

**E. WEST HILLS COMMUNITY COLLEGE DISTRICT
SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 3 (LEMOORE AREA)
FULL TEXT OF MEASURE**

BOND AUTHORIZATION

By approval of this proposition by at least 55 percent of the registered voters voting on the proposition, the District will be authorized to issue and sell bonds of up to \$31,000,000 in aggregated principal at interest rates below the legal limit and to provide financing for the specific facilities 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 proposition 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.)

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 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 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 facilities 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 facilities projects listed below.

FURTHER SPECIFICATIONS

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

BOND PROJECT LIST

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

Evaluation of Needs. As required by Article XIII A of the California Constitution, the Board of Trustees of the District has certified that it has evaluated safety, and information technology needs in developing the list of facilities 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 does assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. Partners and additional funding sources will be sought to leverage additional facility funds.

Scope of Projects. Bond proceeds will be expended to modernize, replace, renovate, construct, equip, furnish and otherwise improve District facilities as described below. The specific facilities 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 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.

RENOVATION AND REPAIR OF EXISTING FACILITIES

Bond proceeds will be expended to modernize, replace, renovate, equip, rebuild and furnish the District's educational and joint-use facilities. Such projects may consist of the following:

- Make health, safety, and security upgrades, including increased lighting systems and video surveillance equipment to ensure adequate security
- Install instructional technology infrastructure to improve student access to computers and modern technology
- Make energy conservation improvements, including but not limited to installation of solar panels to reduce utility costs and be more environmentally responsible
- Make maintenance and infrastructure improvements throughout the campus

ACQUISITION AND CONSTRUCTION OF NEW FACILITIES

Bond proceeds will also be expended to construct new classrooms, restrooms, teaching labs, and other educational and joint-use facilities, including site improvements, acquisition of land, furniture and equipment, and technology upgrades. Such projects may consist of the following:

- Construct a University Center to house the university classes for completing advanced college degrees
- Construct a Student Union building, including meeting spaces for activities, bookstore, cafeteria, and counseling
- Construct a Performing Arts Center for college and community use
- Provide a Learning Center in Avenal
- Provide Riverdale with educational facilities, including a Child Development Center
- Construct additional instructional buildings
- Construct or develop sport fields, recreation areas, and facilities for student and community use

IMPARTIAL ANALYSIS BY COUNTY COUNSEL

Voter approval of this measure will authorize the governing board of the West Hills Community College District to issue and sell bonds in the maximum amount of Thirty One Million Dollars (\$31,000,000), bearing interest at legal rates, within School Facilities Improvement District No. 3 (Lemoore Area). The bond proceeds will be used to improve classrooms and educational facilities in School Facilities Improvement District No. 3, including construction of classrooms and educational facilities; to acquire land, improve energy efficiency, and upgrade electrical systems to improve access to

computers and technology; may make the Improvement District eligible for up to Seventy Million Six Hundred Thousand Dollars (\$70,600,000) in state matching funds; and will be subject to annual financial and performance audits and a citizens' oversight committee, but will not be used for administrators' salaries.

s/ Janelle E. Kelley
Interim County Counsel

TAX RATE STATEMENT

An election will be held in School Facilities Improvement District No. 3 (Lemoore Area) of the West Hills Community College District (the "District") on November 4, 2008 to authorize the sale of \$31,000,000 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 \$.0190 per \$100 (\$19.00 per \$100,000) of assessed valuation in fiscal year 2009-10.
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 \$.0190 per \$100 (\$19.00 per \$100,000) of assessed valuation in fiscal year 2021-22.
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 \$.0190 per \$100 (19.00 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.

s/ Ken Stoppenbrink
Vice Chancellor of Business Services
West Hills Community College District

ARGUMENT IN FAVOR

Access to quality education and college facilities is critical to the future of our communities. Your YES vote on Measure E will better prepare local students for high demand jobs and future educational opportunities. Well-educated students: benefit our communities through increased safety, provide better trained workforces, and will be the leaders of tomorrow.

While the current campus has had many improvements over the years, our work is not done. As enrollment increases, additional classrooms and facilities are needed. To improve access to educational and vocational training opportunities, student support facilities must be constructed.

Passing Measure E will also bring our local tax dollars home. Our College has an opportunity to access approximately \$70 million in State funds to help pay for improvements. It is a wise investment in our students, college, and community.

Measure E will improve our College by:

- Partnering with other state and local agencies to construct and upgrade classrooms and student support facilities;
- Making health, safety, and security upgrades to the existing campus;
- Constructing a Student Campus Center including meeting spaces for activities, bookstore, cafeteria, and counseling;
- Providing educational centers in the communities of Avenal and Riverdale;
- Improving student access to computers and modern technology.

Measure E makes financial sense and, by law, has taxpayer protections:

- Measure E will bring in up to \$70.6 million in state funds;
- All spending will be annually audited and reviewed by an independent citizens' oversight committee;
- Funds can only be spent to improve and construct college facilities in the Lemoore/Avenal/Riverdale areas and cannot be used for administrative salaries.

Measure E deserves our support. It will keep our tax dollars local and improve the quality of our college, our communities, and our property values. **Please join us and VOTE YES ON MEASURE E!**

s/ Lynda Lahodny
CEO, Lemoore Chamber of Commerce

s/ Fred Harrell
Owner, State Farm Insurance

s/ James M. Brooks
Retired Superintendent, Riverdale Unified

s/ George E. Martin
Lemoore City Council

s/ Nicholas J. Ivans
Pharmacist

NO ARGUMENT WAS FILED AGAINST THIS MEASURE

LEGAL DESCRIPTION

Being all of the Lemoore High School District, all of the Riverdale Joint Unified School District and all of the Reef-Sunset Unified School District, and being more particularly described as follows:

BEGINNING at the Northeast corner of the Reef-Sunset Unified School District, said point being the Northeast corner of Township 22 South, Range 20 East, Mount Diablo Base and Meridian, said point also being the Southeast corner of the Lemoore High School District;

1. thence from said point of beginning, South along the East boundary of the Reef-Sunset Unified School District to the Southeast corner of Township 24 South, Range 20 East, Mount Diablo Base and Meridian, said point being on the South boundary of Kings County, said point also being the Southeast corner of the Reef-Sunset Unified School District;
2. thence West along the South line of the Reef-Sunset Unified School District, being the South line of Kings County to the corner common to the Counties of Kings, Monterey and San Luis Obispo;
3. thence along the Westerly line of Reef-Sunset Unified School District, Northwesterly along the boundary line between the Counties of Monterey and Kings to the corner common to the Counties of Kings, Monterey and Fresno, said point being the West corner of the Reef-Sunset Unified School District;
4. thence Northeasterly along the Northwesterly boundary of the Reef-Sunset Unified School District, being the boundary line between the Counties of Kings and Fresno to the corner common to Sections 13 and 24 in Township 20 South, Range 18 East, and Sections 18 and 19 in Township 20 South, Range 19 East, Mount Diablo Base and Meridian, said point being in the West boundary of the Lemoore Union High School District;
5. thence North along the West boundary of the Lemoore Union High School District to the Southeast corner of Section 24, Township 19 South, Range 18 East, Mount Diablo Base and Meridian, said point being in the South line of the Riverdale Joint Unified School District;
6. thence along the South, West, North and East lines of the Riverdale Joint Unified School District to the North line of the Lemoore Union High School District;
7. thence Easterly along the North line of the Lemoore Union High School District to the Northeast corner of said Lemoore Union School District, said point being the Northeast corner of the Southeast Quarter of Section 12, Township 18 South, Range 20 East, Mount Diablo Base and Meridian;
8. thence along the East line of the Lemoore Union School District the following courses and distances: South 1/4 mile;
9. thence East to the centerline of Lemoore Canal;
10. thence South along the centerline of said canal to the North line of Section 18; Township 18 South, Range 21 East;
11. thence East along said North line to the Northwest corner of the Northeast Quarter of said Section 18;
12. thence South along the 1/2 Section line running North and South through Section 18 to the old Kings-Fresno Counties Boundary line;
13. thence Southwest along said old Kings-Fresno Counties Boundary line to the East line of Section 26, Township 18 South, Range 20 East, Mount Diablo Base and Meridian;
14. thence South along the East line of Section 26 to the Northeast corner of the Southeast 1/4 of Section 26;
15. thence East 1 mile;
16. thence South approximately 2 miles to the intersection with the centerline of the Southern Pacific Railroad Right-of-Way;
17. thence Northeasterly along said centerline to its intersection with the West line of the East half of the East half of Section 6, Township 19 South, Range 21 East, Mount Diablo Base and Meridian;
18. thence South along said West line to its intersection with the centerline of State Highway 198;
19. thence Southwesterly along last said centerline to the intersection with the West line of the East 1/2 of said Section 6;
20. thence South along the North-South centerlines of Sections 6, 7, and 18 to the Southwest corner of the Northeast 1/4 of Section 18, Township 19 South, Range 21 East;
21. thence East 1/2 mile to the East line of said Section 18;
22. thence South 1-1/2 miles to the Southeast corner of Section 19;
23. thence West along the South line of said Section 19 to the centerline of Mussel Slough;
24. thence Southwesterly along said centerline of Mussel Slough through Section 30 to the West line of said Section;
25. thence South 1-1/2 miles along the East line of Sections 25 and 36, Township 19 South, Range 20 East, Mount Diablo Base and Meridian, to the Southeast corner of said Section 36;
26. thence East 1/2 mile;
27. thence South 1 mile;
28. thence West 1/2 mile;
29. thence South 5 miles to the Southeast corner of Section 36, Township 20 South, Range 20 East, Mount Diablo Base and Meridian;
30. thence East 1/2 mile to the Northeast corner of Section 6, Township 21 South, Range 21 East, Mount Diablo Base and Meridian;
31. thence South 2 miles;
32. thence West 1 mile;
33. thence South 4 miles to the Northeast corner of Township 22 South, Range 20 East, Mount Diablo Base and Meridian, said point being the said Point of Beginning of this description.