

**MEASURE SUBMITTED TO THE VOTERS**

**SCHOOL**

**SONOMA COUNTY JUNIOR COLLEGE DISTRICT  
SANTA ROSA JUNIOR COLLEGE REPAIR  
AND SAFETY MEASURE  
MEASURE E**

**E** Shall Santa Rosa Junior College (Santa Rosa, Petaluma, all locations) prepare students for jobs and four year colleges by acquiring, constructing, furnishing, repairing deteriorating classrooms, libraries, laboratories, sites, parking; upgrading fire safety, ventilation/plumbing, electrical, computer technology wiring; replacing portables; completing and upgrading training centers for firefighters, police, nurses, paramedics, technology; by Sonoma County Junior College District issuing \$251,700,000 of bonds at legal rates, with Citizens' Oversight Committee, annual audits and no money for operations or administrators' salaries?

**SONOMA COUNTY JUNIOR COLLEGE DISTRICT  
SANTA ROSA JUNIOR COLLEGE REPAIR  
AND SAFETY MEASURE  
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**FULL TEXT BALLOT PROPOSITION  
OF THE SONOMA COUNTY JUNIOR COLLEGE  
DISTRICT  
BOND MEASURE ELECTION MARCH 5, 2002**

The following is the full proposition presented to the voters by the Sonoma County Junior College District.

**Santa Rosa Junior College Repair and Safety Measure.**  
"Shall Santa Rosa Junior College (Santa Rosa, Petaluma, all locations) prepare students for jobs and four year colleges by acquiring, constructing, furnishing, repairing deteriorating classrooms, libraries, laboratories, sites, parking; upgrading fire safety, ventilation/plumbing, electrical; computer technology wiring; replacing portables; completing and upgrading training centers for firefighters, police, nurses, paramedics, technology; by Sonoma County Junior College District issuing \$251,700,000 of bonds at legal rates, with Citizens' Oversight Committee, annual audits and no money for operations or administrators' salaries?"

**PROJECTS**

The Board of Trustees of the Sonoma County Junior College District has evaluated safety, class size reduction, and information technology needs in developing the scope of college facility projects to be funded as outlined in the District's Strategic Capital Projects Plan, amended from time to time, on file at the District's Public Information Office:

**A. Renovation and Modernization:**

- Upgrade classrooms, laboratories, support service space at Santa Rosa, Petaluma and all other locations.
- Upgrade existing restrooms, plumbing and sewer lines
- Repair and replace roofs
- Paint and re-seal building interiors and exteriors

- Upgrade mechanical systems
- Upgrade play fields, courts and track
- Renovate and expand theater
- Improve and expand irrigation systems
- Repair and improve student counseling and service space

**B. College-Wide Health and Safety Improvements**

- Remove lead health hazards
- Improve seismic safety of buildings
- Upgrade bleachers for safety
- Resurface sidewalks and roadways
- Repair/replace pool deck for safety
- Improve pedestrian and disabled access
- Install/improve intrusion alarms and doorlocks
- Strengthen roof anchorage for safety
- Install fire suppression and escape systems

**C. College-Wide Energy Efficiency Improvements**

- Replace aging, inefficient boilers
- Replace and upgrade HVAC systems
- Replace emergency generator
- Upgrade lighting and electrical systems
- Replace out-of-date, inefficient electrical transformers

**D. College-Wide Wiring and Technology for computers, internet access and an effective learning environment**

- Upgrade and expand wireless systems, telecommunications, internet and network connections
- Upgrade and replace computer and software systems
- Upgrade and replace classroom equipment and instructional aids
- Upgrade media and audio/visual equipment

**E. Facilities Replacement, Expansion and New Construction**

1. Construction of new facilities
  - Public Safety Training Center Completion
  - Fire Tower
  - North County Education Center
  - Library
  - Petaluma Campus Build-Out
  - Santa Rosa Campus Information Center
  - Adaptive Education Facility
  - Physical Education Expansion and Renovation
  - Barnett Hall Replacement
  - Warehouse and Site Storage Space
  - Student Counseling and Service Center
  - Maintenance Facilities
  - Shone Farm Equine Science Center
  - Graphics Services Center
  - West County Education Center
2. Construct permanent classrooms, laboratories and support space to replace "portables" and provide adequate classroom space

**F. Land and building acquisitions**

Property acquisitions in Santa Rosa, Petaluma, North and West County to provide services to communities throughout the college district

**G. College-Wide Parking and Traffic Abatement**

- Create new parking spaces at all locations
- Improve roadways and relieve traffic congestion at all locations

The bond program is designed to provide facilities which will serve current and expected enrollment. In the event of an unexpected

**MEASURE E CONTINUED ON NEXT PAGE**



**(Full Text of Measure E Continued)**

slowdown in development or enrollment of students, the implementation and timing of certain of the projects described above will be delayed or advanced as the need requires. The district will work with the Citizens' Oversight Committee on prioritizing these projects in the event factors beyond the district's control impact the District's needs and resources.

The estimated costs of the projects represents the total estimated costs thereof. These costs are expected to be funded from a combination of revenue sources, including the local general obligation bonds, developer fees and State matching funds. The allocation of bond proceeds may be affected by the timing of the District's receipt of State matching funds, developer fees and the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District's control.

**IMPARTIAL ANALYSIS BY COUNTY COUNSELS' MEASURE E**

Through an initiative, Proposition 39, the California Constitution was recently amended to allow school districts to borrow money for repair, construction, and replacement of school classrooms and facilities, if 55 percent of the voters who vote on the measure approve the sale of the bonds. The Sonoma County Junior College District ("the District") has called for an election on whether to issue bonds in the amount of \$251,700,000.

Money raised by the sale of the bonds can be used only for the purposes and projects stated in the ballot measure, which is set out in full in the ballot pamphlet. These purposes and projects include expanding existing and constructing new facilities such as classrooms, libraries and laboratories; repairing deteriorating classrooms and replacing portable classrooms with permanent classrooms; providing additional parking; upgrading and replacing computer technology wiring; upgrading fire safety; completing and upgrading training centers for firefighters, police, nurses, paramedics, and technology; and replacing aging infrastructure (boilers, lighting, transformers, etc.) with energy efficient models. The measure prohibits using any of the bond proceeds for school operations or salaries.

If the measure is adopted, the Board of Trustees of the District will require that annual, independent financial and performance audits be conducted to verify that expenditures are proper and projects are being completed. In addition, a Citizens' Oversight Committee will be established within sixty days of the report of election results to the Board.

The Tax Rate Statement prepared by the Superintendent/President of the District, which estimates the property tax levies required to pay off the bonds, indicates that the bonds would be repaid within 30 years. The full text of that Statement follows this analysis. The funds to repay the bonds would be raised by an increase in property taxes based upon the value of land and improvements in the District. The interest rate on the bonds would depend on the market rate at the time the bonds are sold. The rate cannot exceed a rate set by state law, which currently is 8 percent. Within limits set by law, the District has the discretion to decide when to sell all or any portion of the bonds.

PATRICK K. FAULKNER  
Marin County Counsel  
By: s/ James G. Flageollet  
Deputy County Counsel

STEVEN WOODSIDE  
Sonoma County Counsel  
By: s/ Kathleen Larocque  
Deputy County Counsel

H. PETER KLEIN  
Mendocino County Counsel  
By: s/ H. James Lance  
Deputy County Counsel

**TAX RATE STATEMENT MEASURE E**

An election will be held in the Sonoma County Junior College District (the "District") on March 5, 2002, for the purpose of submitting to the electors of the District the question of incurring a bonded indebtedness of the district in a principal amount not to exceed \$251.7 million. If such bonds are authorized and sold, the principal thereof and the interest thereon will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information regarding tax rates is given to comply with Section 9401 of the California Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience with the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, and assuming the entire debt service will be paid through property taxation:

1. The best estimate of the tax rate that would be required to be levied to fund the 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 2.5 cents per \$100 of assessed valuation (or \$25.00 per \$100,000 of assessed valuation) for fiscal year 2002-03.
2. The best estimate of the tax rate that would be required to be levied to fund the 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 2.5 cents per \$100 of assessed valuation (or \$25.00 per \$100,000 of assessed valuation) for fiscal years 2011-12.
3. The best estimate of the highest tax rate that would be required to be levied to fund the bond issue, and estimate of the years in which that rate will apply, based on estimated assessed valuations available at the time of the filing of this statement is 2.5 cents per \$100 of assessed valuation (or \$25.00 per \$100,000 of assessed valuation) for fiscal years 2002-03 through 2031-32.

Attention to all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which are not binding upon the District. The actual timing of bond sales and the amount of bonds sold at any given time will be governed by the needs of the District, the state of the bond market, and other factors. The actual interest rates on any bonds sold will depend upon market conditions and other factors at the time of sale. The actual assessed valuations in future years will depend upon the value of property within the District as determined in the assessment and equalization process. Therefore, the actual tax rates and the years in which such rates are applicable may vary from those presently estimated as stated above.

DR. ROBERT F. AGRELLA  
Superintendent/President  
Sonoma County Junior College District

**REQUIRED STATEMENT REGARDING CITIZENS' OVERSIGHT COMMITTEE AND ANNUAL AUDITS MEASURE E**

The governing board will appoint a citizens' oversight committee and conduct annual independent audits to assure that funds are spent only on school and classroom improvements and for no other purposes.

**CALIFORNIA EDUCATION CODE § 15272**

**MEASURE E CONTINUED ON NEXT PAGE**



## ARGUMENT IN FAVOR OF MEASURE E

Measure E will provide the necessary funds to repair, renovate and construct Santa Rosa Junior College (SRJC) facilities to provide the classroom and laboratory space, technology, parking, and energy-saving systems to meet the needs of this district for the 21<sup>st</sup> century. Many campus buildings are 40-70 years old and overcrowded. They are not wired for today's technology and cannot accommodate the growth of the college, which has over 37,000 students attending each semester. Measure E will provide the necessary funds to maintain excellent education facilities, and prevent expensive, future repairs.

As state universities become more costly, SRJC offers an important alternative path to four-year colleges, and the opportunity for continuing education, vocational and life skills training. Meeting present and future needs for technology and building improvements is critical for SRJC to remain a leader in higher education.

Measure E will: expand vocational and life skills training facilities; solve the parking problem on the Santa Rosa campus; upgrade electrical systems and wiring for computer technology and Internet access; add new, modern library; replace sixteen worn-out "portable" structures with permanent facilities; upgrade inefficient electrical, plumbing, and heating systems; repair and improve aging classrooms, restrooms, science and computer labs; build-out the Petaluma campus; and improve campus safety with modern fire alarms, smoke detectors, safety doors, emergency lighting, seismic upgrades.

Measure E will also allow the college to receive millions in state matching funds.

The college has not asked voters to approve bonds since 1938. No funds will go for salaries or administrative overhead. An independent Citizens' Oversight Committee will oversee the use of bond money, and a public, independent audit will be performed each year to ensure that the funds are spent appropriately.

Please vote YES on Measure E.

- s/ Andrew J. Shepard  
Board Chairman, Exchange Bank
- s/ Reverend James Coffee  
Community Baptist Church
- s/ Dan Benedetti  
President, Clover-Stornetta Farms
- s/ Carlos G. Tamayo  
President, La Tortilla Factory
- s/ Gaye LeBaron  
Alumnus/Columnist/Historian/Instructor

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE E

Bond promoters fail to mention that property taxes on homes will increase if only 55% of those casting ballots approve.

For more than 100 years the California Constitution protected homeowners from property tax increases to pay for bonds unless there was a 2/3rds vote. The 2/3rds vote is important because those who do not own homes and will pay none of the tax increase can vote to impose higher property taxes on those who do own homes. Although Homeowners continue to need the 2/3rds vote protection, in 2000 a group of billionaires decided it should be easier to increase property taxes on the average homeowner. The billionaires spent over \$30,000,000 on a highly deceptive campaign to end this protection. They claimed their Proposition 39 would "strengthen" Proposition 13! Can you imagine? They claimed that eliminating the 2/3rds vote protection for homeowners would actually "strengthen" Prop. 13!

The Howard Jarvis Taxpayers Association fought back fiercely, funded by small donations from average homeowners. Unfortunately for the average homeowner, the billionaires narrowly defeated us.

However, local governing boards still have the option of requiring a two-thirds vote, instead of 55%, when they ask for a property tax increase on your home. Several school boards in other jurisdictions have decided to leave the 2/3rds vote homeowner protection in place. The Howard Jarvis Taxpayers Association is not opposing these bonds. We believe you should vote No until your school board gives you the 2/3rds vote protection for your home.

s/ Jon Coupal, President  
Howard Jarvis Taxpayers Association

MEASURE E CONTINUED ON NEXT PAGE



## ARGUMENT AGAINST MEASURE E

This measure is a Proposition 39 Tax Increase. The Howard Jarvis Taxpayers association opposes all Proposition 39 Property Tax Increases. For more than 100 years the California constitution required a two-thirds vote of the people to increase your property taxes. That was changed to 55% for certain property tax increases with a \$30,000,000 highly deceptive campaign financed by billionaires whose companies pay little or no property taxes. The Howard Jarvis Taxpayers Association, by far the largest and most successful organization of ordinary taxpayers in California, fiercely opposed proposition 39. Leading a campaign funded by average homeowners, we fought back. Outspent 10 -1, we lost in a very close vote. Your local School Board could have put a normal bond proposal on the ballot, which would have required a two-thirds vote. Other school districts with elections on the same day chose a normal bond. The Howard Jarvis Taxpayers Association is not opposing any of them. But your School Board chose to try to impose a Proposition 39 Property Tax Increase upon you. If just 55% vote yes it will result in nearly a half billion dollars in new property taxes in your school district, including interest, fees and charges. The Howard Jarvis Taxpayers Association strongly recommends that you vote "no" on this property tax increase.

s/ Jon Coupal, President  
Howard Jarvis Taxpayers Association

## REBUTTAL TO ARGUMENT AGAINST MEASURE E

The argument against this measure and the only known organized opposition to Measure E comes from a Los Angeles political organization – and Not local residents. As a matter of fact, not one single local resident signed the argument against Measure E.

These individuals oppose almost every school bond measure in the state of California, and they have filed similar, generic arguments against bond measures in almost every community. They don't live in our community, they don't pay taxes here, and they aren't among the 37,000 local individuals who benefit every semester from the wonderful and diverse course offerings at SRJC's campuses and training sites.

Their argument doesn't specifically address Measure E and it doesn't question the need to repair, renovate, and rebuild SRJC's campuses and libraries. Without question, the facility needs of our own junior college must be addressed very soon.

Measure E is supported by a broad coalition of local residents, business leaders, and community activists. This is not a partisan issue. Republicans and Democrats agree that SRJC is a cornerstone of our local community, and that Measure E is critical to ensuring that the college can continue to offer the same excellent and broad-based educational course offerings that our community has come to expect.

Don't let outsiders from Los Angeles decide the future of our community. Please help invest in the future of education in our area by voting "Yes" on Measure E.

s/ Andrew J. Shepard  
Board Chairman, Exchange Bank

END OF MEASURE E

