

**C. WEST HILLS COMMUNITY COLLEGE DISTRICT  
SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2 (COALINGA 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 \$11,600,000 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:

- Renovate existing classrooms, restrooms, teaching labs, and student support facilities, including repairing roofs, and upgrading plumbing and sewer systems
- Install instructional technology infrastructure to improve student access to computers and modern technology
- Make health, safety, and security upgrades, including increased lighting systems and video surveillance equipment to ensure adequate security
- Install, repair, or replace windows and heating, ventilation, and air conditioning systems to improve energy efficiency
- Make energy conservation improvements, including but not limited to installation of solar panels to reduce utility costs and be more environmentally responsible
- Modernize the students' outdated and inadequate Residence Hall
- Upgrade and modernize the college's Performing Arts Center, which is also available for community use
- Modernize the Student Union building, including the bookstore
- Modernize the Speech and Arts building
- 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 an indoor events center that will be used for activities, such as but not limited to, local, regional, national collegiate and professional events
- Expand and refurbish the Wellness Center, including the gymnasium, locker rooms, and athletic facilities
- Construct an Agriculture/Science Facility, including facilities for livestock, agriculture classes and training
- Construct an Allied Health Facility, which houses courses for nursing, emergency medical, psychiatric technician, and other health care programs
- Expand the Child Development Center, including providing additional parking

- Provide a learning center in Huron.
- Construct joint-use facilities for sports, recreation, events and activities; in partnership with local city, schools, and community agencies

### 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 Eleven Million Six Hundred Thousand Dollars (\$11,600,000), bearing interest at legal rates, within School Facilities Improvement District No. 2 (Coalinga Area). The bond proceeds will be used to improve classrooms and educational facilities in School Facilities Improvement District No. 2, including renovation and 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 Fifty Million Dollars (\$50,000,000) 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 City Attorney

### TAX RATE STATEMENT

An election will be held in School Facilities Improvement District No. 2 (Coalinga Area) of the West Hills Community College District (the "District") on November 4, 2008 to authorize the sale of \$11,600,000 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 \$.01900 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

West Hills College Coalinga has long been a valuable asset to the communities of Coalinga and Huron. For over 75 years, the College has provided access to higher education and improved the quality of the community. From trained psychiatric technicians to skilled heavy equipment operators to university transfer preparation, the College has been there for local residents and students alike.

Today, outdated campus classrooms need major renovations, inadequate 50-year-old college facilities must be upgraded and new facilities should be constructed to meet 21st century safety, technological, and educational standards.

Access to quality education and college facilities is critical to the future of our communities. Your YES vote on Measure C will better prepare students for high demand jobs and future educational opportunities, which will continue benefiting our community for the next 75 years.

#### Measure C will upgrade the old Coalinga campus and provide new facilities by:

- Renovating and replacing outdated plumbing, sewer, heating, ventilation and air-conditioning systems
- Upgrading electrical systems to improve access to computers and modern technology
- Partnering with state and local agencies to construct and modernize classrooms and student support facilities
- Repairing and replacing deteriorating roofs
- Constructing an Agricultural/Science Facility and Allied Health Facility

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

- Passing Measure C will bring in up to \$50.0 million in matching 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 Coalinga area and not for salaries.

Measure C deserves our support. It will keep our tax dollars local, renovate West Hills College Coalinga, improve educational opportunities, and maintain the quality of our communities. And that's something we can all support. **Please VOTE YES ON MEASURE C!**

s/ Larry Todd  
Owner – Coalinga Batteries Inc.

s/ Dixie Welborn  
Board President – Coalinga-Huron Parks & Recreation District

s/ Ramon Dominguez  
Mayor – City of Huron

s/ Dee Johnson  
Owner – J & D Trucking

s/ Ross Allen  
President – Turk Station

### LEGAL DESCRIPTION

Being all of the Coalinga-Huron Unified School District within Fresno, Monterey and San Benito Counties, and being more particularly described as follows:

**BEGINNING** at the South corner of the Coalinga-Huron Unified School District, said point being the intersection of the Counties of Fresno, Kings, and Monterey Counties; thence from said point of beginning, along the perimeter of said Coalinga-Huron Unified School District the following courses and distances:

1. **Northwesterly along the line between Fresno and Monterey Counties to the North line of Section 34, Township 20 South, Range 12 East, Mount Diablo Base and Meridian;**
2. **thence leaving said County line, West 3 miles, more or less,**
3. **said thence Northeasterly 1 mile, more or less;**
4. **thence Northwesterly to the West line of Section 14, Township 20 South, Range 11 East, Mount Diablo Base and Meridian;**
5. **thence North to an angle point in the line between the Counties of Monterey and San Benito;**
6. **thence Southeasterly along the line between the Counties of Monterey and San Benito to a point common to the Counties of Monterey, San Benito, and Fresno Counties;**
7. **thence Northeasterly along the line common to the Counties of San Benito and Fresno Counties to the West line of Township 18 South, Range 13 East, Mount Diablo Base and Meridian;**
8. **thence North to the North line of Township 17 South, Range 13 East, Mount Diablo Base and Meridian;**
9. **thence East to the Northeast corner of Section 4, Township 17 South, Range 14 East, Mount Diablo Base and Meridian;**
10. **thence South 6 miles,**
11. **thence East 3 miles;**
12. **thence South 5 miles;**
13. **thence East 7 miles;**
14. **thence South 1 mile;**
15. **thence East 2 miles;**
16. **thence North 1 mile;**
17. **thence East 1 mile;**
18. **thence South 1 mile;**
19. **thence East 1 mile;**
20. **thence South 1 mile;**
21. **thence East 2 miles;**
22. **thence South 1 mile;**
23. **thence East 1 mile;**
24. **thence North 2 miles;**
25. **thence East 5 miles;**
26. **thence South 4 miles;**
27. **thence East 5 miles to the line common to the Counties of Fresno and Kings Counties;**
28. **thence along said common line, South 5 miles, and**
29. **Southwesterly to the said point of beginning of this description.**