- s\Craig De Luz, President, Sacramento Republican Assembly
- s\Tom Hudson, Chairman, Placer County Republican Party
- s\Ken Payne, President, Sacramento County Taxpayers League
- s\Lewis K. Uhler, President, National Tax Limitation Committee

**ARGUMENT AGAINST MEASURE M**

This measure to increase our taxes is poorly timed and threatens to increase the strain on hard working middle class families that are struggling just to hold onto their homes and put gas in their cars. With interest, the taxpayers of this District will be paying approximately \$1 billion for this wish list.

Although the text of the ballot measure claims that student achievement will be improved through better facilities, this point is far from accurate. High quality teachers and instructional support staff are the ones who improve the quality of education for students in the District. Neighboring Sierra College has not passed a bond measure to upgrade its Rocklin campus since it was built decades ago. Yet it is recognized for the high numbers of degrees that it awards and high percentage of students that it transfers to four-year colleges and universities. They have succeeded without a bond.

Furthermore, this District passed a sizable bond measure just a few years ago. The community already has voted to increase its taxes once, and there is no need to do so again right now.

The District does not have a revenue problem, it has a spending problem. Despite a massive increase in per pupil State funding to the Los Rios District in recent years, the District has chosen not to address the issues contained on its wish list. Instead, these new revenues have largely been spent to increase salaries of college employees. If the District feels that these facilities improvements are truly vital to the quality of the educational program, they

should redirect these new revenues into facilities. The District is simply not setting priorities for how it should spend its plentiful resources.

Please join us in voting no on Measure M. We simply can't afford another tax increase right now.

- s\ Tom Hudson, Chairman, Placer County Republican Party
- s\ Mike Spence, President California Taxpayer Protection Committee
- s\ Jerry Simmons, Endorsement Committee Chairman Placer County Republican Party

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE M**

Los Rios Community Colleges prepare thousands of students each year for jobs and careers throughout the region, many forced to transition to new jobs in tough economic times. Sadly, these students are facing overcrowded, aging facilities that cannot meet the demands of a rapidly growing region.

Mandatory annual audits by an independent Citizens Oversight Committee show Los Rios has always delivered on its promises, updating older facilities and expanding to reach new populations in Folsom, Elk Grove, Yolo County and El Dorado County.

With enrollment at all-time highs, however, Measure M is essential if we are to sustain economic growth and provide critical training for thousands. Los Rios is the area’s largest educator of nurses, dental hygienists, police officers, fire fighters, licensed child care providers, computer programmers, and electricians and many others. Without Measure M we could be forced to turn away students and won’t be able to deliver the workforce this region so desperately needs.

Measure M funds can only be used to repair or expand facilities – not for administrative or teachers’ salaries.

It will increase campus safety – a critical consideration today – with security lighting, intrusion and fire alarms and structural repairs. Measure M creates jobs for local workers who will modernize and construct new facilities.

Please join your friends and neighbors: support our community colleges – American River, Sacramento City, Cosumnes River, Folsom Lake and centers in Davis, Elk Grove, West Sacramento, Rancho Cordova, Natomas and El Dorado County.

Vote Yes on Measure M!

- s\Jeremy G. Bernau, Member, Los Rios Citizens’ Bond Oversight Committee
- s\ Matthew R. Mahood, President & CEO, Sacramento Metropolitan Chamber of Commerce
- s\Louise Timmer, Ed. D, R.N., President, American Nurses Association of California
- s\Gilbert A. Albiani, Elk Grove Area Businessman
- s\Brice W. Harris, Chancellor, Los Rios Community Colleges