

MENDOCINO COUNTY

FULL TEXT OF MEASURE A

MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT BOND MEASURE

PROJECTS

The Board of Trustees of the Mendocino-Lake Community College District, to be responsive to the needs of its community, Mendocino College's urgent, basic repairs and critical facility needs, and its capacity to provide students with support, job training and career education facilities, an affordable education and prepare them for success in college and careers. Job training and career education facilities, safety issues, class size and offerings, and information and computer technology were each considered in developing the scope of projects to be funded. In developing the scope of projects, basic repairs, job training facilities, campus safety, and the expansion of opportunities for local students to receive an affordable, quality education, were prioritized.

The Board of Trustees determines that Mendocino-Lake Community College District MUST:

- (i) Keep local college education AFFORDABLE;
(ii) Provide JOB TRAINING AND CAREER EDUCATION to better prepare students and workers for GOOD-PAYING JOBS in healthcare and firefighting;
(iv) ENSURE FUNDS CANNOT BE TAKEN BY THE STATE;
(v) Remove any mold, asbestos and lead paint and make BASIC REPAIRS to older buildings, electrical wiring and plumbing;
(vi) Enable the District to receive matching dollars for an up-to-date healthcare career training facility;
(vii) ENSURE ALL FUNDS SPENT LOCALLY.

The following types of projects are authorized to be undertaken at District facilities, and at Mendocino-Lake Community College District:

PROVIDE LOCAL STUDENTS AN AFFORDABLE EDUCATION:

Improvements Needed To Allow Mendocino College to provide

AFFORDABLE CAREER EDUCATION FACILITIES FOR THE TRADES, WILDLAND FIREFIGHTERS, AND MEDICAL CAREERS

Goals and Purposes:

Not all students choose to attend a four-year college. This measure will upgrade career and workforce education programs so students can acquire the real-world skills they need to compete for good-paying jobs when they graduate without taking on thousands of dollars in student loan debt.

Mendocino College is a lifeline amid the affordability crisis, giving thousands access to education and career training when traditional universities are out of reach.

- Providing classrooms for programs training wildland firefighters and Firefighter Academy.
Providing career education facilities for trades.
Repairing labs and classrooms to train nurses, physical therapy assistants, and EMTs.
Providing career technical education facilities.
Providing classrooms that meet modern academic, ADA access, and technology standards.
Providing classrooms and labs for programs training construction workers.

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PROVIDE LOCAL STUDENTS ACCESS TO AN AFFORDABLE EDUCATION IN A SAFE ENVIRONMENT:

Basic Improvements Needed To Allow Mendocino College to Provide

JOB TRAINING PROGRAMS IN REMOTE AREAS THAT ARE NEEDED TO PREPARE STUDENTS FOR GOOD-PAYING LOCAL HEALTHCARE CAREERS

Goals and Purposes:

Many of our communities are rural and remote – and we're facing a healthcare staffing crisis stretching medical and emergency teams thin. That's why it's so important to have safe, clean classrooms and labs to train desperately needed nurses, EMTs, and firefighters who will want to stay in and serve our communities.

California State Universities cost six times more than Mendocino College. This measure will allow our local students to get a career technical education or the basic credits they need to transfer to a four-year college without significant student loan debt.

- Repairing leaky roofs.
Maintaining clean drinking water.
Repairing electrical wiring.
Removing any mold, asbestos or lead paint.
Ensuring schools are accessible for people with disabilities.
Upgrading smoke detectors, fire alarms and evacuation notification systems.
Repairing faulty heating and air conditioning systems.
Improving technology to make classes accessible for students in remote areas

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. In addition to the listed projects stated above, authorized projects also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects from payment of the costs of preparation of all facility planning, fiscal reporting, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated college activities caused by construction projects, including leasing portable building and off-campus parking. In addition to the projects listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovate student and staff restrooms; install or upgrade elevators; acquire and install emergency power generators; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies, including photovoltaic/solar installations, battery energy storage and electric vehicle charging stations; repair and replace worn-out and leaky roofs, windows, walls doors and drinking fountains; build

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new or renovate existing facilities such as science buildings, advanced technology buildings, wellness/allied health facilities, culinary arts facilities, arts and woodworking buildings and facilities, nursing and physical therapy facilities, agricultural facilities and buildings, early childhood education center, facilities for the Sustainable Construction and Energy Technology (SCET) program, business and technical support facilities, emergency operations center, career and technical education buildings, student services and welcome centers, bookstore, dining, food services, physical education facilities, visual and performing arts facilities including theatres and galleries, classrooms, and buildings, bus stops, parking lots; plan, construct, acquire or contribute to affordable student and workforce housing units, install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability and State compliance standards; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replacing or relocate hard courts, fields, turf and irrigation systems; replace/upgrade existing signage to reflect better wayfinding; replace, modernize and upgrade existing elevator systems; demolition of unsafe or outdated facilities; upgrade classrooms; build or upgrade facilities; corporation building and yard; construct, expand or reconfigure facilities to create large lecture classrooms; upgrade, resurface and recondition existing parking lots; improve vehicular access and traffic circulation; improve drop-off zones and roundabouts; repair, upgrade and install interior and exterior lighting systems; replace old portable classrooms, water lines and valves, sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, and workforce facilities, centers for academic and student achievement services, career and technical education building, student service/campus center and instructional buildings, and athletic facilities; improve water, conservation and energy efficiency; acquire or lease land; replace or upgrade outdated security and safety systems; build and improve trails and outdoor learning spaces and sculpture gardens; replace existing window systems with energy-efficient systems to reduce costs, improve insulation, weatherproofing and roofs to reduce costs; improve ADA access; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage; demolition of unsafe facilities; install new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, gates and classroom door locks; improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths for improved safety and access for emergency vehicles, site parking, utilities and grounds. The project list also includes the refinancing of outstanding lease obligations.

The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access, acquire portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, enterprise software, licenses and warranties, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems, technology infrastructure, disaster recovery, and business continuity infrastructure (secondary sites, backup systems, redundant connectivity), information security systems, such as security monitoring and incident response infrastructure, including logging SIEM/SOC tools, endpoint security, and data loss prevention and other miscellaneous IT and instructional equipment, DATA storage, fiber/copper infrastructure, phones, identity access cards, the creation and upgrading of technology for distance learning, acquire necessary software and the construction and installation of on-premises, cloud-based, or hybrid data center and related infrastructure for District enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

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The allocation of bond proceeds may be affected by the final costs of each project. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project or decisions will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final budgets of projects or on the then current priorities of the District, certain of the projects described above may be delayed or may not be undertaken. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. In addition to the listed types of projects stated above, the types of authorized projects of the measure also include the acquisition of a variety of instructional, maintenance and operational equipment. Necessary site preparation/restoration, including the acquisition and installation of temporary facilities (swing space) may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the types of projects and purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code Section 53410.

FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit Mendocino-Lake Community College District campuses and **CANNOT BE TAKEN BY THE STATE.**
2. **PUBLIC DISCLOSURE OF ALL SPENDING WILL BE REQUIRED.**
3. Require **CITIZENS' OVERSIGHT** and yearly **AUDITS** to ensure all funds are used locally, effectively and as promised.
4. **NO ADMINISTRATOR SALARIES.** Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher, faculty and college administrator salaries, pensions and other operating expenses.
5. **FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENTORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.**

**MENDOCINO COUNTY
TAX RATE STATEMENT CONCERNING MEASURE A**

An election will be held in the Mendocino-Lake Community College District (the "District") on June 2, 2026 to authorize the sale of up to \$98,000,000 in general obligation bonds. 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 submitted in compliance with Sections 9400-9406 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.

The following information is provided pursuant to Elections Code Section 9401:

1. The best estimate of the average annual tax rate that would be required to be levied 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 \$24.00 per \$100,000 (2.4¢ per \$100) of assessed valuation. It is currently expected that the tax will be collected until fiscal year 2060-61.
2. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, for each year that bonds are outstanding, based on estimated assessed valuations available at the time of filing this statement, is \$24.00 per \$100,000 (2.4¢ per \$100) of assessed valuation, which is projected to be the same in every fiscal year the bonds remain outstanding.
3. The best estimate of total debt services, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$210 million.

Voters should note that 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 County's official tax rolls. 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 District as determined by the County Assessor in the annual assessment and the equalization process.

/s/ Timothy Karas
By Timothy Karas, Ed.D.
Superintendent/President
Mendocino-Lake Community College District

IMPARTIAL ANALYSIS

Measure "A", a Mendocino-Lake Community College District Board of Trustees ("District") bond measure, seeks voter approval to authorize the District to issue general obligation bonds in an aggregate principal amount not to exceed \$98,000,000. The bonds would issue at legal interest rates, at a rate of twenty-four dollars (\$24) per one hundred thousand dollars (\$100,000) (two and four-tenths of a cent (\$0.024) per one hundred dollars (\$100).

The money raised by the sale of these bonds can only be used for the purposes stated in the bond measure and not for any other purpose including administrator salaries and other operating expenses. Purposes include, but are not limited to; repair classrooms/labs, leaky roofs, electrical, maintain clean drinking water, remove mold, asbestos, lead paint, to train students for careers in trades, construction, wildland firefighting, healthcare/nursing/EMT, construct, acquire and repair facilities/sites/equipment.

Both the School Bond Law and the General Obligation Bond law authorize the governing board of a community college district to issue and sell general obligation bonds to finance various school acquisitions and improvements if approved by at least 55 percent of the voters voting on the measure, provided certain accountability safeguards are included in the measure.

The bonds and interest thereon would be financed by ad valorem taxes levied annually on taxable real property within the District. Pursuant to Elections Code section 9400 et seq., the District has prepared a Tax Rate Statement which estimates the property tax levies required to pay off the bonds. The District's tax rate statement reflects an estimate of the maximum property tax levies required to service the bonds.

The measure includes the accountability safeguards including: (1) the proceeds from the bond sale shall be used only for the purposes listed in the bond; (2) an independent citizen oversight committee to monitor bond expenditures; (3) annual independent performance and financial audits; and (5) public disclosures of all spending.

Approval of Measure A does not guarantee that the proposed project or projects in the Mendocino-Lake Community College District that are the subject of bonds under Measure A will be funded beyond the local revenues generated by Measure A. 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.

A "Yes" vote on this measure is a vote in support of the issuance of \$98,000,000 in bonds to be financed by an annual property tax and used only for the purpose listed in the Bond Project List of the Ballot Measure.

A "No" vote on this measure is a vote against the issuance of the proposed bond.

/s/ Brina A. Blanton
Assistant County Counsel
County of Mendocino

ARGUMENT IN FAVOR OF MEASURE A

Our community is in crisis. We don't have enough nurses, firefighters, emergency responders, or skilled workers, and many training programs for good careers are too expensive and far away. **Mendocino College trains critical workers right here at home.** That's why we need YES on A!

Public universities like UC's and CSU's cost SIX TIMES more than Mendocino College. **YES on A keeps job training and college classes affordable** so students graduate with skills, not debt.

Our healthcare system is stretched to the breaking point.

When there's an emergency, we need trained people ready to help. Rural communities like ours are running out of firefighters, EMT's and nurses at local hospitals. YES on A keeps the specialized classrooms and labs for Mendocino College's nursing and emergency training programs up to date and expanding, so help is there when you need it most.

YES on A trains our local students for good-paying jobs. Sustainable construction electricians and skilled tradespeople are in high demand right now. YES on A upgrades job training programs so our kids can learn these skills and build careers right here, without leaving home.

YES on A keeps Mendocino College Safe. Today, many Mendocino College buildings have leaky roofs, mold, asbestos, and old electrical wiring. Specialized job training classes and labs are out of date. YES on A fixes these dangers NOW so students and teachers are safe, and our college programs can train the workers of tomorrow.

YES on A means every penny stays local. By law, YES on A requires public audits and full spending reports. No money leaves our community. No exceptions.

We need nurses, firefighters, and skilled tradespeople. We need to act NOW.

Join firefighters, nurses, and local employers to keep college affordable and our community safe. VOTE YES ON A!

Learn more: YesOnAMendo.com

- /s/ Taylor Moore, firefighter
- /s/ Paul Garza, Jr., Mendocino Coast Health Care District
Board Chair
- /s/ Jordan Grider, nurse/former student
- /s/ Salvador Rico, Small Business Owner
- /s/ Marie Myers, 85 Year resident

NO ARGUMENT AGAINST MEASURE O WAS SUBMITTED.