



RESOLUTION NO. 815

RESOLUTION OF THE BOARD OF TRUSTEES OF REDWOODS
COMMUNITY COLLEGE DISTRICT ORDERING AN
ELECTION, AND ESTABLISHING SPECIFICATIONS OF THE
ELECTION ORDER

WHEREAS, the Board of Trustees (the “Board”) of the Redwoods Community College District (the “District”) has determined that certain educational facilities need to be constructed, renovated, acquired and equipped, in a fiscally prudent manner, to enable the District to maintain College of the Redwoods as valuable community resources that provide an affordable education to local students and veterans who desire to learn well-paying job skills and transfer to four-year universities; and

WHEREAS, since the costs of attending California’s public universities have risen to at least six times that of attending a community college, more local students are relying on local community colleges and the high quality, affordable college options they provide; and

WHEREAS, in today’s tough economic times and competitive job environment, the District must continue providing important job training and education for local residents entering the workforce for new professions, particularly nursing, and first responders, and increase opportunities for local students to earn college credits, certifications and job skills in emerging industries at an affordable price; and

WHEREAS, the State is not providing the District with enough money for the District to adequately maintain its educational facilities and academic programs; and

WHEREAS, the Board has received information regarding the feasibility of a local bond measure and the District’s bonding capacity; and

WHEREAS, a local measure will provide funds that cannot be taken away by the State to support local college transfer and job training; and

WHEREAS, a local measure will permit the District to ensure a healthy work and study environment by replacing leaky roofs, improving disabled access, upgrading aging technology in classrooms and labs, repairing deteriorating gas, electrical and sewer lines; and

WHEREAS, such a local measure will include mandatory taxpayer protections, including public spending disclosure, independent citizens’ oversight of all funds and mandatory annual financial audits to ensure funds are spent only as authorized; and

WHEREAS, in the judgment of the Board, it is advisable to provide additional funding for job training and workforce preparation for the next generation and for students of all ages, veterans and local residents and to improve affordable on-campus housing facilities by leveraging State funds by means of a general obligation bond issued in a financially prudent manner; and

WHEREAS, on November 7, 2000, the voters of California approved the Smaller Classes, Safer Schools and Financial Accountability Act (“Proposition 39”) which reduced the voter threshold for *ad valorem* tax levies used to pay for debt service or bonded indebtedness to 55% of the votes cast on a community college district general obligation bond; and

WHEREAS, concurrent with the passage of Proposition 39, Chapter 1.5, Part 10, Division 1, Title 1 (commencing with Section 15264) of the Education Code (the “Act”) became operative and established requirements associated with the implementation of Proposition 39; and

WHEREAS, the Board desires to make certain findings herein to be applicable to this election order and to establish certain performance audits, standards of financial accountability and citizen oversight which are contained in Proposition 39 and the Act; and

WHEREAS, the Board determines that, in accordance with Opinion No. 04-110 of the Attorney General of the State of California, the restrictions in Proposition 39, which prohibit any bond money to be used for administrator salaries and other operating expenses of the District shall be strictly monitored by the District’s Citizens’ Oversight Committee; and

WHEREAS, pursuant to Education Code Section 15270, based upon a projection of assessed property valuation, the Board has determined that, if approved by voters, the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the Proposition 39 limits per year per \$100,000 of assessed valuation of taxable property; and

WHEREAS, Elections Code Section 9400 *et seq.* of the Elections Code (the “Elections Code”) requires that a tax rate statement be contained in all official materials, including any ballot pamphlet prepared, sponsored or distributed by the District, relating to the election; and

WHEREAS, the Board now desires to authorize the filing of a tax rate statement and ballot argument in favor of the proposition to be submitted to the voters at the election; and

WHEREAS, pursuant to the Elections Code, it is appropriate for the Board to request consolidation of the election with any and all other elections to be held on November 5, 2024, and to request each of the Humboldt County Registrar of Voters, the Del Norte County Registrar of Voters and the Trinity County Registrar of Voters to perform certain election services for the District; and

WHEREAS, in the judgment of the Board, it is advisable to request each of the Humboldt County Registrar of Voters, the Del Norte County Registrar of Voters and the Trinity County Registrar of Voters to call an election pursuant to Proposition 39 on the question of whether general obligation bonds shall be issued and sold by the District for purposes set forth below.

NOW THEREFORE, THE BOARD OF TRUSTEES OF REDWOODS COMMUNITY COLLEGE DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the Board, pursuant to Education Code Sections 15100 *et seq.*, Sections 15264 *et seq.*, Sections 15340 *et seq.* and Government Code Section 53506, hereby requests each of the Humboldt County Registrar of Voters, the Del Norte County Registrar of Voters and the Trinity County Registrar of Voters to call an election under the provisions of Proposition 39 (55% voter approval) and the Act and submit to the electors of the District the question of whether bonds of the District in the aggregate principal amount of \$120,000,000 (the “Bonds”) shall be issued and sold to raise money for the purposes described in Exhibits “A” and “B” hereto. Both exhibits are directed to be printed in the voter sample ballot pamphlet.

Section 2. That the date of the election shall be November 5, 2024.

Section 3. That the purpose of the election shall be for the voters in the District to vote on a proposition, a copy of which is attached hereto and marked Exhibit "A" and incorporated by reference herein, containing the question of whether the District shall issue the Bonds to pay for improvements to the extent permitted by such proposition. In compliance with Proposition 39 and the Act, the ballot proposition in Exhibit "A" is subject to the following requirements and determinations:

(a) That the proceeds of the sale of the Bonds shall only be used for the purposes set forth in the ballot measure and not for any other purpose, including faculty and administrator salaries and other college operating expenses;

(b) That the Board, in compliance with Proposition 39, and in establishing the projects set forth in Exhibit "B", evaluated safety, university transfer, enrollment trends, class size reduction, class availability, basic repairs, information technology and vocational job training facilities of the District;

(c) That the Board will cause to be conducted an annual, independent performance audit to ensure that the Bond moneys get expended for the projects identified in Exhibits "A" and "B" hereto;

(d) That the Board will require the public disclosure of all spending and will cause an annual, independent financial audit of the proceeds from the sale of Bonds to be conducted until all of the Bond proceeds have been expended and accounted for;

(e) That the Board will cause the appointment of a Citizens' Oversight Committee in compliance with Education Code Section 15278 no later than 60 days after the Board enters the election results in its minutes pursuant to Education Code Section 15274. The Citizens' Oversight Committee shall initially consist of at least seven (7) members and at no time consist of less than seven (7) members, with the possible exception of brief periods to fill any unexpected vacancies. The Citizens' Oversight Committee may not include any employee or official of the District or any vendor, contractor or consultant of the District. The Citizens' Oversight Committee shall include all of the following: One (1) member who is active in a business organization representing the business community located within the District; One (1) member who is active in a senior citizens' organization; One (1) member who is active in a bona fide taxpayer association; One (1) member who is active in support of College of the Redwoods, such as a member of an advisory council or foundation; One (1) student member; and Two (2) at-large members. In furtherance of its specifically enumerated purposes, the Citizens' Oversight Committee may engage in any of the following activities relating solely and exclusively to the expenditure of the Proposition 39 bond proceeds:

(i) Receive and review copies of the annual, independent financial and performance audits performed by independent consultant(s);

(ii) Inspect District facilities and grounds to ensure that Proposition 39 bond revenues are expended in compliance with applicable law;

(iii) Receive and review copies of all scheduled maintenance proposals or plans developed by the District;

(iv) Review efforts of the District to maximize Proposition 39 bond revenues by implementing cost-saving programs; and

(f) That the tax levy authorized to secure the bonds of this election shall not exceed the Proposition 39 limits per \$100,000 of taxable property in the District when assessed valuation is projected by the District to increase in accordance with Article XIII A of the California Constitution.

Section 4. That the authority for ordering the election is contained in Education Code Sections 15100 *et seq.*, 15340 *et seq.* and 15264 *et seq.* and Government Code Section 53506.

Section 5. That the authority for the specifications of this election order is contained in Education Code Section 5322. In connection with ordering the election pursuant to the provisions mentioned above, the District has obtained reasonable and informal projections on assessed property valuations of property within the District that take into consideration projections of assessed property valuations made by each of the Humboldt County, Trinity County and Del Norte County Assessors, respectively that are available to the District.

Section 6. That each of the Humboldt County Registrar of Voters, the Del Norte County Registrar of Voters and the Trinity County Registrar of Voters, the respective Boards of Supervisors of Humboldt, Del Norte and Trinity Counties are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 5, 2024 within the boundaries of the District, and pursuant to Elections Code Section 10403, the District acknowledges that the consolidation election will be held and conducted in the manner described in Elections Code Section 10418.

Section 7. That this Resolution shall stand as the “order of election” to each of the Humboldt County Registrar of Voters, the Del Norte County Registrar of Voters and the Trinity County Registrar of Voters to call an election within the boundaries of the District on November 5, 2024.

Section 8. That the Secretary of the Board is hereby directed to send a certified copy of this Resolution to each of the Humboldt County Registrar of Voters, the Del Norte County Registrar of Voters and the Trinity County Registrar of Voters no later than June 28, 2024.

Section 9. That the bonds shall be issued pursuant to Education Code Section 15300 *et seq.* or issued pursuant to Government Code Section 53506. The maximum rate of interest on any bond shall not exceed the maximum rate allowed by Education Code Sections 15140 to 15143, as modified by Government Code Section 53531. The Board approves the filing of a Tax Rate Statement and primary and rebuttal arguments, as appropriate, and directs their publication in accordance with the requirements of the Elections Code.

Section 10. That the Board requests the governing body of any such other political subdivision, or any officer otherwise authorized by law, to partially or completely consolidate such election and to further provide that the canvass be made by any body or official authorized by law to canvass the returns of the election, and that the Board consents to such consolidation.

Section 11. Pursuant to Education Code Section 5303 and Elections Code Section 10002, each of the Humboldt County, the Del Norte County and the Trinity County is requested to permit their respective Registrars of Voters to render all services specified by Elections Code Section 10418,

for which services the District agrees to reimburse each of Humboldt County, the Del Norte County and Trinity County such services to include the publication of a Formal Notice of School Bond Election and the mailing of the sample ballot and tax rate statement (described in Elections Code Section 9401) pursuant to the terms of Education Code Section 5363 and Elections Code Section 12112.

ADOPTED, SIGNED AND APPROVED this 20th day of June, 2024.

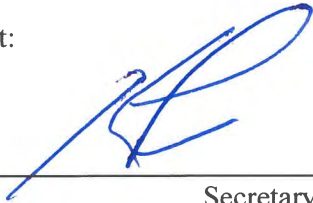
BOARD OF TRUSTEES OF THE REDWOODS
COMMUNITY COLLEGE DISTRICT



By _____

Board President

Attest:



Secretary

STATE OF CALIFORNIA)
)ss
HUMBOLDT COUNTY)

I, Dr. Keith Flamer, do hereby certify that the foregoing is a true and correct copy of Resolution No. 815 which was duly adopted by the Board of Trustees of the Redwoods Community College District at meeting thereof held on the 20th day of June, 2024, and that it was so adopted by the following vote:

AYES: 5

NOES: 0

ABSENT: 2

ABSTENTIONS: 0

By  _____
Secretary

EXHIBIT A

“COLLEGE OF THE REDWOODS CAMPUS REPAIR AND UPGRADE MEASURE. To repair and upgrade outdated facilities, classrooms, and labs used for job training and science/ technology education, deteriorating roofs, electrical wiring, and plumbing, and aging student housing; and acquire, construct, repair facilities, sites, equipment, shall Redwoods Community College District’s measure be adopted authorizing \$120,000,000 in bonds at legal rates, levying \$25 per \$100,000 of assessed valuation, (\$8,400,000 annually) while bonds are outstanding, with audits, independent oversight, and no money for administrator salaries?”

Bonds - Yes

Bonds – No

EXHIBIT B
FULL TEXT BALLOT PROPOSITION
REDWOODS COMMUNITY COLLEGE DISTRICT
“BOND MEASURE ELECTION NOVEMBER 5, 2024

“COLLEGE OF THE REDWOODS CAMPUS REPAIR AND UPGRADE MEASURE. To repair and upgrade outdated facilities, classrooms, and labs used for job training and science/ technology education, deteriorating roofs, electrical wiring, and plumbing, and aging student housing; and acquire, construct, repair facilities, sites, equipment, shall Redwoods Community College District’s measure be adopted authorizing \$120,000,000 in bonds at legal rates, levying \$25 per \$100,000 of assessed valuation, (\$8,400,000 annually) while bonds are outstanding, with audits, independent oversight, and no money for administrator salaries?”

Bonds - Yes

Bonds – No

PROJECTS

The Board of Trustees of the Redwoods Community College District, to be responsive to the needs of its community, evaluated College of the Redwoods’ urgent, **basic repairs** and critical facility needs, and its capacity to provide **students**, and Veterans with support and **job training** facilities, an **affordable education** and prepare them for success in **college** and **careers**. **Job training** 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 College of the Redwoods **MUST**:

- (i) **Keep local college education AFFORDABLE;**
- (ii) **Provide JOB TRAINING to students and adults making them part of the local workforce;**
- (iii) **Better prepare students, veterans and workers for GOOD-PAYING JOBS in nursing, first responders, firefighting, and law enforcement;**
- (iv) **Prepare students for transfer to 4-year colleges;**
- (v) **Make BASIC REPAIRS to older buildings, electrical wiring, plumbing, sewer, gas lines;**
- (vi) **Leverage State funding to build affordable student housing on campus;**
- (vi) **REQUIRE PUBLIC DISCLOSURE OF ALL SPENDING.**

The following types of projects are authorized to be undertaken at District facilities, and at College of the Redwoods:

**AFFORDABLE EDUCATION
FOR LOCAL RESIDENTS AND VETERANS:
Basic Repair Projects Needed To Train Students For
High Demand Jobs**

Goals and Purposes:

The cost to attend California's public universities has risen to at least six times that of attending a community college. As a result, more students, veterans, and their families rely on their local community college to save tens of thousands of dollars. Passing this measure increases opportunities for local students to earn college credits, certifications, and job skills at a reasonable price and transfer to four-year universities.

Many of the College of the Redwoods' buildings, classrooms, science labs, and job training equipment are outdated and aging. This measure will address urgent and basic repairs, such as ensuring earthquake safety; upgrading internet and electrical wiring, and gas and sewer lines; replacing leaky roofs; and repairing aging plumbing, to make our local colleges clean and safe for learning.

Existing College of the Redwoods student housing is old and deteriorating, overcrowded, and becoming increasingly earthquake unsafe. This measure will allow the College of the Redwoods to leverage state funding to build on-campus housing that is modern, safer, and affordable for students often trying to balance work and education expenses.

- **REPLACE** leaky roofs.
- **REPAIR** aging plumbing system to prevent flooding and water damage.
- **REPAIR** aging gas, electrical and sewer lines.
- **UPDATE** aging internet and electrical wiring.
- **REMOVE** unsafe buildings.
- **IMPROVE** accessibility for students with disabilities.
- **REBUILD** old and inadequate student housing.
- **IMPROVE** campus and student safety and security, such as door locks, cameras, smoke detectors, fire alarms and sprinklers.

JOB TRAINING AND COLLEGE TRANSFER:

Facility Improvements To Train Students For Good-Paying Jobs

Goals and Purposes:

The College of the Redwoods provides essential job training and workforce preparation for students of all ages, veterans, and local residents. This measure will upgrade classrooms, labs, facilities, and technology to provide improved hands-on training programs and better prepare students and workers for good-paying jobs.

Many of the local nurses, firefighters, and law enforcement personnel in our area get their training at College of the Redwoods. This measure will help maintain and upgrade the equipment and facilities for training the nurses and first responders who serve our community, including enclosing the existing firearm range used for law enforcement training.

- **IMPROVE** educational and training facilities for **nursing** and public-health related fields.
- **EXPAND** and **UPGRADE** vocational classrooms and labs, and technology programs to better prepare students and workers for good-paying jobs.
- **MODERNIZE** outdated classrooms and labs for science, technology, engineering, and math-related fields.
- **IMPROVE** facilities for Veterans' and job training.
- **UPGRADE** classroom technology.
- **RETAIN** and attract high quality faculty.

* * *

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 buildings 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; 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; replace or remove outdated buildings and classrooms and construct new general education and vocational classrooms, labs and support buildings, including a student dining facility; 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; install artificial turf on athletic fields; 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; 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 trails and outdoor learning spaces; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; upgrade the existing community stadium; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage, bells and clocks; 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, 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 a data center in the cloud for District enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

The allocation of bond proceeds may be affected by the District's receipt of State matching funds and 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 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 costs of each project, certain of the projects described above may be delayed or may not be completed. 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. Necessary site preparation/restoration 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 employees when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific 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 § 53410.

* * *

FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit College of the Redwoods 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 VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.**