

**WEST HILLS COMMUNITY COLLEGE DISTRICT
BOND MEASURE J**

To construct new classrooms and labs at West Hills College Lemoore for career training in computer sciences, health sciences, nursing and paramedics, and qualify for State matching funds, shall West Hills Community College District's measure authorizing \$8.6 million in bonds be adopted with estimated levies of less than 1¢ per \$100 of assessed value (raising \$727,000 annually through 2039), legal interest rates, annual audits, citizens' oversight, and no funds used for administrators' salaries?

Bonds—Yes

Bonds—No

FULL TEXT OF BOND MEASURE

INTRODUCTION

The following is the abbreviated form of the bond measure:

“To construct new classrooms and labs at West Hills College Lemoore for career training in computer sciences, health sciences, nursing and paramedics, and qualify for State matching funds, shall West Hills Community College District's measure authorizing \$8.6 million in bonds be adopted with estimated levies of less than 1¢ per \$100 of assessed value (raising \$727,000 annually through 2039), legal interest rates, annual audits, citizens' oversight, and no funds used for administrators' salaries?”

BOND AUTHORIZATION

By approval of this measure by at least 55% of the registered voters voting on the measure, the West Hills Community College District (the “District”) will be authorized to issue and sell bonds of up to \$8,600,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed under the heading “Bond Project List” below, located in the School Facilities Improvement District No. 3 (Lemoore Area) of the West Hills Community College District (the “Improvement District”), 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, on behalf of the Improvement 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.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the Improvement District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs in the Improvement 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 District's Board of Trustees (the “Board”) has identified detailed facilities needs of the Improvement 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 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 school 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.

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

Financial Audits. The Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school 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 Fresno County Treasurer, as required by the California Education Code, and (4) the Chancellor of the District shall cause an annual report to be filed with the Board 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), being the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school 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.

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated rates of taxes, the duration of issued bonds and related levies and collections of taxes are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the Improvement District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the Improvement District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State

law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the construction, reconstruction, rehabilitation, or replacement of school facilities of the Improvement District, including furnishing and equipping, and the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries or other school operating expenses, in compliance with California Constitution Article XIII A, Section 1(b)(3). This measure authorizes bond projects to be undertaken at all current and future Improvement District sites and campuses.

Specific School Facility Project List. The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this measure. The following types of projects are authorized:

WEST HILLS COLLEGE LEMOORE

- Construct, furnish, and equip a new academic building
- Acquire and install classroom and lab equipment and technology infrastructure to support career training in fields such as: health sciences, nursing, paramedics, visual arts, and computer sciences

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. Each of the listed items include the construction, reconstruction, rehabilitation, or replacement of existing buildings or new buildings.

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; all finishing work such as painting, repainting, carpeting and flooring; 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 school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization including abatement and removal of hazardous materials 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 Improvement District or otherwise in the Improvement 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 Improvement District facilities, to provide access to school or other Improvement District facilities, or to provide additional school or related facilities. Further, authorized projects include reimbursements for project costs previously paid and paying and/or prepaying interim financing for the types of projects included on the project list, such as bond anticipation notes. 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 provide additional funding to complete certain of the identified facilities projects. Many factors which the District cannot predict or control may impact its ability to address each of the projects, including but not limited to construction cost issues, supply chain issues which can cause project delays, labor shortages, and unknown environmental factors or site conditions, among others. 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 Board.

IMPARTIAL ANALYSIS BY COUNTY COUNSEL

Voter approval of this Measure will authorize the governing board of the West Hills Community College District (the "District") to issue and sell bonds in the maximum amount of Eight Million Six Hundred Thousand Dollars (\$8,600,000.00), bearing interest at legal rates and with maturity dates within the legal limits, on behalf of the School Facilities Improvement District No. 3 (Lemoore Area) of the District (the "Improvement District"). The bond proceeds may only be expended to construct, reconstruct, rehabilitate or replace aging and outdated school facilities of the Improvement District, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities.

The Bond Project List in Appendix A ("List") in the Measure describes the specific projects the District proposes to finance with proceeds from the sale of the bonds. The District may only use bond proceeds for the purposes specified in the Measure. The bond proceeds may not be used for any other purpose, including teacher or administrator salaries or other school operating expenses. Inclusion of a project on the List does not guarantee the project will be funded or completed.

This Measure would require annual independent performance and financial audits of the use of bond proceeds including annual reports to the governing board. In addition, a citizens' oversight committee will be established to ensure that bond proceeds are properly expended.

Information regarding the estimated tax rate to repay these bonds is found in the "Tax Rate Statement" prepared by the District. The projected tax rate is a best estimate and is based on projections from official sources including upon experience within the Improvement District. The actual tax rate necessary to pay the Bond Measure may vary depending on factors identified in the Tax Rate Statement.

The Measure makes no change to existing law and must be approved by at least 55% of the eligible votes cast or the bonds will not be issued. This Measure was placed on the ballot by order of the governing board of the District.

/S Daniel C. Cederborg
Fresno County Counsel

**TAX RATE STATEMENT
REGARDING PROPOSED
WEST HILLS COMMUNITY COLLEGE DISTRICT
GENERAL OBLIGATION BONDS**

An election will be held in School Facilities Improvement District No. 3 (Lemoore Area) (the "Improvement District") of the West Hills Community College District (the "District") on November 8, 2022, to authorize the sale of up to \$8,600,000 in general obligation bonds. The following information is submitted 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 Improvement District, and other demonstrable factors.

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

1. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$0.00935 per \$100 (\$9.35 per \$100,000) of assessed valuation in fiscal year 2021-22. It is currently expected that the tax will be collected until fiscal year 2038-39.
2. 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 \$0.00935 per \$100 (\$9.35 per \$100,000) of assessed valuation. This rate is projected to apply in each fiscal year that the bonds are outstanding.
3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$12,351,139.

These estimates are based on projections derived from information obtained from official sources, and are based on the assessed value (not market value) of taxable property on the official tax rolls of each County in which the Improvement District is located. 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 durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales,

the par 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 District based on the need for project funds and other considerations. Actual assessed valuations will depend upon the amount and value of taxable property within the Improvement District as determined by each County Assessor in the annual assessment and the equalization process.

/S Kristin Clark, Chancellor
West Hills Community College District

ARGUMENT IN FAVOR OF MEASURE J

Vote YES on Measure J

Lemoore's local community college is our region's **most important source of job training**. Continuing to offer our residents access to quality education, job training facilities, and improved college classrooms is critical to the future economic health of our area.

Measure J will construct new classrooms and labs to improve career readiness and expand job training at West Hills College Lemoore.

By law, Measure J funds can only be spent in our community and **CANNOT BE TAKEN BY THE STATE AND SPENT ELSEWHERE**. In addition, your YES vote on Measure J will unlock a guaranteed state grant of nearly \$22 million for these improvements on the Lemoore campus.

Measure J will improve West Hills College Lemoore and our community by:

- Expanding nursing and paramedic career training programs
- Constructing health and computer science labs
- Increasing job training programs in computer sciences

At the same time, it is critical that any local bond measure comes with tough legal safeguards to protect taxpayers and local property owners. Measure J does this by:

- Requiring annual audits and independent taxpayer oversight of how funds are spent
- Imposing strict legal safeguards requiring that all funds be spent on our local college and not siphoned off by the state

- Prohibiting funds from going to administrator salaries, pensions or benefits

Measure J deserves our support. It will keep our tax dollars local while improving the quality of our college and protecting and enhancing local property values. Please join us and **VOTE YES ON MEASURE J!**

/S Rocio Garcia, Registered Nurse

/S Joe Neves, County Supervisor

/S Frank Gornick, Retired Educator

/S Lee Perryman, Store Manager

/S Bob Clement, Retired Educator

REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE J

Stop this 12.3 Million Dollar Tax Increase!

THE FACTS:

Over a decade ago West Hills Community College District 3 voters approved \$31,000,000 to issue bonds through Measure E. With no transparency and no accountability it's unclear what's been spent and what's still owed!

In 2012 Measure L was approved for another \$12,655,000 in bonds which is still being paid off with YOUR tax dollars.

In 2014 Measure T was approved for yet ANOTHER \$20,000,000 with bonds still available to be issued!

NOW Measure J is a NEW \$12,351,139 TAX for the next 17 years!

This taxes district residents ANOTHER \$727,000.00 every year!

As housing costs increase, these Bond measures inflate the cost of living like a death by a thousand cuts.

Housing costs go up! Rents will be raised!

And the list of projects? It's almost the SAME list as the previous measures! Has nothing been done over the last decade with millions already spent?

The proponents would have you believe this measure will "unlock" nearly \$22 million in state funds but the measure doesn't say that.

Measure J is **not** a guarantee that these projects will be completed, as stated in the fine print, and depend largely on access to **possible matching funds** but there's no guarantee!

Schools get less than half of the money your tax dollars pay. Rich Bondholders get the majority YOU SPEND!

The district has no business engaging in a **RISKY OVER LEVERAGING** of our HOMES with this MASSIVE DEBT!

Vote NO on Measure J!

Connect here: <http://bit.ly/NoWestHillsCollege3Bond>

/S Honor "Mimi" Robson, Chair
Libertarian Party of California

/S Kathryn McElroy
Libertarian Party of California

ARGUMENT AGAINST MEASURE J

How much election cheating are you willing to put up with?

What if it's for an allegedly good cause? Does that change your answer?

Do you know all the public officials with duties related to local measure elections? County supervisors, registrar of voters, county counsel, college board that resolves to put measures on the ballots. A lot of public officials, most of them getting salaries you could never dream of.

Are these public officials corrupt? All of them?

Then how do you explain that at every election they all look the other way or point fingers at each other saying that "It's not my job to enforce measure election laws?"

How is it then, that all these public officials, who you pay, combined, millions of dollars a year, have never (never means not once) put a local measure on the ballot that follows the law? <http://bit.ly/GrandJury2021>

The statutes regarding local measure elections apply to every county. How is it that every county, even Fresno, doesn't follow every law, as written? Who benefits? Certainly not you.

It's almost like it's a conspiracy. Because the public officials (colleg board) who start the ball rolling, violate every meaningful law with the knowledge, apparently, that all the other public officials will go along with their corruption.

There are too many broken laws to mention in 300 words, but you can check it out (<http://bit.ly/ElectionCheating>) for all the gory details.

Bottom line: All the public officials would rather have gullible voters force taxpayers, including themselves, to send every dollar they dream up to some government agency or another. It's more for them. Less for you.

Are you tired of been taken for a chump? Vote HELL NO! on Measure J (\$12,351,139 tax).

Join us: <http://bit.ly/NoWestHillsCollege3Bond>

/S Honor "Mimi" Robson, Chair
Libertarian Party of California

/S Kathryn McElroy
Libertarian Party of California

REBUTTAL TO THE ARGUMENT AGAINST MEASURE J

West Hills College Lemoore is the **single most important source of job training in our community.**

A recent report estimates that **nearly 90%** of the adult residents in our community have either taken a class or know someone who's taken a class at the college within the past few years.

Its positive impact has transformed the lives of our family members, friends and neighbors. For some, the college has provided job training in fields as diverse as nursing, technology, construction management and emergency medical

services. For others, it has allowed them to enhance their current job skills or obtain additional certifications.

And for many, West Hills College Lemoore gives the families of students wanting to transfer to a four-year college the ability to save thousands of dollars—making a college degree attainable for many who otherwise could not afford it.

Our families. Our neighbors. Our businesses. Our citizens. Each and every one of us benefits from having a remarkable institution like West Hills College Lemoore within our community.

The West Hills College Lemoore campus is one of our most valuable public institutions.

Let's keep it strong. Vote Yes on Measure J.

/S Jay Salyer, Citizen

/S Jamison Whiting, Principal, LMCHS

/S Gail Crooms, CEO, Crooms College and Career Consulting

/S Debbie Muro, Former LUHSD Superintendent

/S Oscar Saldana, RN, Coalinga State Hospital