



Local Measure K - Medida Local K

K

WEST HILLS COMMUNITY COLLEGE DISTRICT SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1 – GENERAL OBLIGATION BONDS

BALLOT QUESTION

To improve the Firebaugh Center including updating classroom technology, improving energy efficiency and water conservation, and upgrading campus security shall West Hills Community College District's measure authorizing \$25.1 million in short-term bonds be adopted with estimated levies of less than 3¢ per \$100 of assessed value (approximately \$1,694,000 annually through 2039), legal interest rates, annual audits, citizens' oversight, no funds for administrator salaries, with all funds spent on local projects and not taken by the State and spent elsewhere?

Bonds Yes

Bonds No





Local Measure K - Medida Local K

FULL TEXT OF BOND MEASURE

INTRODUCTION

The following is the abbreviated form of the bond measure:

“To improve the Firebaugh Center, including updating classroom technology, improving energy efficiency and water conservation, and upgrading campus security shall West Hills Community College District’s measure authorizing \$25.1 million in short-term bonds be adopted with estimated levies of less than 3¢ per \$100 of assessed value (approximately \$1,694,000 annually through 2039), legal interest rates, annual audits, citizens’ oversight, no funds for administrator salaries, with all funds spent on local projects and not taken by the State and spent elsewhere?”

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 \$25,100,000 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. 1 of the Northern 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.





Local Measure K - Medida Local K

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.





Local Measure K - Medida Local K

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:

- Improve student access to updated technology and high-speed internet, including but not limited to acquiring and installing computers, modern technology devices and instructional devices, including providing all necessary infrastructure, hardware, software, computers, devices and other modern equipment conducive to a modern learning environment, network equipment, wiring, cabling, servers, routers, switches, voice-over-IP, network security, wireless technology, data storage and archiving
- Improve energy efficiency and water conservation, including but not limited to acquiring, installing, repairing or replacing lights, appliances, equipment, heating air-conditioning and ventilation systems, lighting systems, controls, solar panels, batteries, plumbing systems and fixtures, irrigation systems, synthetic turf, and landscaping
- Acquire, install and/or upgrade campus security systems, including communications systems, cameras, and fire and life safety systems

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; 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 facilities for students, administrators, and school functions; 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 oversight, management and administration during the duration of such projects, including by District personnel, and bond issuance costs.

In addition to the projects listed above, the repair and renovation of existing facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; upgrade or install signage, clocks and fencing; repair and replace worn-out and deteriorated roofs, windows, walls, doors, ceilings, floor covering and tiles, and drinking fountains; replace asphalt and broken pavement; expand or improve parking lots and drop-off areas; and interior and exterior painting.





Local Measure K - Medida Local K

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.

The Bond Project List shall be considered a part of this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.





Local Measure K - Medida Local K

IMPARTIAL ANALYSIS BY COUNTY COUNSEL PURSUANT TO SECTION 9500 OF THE ELECTIONS CODE

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 Twenty-Five Million One Hundred Thousand Dollars (\$25,100,000.00), bearing interest at legal rates and with maturity dates within the legal limits, on behalf of the School Facilities Improvement District No. 1 of the Northern 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.

DANIEL C. CEDERBORG
Fresno County Counsel





Local Measure K - Medida Local K

TAX RATE STATEMENT

An election will be held in School Facilities Improvement District No. 1 of the Northern Area of the West Hills Community College District (the "Improvement District") of the West Hills Community College District (the "District") on November 8, 2022, to authorize the sale of up to \$25,100,000 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 \$0.02495 per \$100 (\$24.95 per \$100,000) of assessed valuation in fiscal year 2023-24. 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 \$0.02495 per \$100 (\$24.95 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 \$27,045,000.

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.

Kristin Clark, Chancellor
West Hills Community College District





Local Measure K – Medida Local K

Argument in Favor of Measure K

Firebaugh’s local community college center 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.

Your YES vote on Measure K will allow the West Hills College Firebaugh Center to keep pace with today’s rapidly changing educational and job training technology. Measure K funds can only be spent in our community and **CANNOT BE TAKEN BY THE STATE AND SPENT ELSEWHERE**.

Firebaugh Center projects to be funded include:

- Providing up-to-date computers, internet infrastructure and job training technology
- Installing energy efficient solar panels to reduce electricity costs
- Upgrading cameras and security systems to protect the local campus

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 K does this by:

- Providing funding through short-term bonds so taxpayers won’t be left with payments for outdated technology and equipment
- 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 K 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 K!**

Brady Jenkins, Mayor, City of Firebaugh

Craig Knight, Realtor

Danny Barragan, MOT Director, FLDUSD

Ben Gallegos, City Manager

Fernando Campa, Board Member, FLDUSD

Rebuttal to the Argument in Favor of Measure K

How are your children, grandchildren doing?

It’s common knowledge that public unions control the entire public education system in California. Membership is voluntary since Janus v. AFSCME (2018) (<https://www.leagle.com/decision/insco20180627f06>). Are the district board just union puppets?

Didn’t they shut down your schools? Didn’t they extort benefits? Didn’t they crush learning progress? Didn’t they destroy your children’s social framework? Didn’t they fill your children’s young minds with all manner of propaganda? Now they’re coming for your money.

But let’s talk about this tax too.

OVERSIGHT? It’s a fraud. Citizen oversight ends when votes are cast. If you could trust the board, why would you need oversight?

STRICT ACCOUNTABILITY? Fraud number 2. There are no accountability police. When you’re not looking, they do whatever they want.

PROJECT LIST? There is none. Measure K includes everything under the sun. Read it.

ADMINISTRATOR SALARIES? Of course! Read the fine print!

The arguments and rebuttals are written by agents of the school bonds cartel. The signers are just tools. <http://bit.ly/ElectionCheating>

Less than 15% of your taxes will go to facilities that will still be around by the time the bonds are paid off. (Remember, at least half goes to wealthy investors, right off the bat.)

The entire system is rigged to pass taxes. That’s not just our opinion. <http://bit.ly/GrandJury2021>

Bottom line: Only undecided voters can be persuaded by arguments. 90% don’t even read them. Undecideds determine the election. We can’t win without your help.

Vote HELL NO! on Measure K (\$27,045,000 tax).

Connect here: <http://bit.ly/NoWestHillsCollege1Bond>

Libertarian Party of California
Honor “Mimi” Robson, Chair

Libertarian Party of Fresno County
Kathryn McElroy





Local Measure K - Medida Local K

Argument Against Measure K

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 (college 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 K (\$27,045,000 tax).

Join us: <http://bit.ly/NoWestHillsCollege1Bond>

Libertarian Party of California
Honor "Mimi" Robson, Chair

Libertarian Party of Fresno County
Kathryn McElroy

Rebuttal to the Argument Against Measure K

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

In fact, 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 so many in our community. For some, the college has provided career training and the ability to complete a two-year degree. For others, it has allowed them to enhance their current job skills or obtain additional certifications. And for many, it has given 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 Firebaugh Center within our community.

The West Hills College Firebaugh Center is one of our most valuable local public institutions.

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

Terry Anderson, Director of Administrative Services

Krystal Jade L Gonzalez, Local Business Owner

Beatriz Solano, Dispatcher

Luis Valdez, City Worker

Juan Sanchez, Mechanic

