

MEASURE "A" - RIVERSIDE COMMUNITY COLLEGE DISTRICT

FULL TEXT BALLOT PROPOSITION

**MORENO VALLEY COLLEGE, NORCO COLLEGE AND RIVERSIDE CITY COLLEGE
AFFORDABLE, QUALITY HIGHER, EDUCATION, JOB CREATION, CAREER TRAINING
AND CLASSROOM REPAIR MEASURE**

ELECTION MARCH 3, 2020

"MORENO VALLEY/NORCO/RIVERSIDE CITY COLLEGES AFFORDABLE , QUALITY HIGHER EDUCATION, JOB CREATION, CLASSROOM REPAIR MEASURE. To improve classrooms/access for students/Veterans to quality, affordable college education by repairing, constructing/acquiring classrooms, facilities, sites/equipment for science, engineering, technology, healthcare, college/career-training/skilled trades; shall Riverside Community College District's measure authorizing \$715,000,000 in bonds at legal rates, levying 2¢/\$100 assessed valuation (\$42,000,000 annually) while bonds are outstanding, be approved, with citizen oversight/all money locally controlled?"

PROJECTS

The Board of Trustees of the Riverside Community College District, to be responsive to the needs of its community, evaluated Moreno Valley College's, Norco College's, and Riverside City College's urgent and critical facility needs, and their capacity to provide students a well-rounded and **affordable education** and **job training** facilities, and prepare them for success in local jobs and in transferring to four-year universities. Job training and college transfer facilities, **safety** issues, class size and offerings, and information and computer technology were each considered in developing the types of projects to be funded by this measure. In developing the types of projects described herein, job training facilities, facilities supporting **college transfer** and career training classrooms, and the expansion of opportunities for **local students** and **Veterans** to receive an **affordable, high-quality education**, were **prioritized**. If these facility needs are not addressed now, each of Moreno Valley, Norco and Riverside City Colleges would be unable to remain competitive in preparing students for jobs in high demand industries and **transfer to four-year colleges and universities**.

The **Board of Trustees** determines that Riverside Community College District **must**:

- (i) **Maintain classrooms and student service centers by repairing or replacing leaky roofs, old rusty plumbing, and faulty electrical systems;**
- (ii) **Improve student safety and campus security systems, including security cameras, emergency communications systems, smoke detectors, and fire alarms;**
- (iii) **Expand and improve the Veterans Centers at all three campuses, which provide job training, job placement, counseling and support services to military Veterans and their families;**
- (iv) **Upgrade classrooms and labs to help local students complete the first two years of college affordably, and then transfer to the Cal State or UC systems;**
- (v) **Upgrade classrooms and career training facilities for science, technology, engineering, math and computer science.**

The types of projects which are authorized to be undertaken at Moreno Valley College, Norco College and Riverside City College campuses include:

PROVIDE LOCAL STUDENTS AN AFFORDABLE EDUCATION:

**Improvements Needed To Allow Moreno Valley, Norco and Riverside City Colleges
Provide Affordable Job Training and Vocational
Programs Required To Prepare Students For In-Demand Careers**

Goals and Purposes:

Because the cost of attending California's public universities is so expensive, many more local students are starting their education at community colleges. As a result, more students and their families rely on their local community college to save tens of thousands of dollars. This measure will ensure local students have access to an affordable, high-quality education in Riverside County.

Passing this measure will add classrooms, labs and career-training facilities needed to allow both MORENO VALLEY COLLEGE and NORCO COLLEGE to be COMPREHENSIVE colleges, expanding the range of classes, degrees, and career-training courses offered to better serve the needs of local residents.

- Repair or replace aging plumbing systems to prevent flooding and water damage.
- **Improve access to college facilities for students with disabilities.**
- Improve deteriorating gas, electrical, sewer and plumbing lines and systems.
- **Repair or replace leaky roofs.**
- Upgrade classrooms and labs for science, technology, engineering, biotech, and math-related fields.

- Construct new classroom and job training facilities.
- Replace aging internet and electrical wiring.
- **Improve student safety and campus security systems**, including security lighting, cameras, emergency communications systems, smoke detectors, and fire alarms.

PROVIDE JOB TRAINING AND COLLEGE TRANSFER:

**Classroom and Program Improvements To Help Local Students and Veterans
Transfer to Four-Year Universities;
Be Trained For Careers in Healthcare, Engineering, Technology, Law Enforcement and Firefighting**

Goals and Purposes:

Moreno Valley College, Norco College, and Riverside City College each provide essential job training and workforce preparation for students of all ages, military veterans and local residents. The measure would upgrade classrooms, facilities and technology and expand access to training programs that help students learn new skills and find better paying jobs.

Nearly 40% of all local high school graduates rely on our local community colleges for higher education and to prepare for careers. We need to repair and upgrade our local colleges so they can continue to serve our community well for the decades to come.

- Upgrade classrooms and career training facilities for healthcare and nursing.
- **Upgrade classrooms and labs to help local students complete the first two years of college affordably, and transfer to the Cal State or UC systems.**
- Expand and improve the Veteran's Centers at all three campuses, which provide job training, job placement, counseling, and support to military veterans and their families.
- **Construct new or upgrade outdated classrooms, labs, career training facilities, and equipment to keep pace with current industry standards and technology.**
- **Improve classrooms and career training facilities in public safety, fire protection, emergency medical treatment, law enforcement, and physical sciences.**
- Repair deteriorating classrooms and facilities.
- Build new or improve existing facilities for science, technology, engineering, math and computer science instruction and job training.

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, including interim funding incurred to advance fund projects and the refinancing of outstanding lease obligations, 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, project management information systems, permit fees, and temporary housing of dislocated college activities caused by construction projects. 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; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems; install building management and energy management systems; upgrade of facilities for energy efficiencies, including, as an example, the installation of solar panels or arrays, electric charging stations, chiller replacements, and decarbonization programs; repair and replace worn-out and leaky roofs, windows, walls doors and drinking fountains; replace or remove outdated buildings and classrooms and construct new classrooms and support buildings; upgrade wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability, State compliance standards and earthquake safety; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replacing or relocate hard courts, fields, turf and irrigation systems; replace turf on athletic fields; upgrade classrooms; build new or renovate existing facilities such as science buildings, advanced technology buildings, wellness/allied health facilities, early childhood education center, business and technical support facilities, cosmetology building, emergency operations center, career and technical education buildings, child development center, student and welcome centers, bookstore, parking structures and lots; build new or upgrade sports fields, gymnasiums, athletics complex/stadium, pools, volleyball and tennis courts, and other athletic facilities; upgrade, resurface and recondition existing parking lots, roads and sidewalks; construct or upgrade on-site and off-site roads and roadways and related off-site improvements; improve vehicular access and circulation; improve drop-off zones; repair, upgrade and install interior and exterior lighting systems; replace water lines and valves and sewer lines; construct, upgrade, acquire or expand, multi-use classrooms and labs, swing space, student/learning resources centers, student libraries, planetarium, outdoor classrooms/performance space, fine/ theater and visual arts, music and performing arts facilities, greenhouse, kinesiology buildings, police facilities, field lights, bleachers, press box, track replacement, collaborative office suites and administrative offices, purchasing, warehouse and maintenance facilities, and public safety facilities; improve water conservation and energy efficiency; acquire land; 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; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage to reflect better wayfinding, bells and clocks; replace, modernize and upgrade existing elevator systems; demolition of unsafe or outdated facilities; install or upgrade new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, landscaping, gates, gateways and classroom key cards/door locks; replace sewer lines and improve drainage systems to prevent flooding; abate, remove, remediate existing above and below ground hazardous

materials; replace, upgrade, construct, map and improve underground utilities infrastructure and above ground utilities structures; upgrade roadway and pedestrian paths and pathways and bridges for improved safety and access for emergency vehicles, site parking, utilities and grounds. Current priority projects at the three colleges include, at Moreno Valley College, the construction of a library and learning resource center and a biological and physical sciences facility; at Norco College, the construction of STEM buildings, and the reconstruction of the Applied Technology Education Center/Information Technology; and at Riverside City College the construction of a Visual Arts Complex, and an Advanced Technology Building. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access throughout each college campus, acquire portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, 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 and the construction and installation of a data center in the cloud for District's enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security, as well as the necessary software and licenses associated therewith.

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. The allocation of bond proceeds may be affected by the final costs of each project. Some projects may be undertaken as joint use or public/private partnership projects in cooperation with other local public, non-profit agencies or other entities. 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. 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 Moreno Valley College, Norco College and Riverside City College and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for ADMINISTRATOR SALARIES or pensions.
3. Require TAXPAYER 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.**

MEASURE "A" - RIVERSIDE COMMUNITY COLLEGE DISTRICT

Tax Rate Statement

An election will be held in the Riverside Community College District (the "District") on March 3, 2020 to authorize the sale of \$715,000,000 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 tax levies made on the taxable property in the District. These estimates are based on projections derived from information obtained from official sources and other demonstrable factors. 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 following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

- i. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02 per \$100 (\$20.00 per \$100,000) of assessed valuation.
- ii. The best estimate of the final fiscal year in which the tax required to fund this bond issue is anticipated to be collected is fiscal year 2053-54.
- iii. 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 \$0.02 per \$100 (\$20.00 per \$100,000) of assessed valuation, which is projected to be the same in every fiscal year the bonds remain outstanding.
- iv. The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$1.43 billion.

Based upon the forgoing and projections of the District's assessed valuation, 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 and other factors. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the assessment and the equalization process.

Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property in the District as shown on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Dated: 11-20-2019

By: Wolde-Ab Isaac, Ph.D.
Chancellor
Riverside Community College District

IMPARTIAL ANALYSIS OF MEASURE “A”

The Board of Trustees (“Board”) of the Riverside Community College District (“District”) by adopting Resolution No. 30-19/20 (“Resolution”), elected to call an election pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution and Section 15100 and 15264 et seq. of the California Education Code to obtain authorization to issue and sell general obligation Bonds (“Bonds”) in the aggregate amount principal amount of seven hundred fifteen million dollars (\$715,000,000).

This Measure was placed on the ballot by the Board of the District.

The Bonds would be used by the District to renovate, upgrade, repair and construct buildings, classrooms, school labs, Veterans Centers and career training facilities. The Bonds may be used for school facilities projects such as repairing aging and outdated infrastructure, upgrading safety and security measures, modernizing technology and providing career training facilities in fields such as science, engineering, public safety, medical treatment and fire protection at campuses in Moreno Valley College, Norco College and Riverside City College. The Bonds would not be used to fund the salaries, pensions or benefits of any board members, administrator, and/or teachers or for other school operating expenses.

If Measure A is approved, the Board of the District will appoint a citizens’ oversight committee, and conduct annual independent financial and performance audits to ensure that bond funds are spent only on the construction, modernization, and renovation of school facilities, furnishings and/or equipment, or the acquisition or lease of property for school facilities, and for no other purposes.

An ad valorem tax would be levied and collected on property within the boundaries of the District to pay the principal and interest on the Bonds. The best estimate of the average annual tax rate at this time is approximately \$0.02 per \$100 per assessment (or \$20.00 per \$100,000) of assessed value. The final year in which the tax is anticipated to be collected is 2053-2054.

The Resolution provides that the maximum interest rate on the Bonds will not exceed the maximum statutory interest and the maximum term of the Bonds, or any series thereof, will not exceed the maximum statutory term. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is one billion four hundred and thirty million dollars (\$1.43 billion).

For this Measure to be approved fifty-five percent (55%) of qualified voters who vote on the Measure must vote yes.

A “YES” vote on Measure “A” is a vote to allow the District to sell the Bonds and levy the necessary taxes to pay for the Bonds.

A “NO” vote on Measure “A” is a vote against allowing the District to sell the Bonds and levy the necessary taxes to pay for the Bonds.

By: Ronak N. Patel, Deputy County Counsel

ARGUMENT IN FAVOR OF MEASURE “A”

Vote YES on Measure A to ensure local students have access to affordable, high-quality education and career training at Moreno Valley College, Norco College and Riverside City College.

As the cost of attending the Cal State and UC systems becomes more expensive, Measure A ensures that lower and middle-income students who can’t afford the high price of a university still have an opportunity to succeed in college and careers.

With nearly 40% of local high school graduates relying on Moreno Valley College, Norco College and Riverside City College for higher education and career training, it’s critical we vote YES on A to repair and upgrade our colleges.

Measure A helps our local community colleges remain vital community and economic resources that create local jobs and improve our regional economy.

Measure A improves Student and Veterans’ Centers to ensure that the thousands of military veterans returning from service receive the job training, job placement, counseling and support services they need.

Vote YES on A:

- Maintain classrooms and student service centers by replacing leaky roofs, rusty plumbing and outdated electrical systems
- Improve Veterans’ Centers to support military veterans and their families
- Upgrade classrooms and labs to help local students complete the first two years of college affordably, and transfer to the Cal State or UC systems
- Improve student safety and campus security systems including security lighting, cameras, emergency communications systems, smoke detectors and fire alarms
- Upgrade career training facilities for science, technology, engineering, math and computer science

Local Control and Fiscal Accountability

- Every penny of Measure A stays local to support our community colleges, students and veterans – no funds can be taken by the State
- A project list, Citizens’ Oversight Committee and independent audits are required
- No funds can be used for administrators’ salaries

Community leaders, local businesses and students agree: Vote YES on A for Moreno Valley College, Norco College and Riverside City College.

By: John Tavaglione, Former Supervisor
Oscar Valdepena, President/CEO MV Chamber of Commerce
Ashley Calderon, Specialist (E-4), Army Reserves/Norco College Student
Barbara E Kerr, Retired Teacher
Dr. Regina Patton Stell, President NAACP

NO ARGUMENT FILED AGAINST MEASURE “A”