



G

Rancho Santiago Community College District, Affordable Education, Career, Repair, Safety Measure

To upgrade classrooms/labs preparing students/veterans for university transfer, jobs including nursing, emergency response, building trades; repair leaky roofs, deteriorating gas, sewer lines; provide clean drinking water; improve safety/security; acquire, construct, repair facilities, sites, equipment; shall Rancho Santiago Community College District's measure authorizing \$720,000,000 in bonds at legal rates, levying \$25 per \$100,000 of assessed valuation, generating \$46,000,000 annually while bonds are outstanding be adopted, requiring oversight, public spending disclosure?

What your vote means

YES	NO
A "YES" vote is a vote in favor of authorizing the District to issue and sell up to \$720,000,000 in general obligation bonds.	A "NO" vote is a vote against authorizing the District to issue and sell up to \$720,000,000 in general obligation bonds.

For and against

FOR	AGAINST
<p>Michael "Mike" Busch Retired Fire Captain</p> <p>Daisy Xuanha Tong Trustee, Rancho Santiago Community College District</p> <p>Flo Cudal President, Associated Student Government of Santiago Canyon College</p> <p>Ernesto Medrano Executive Secretary, LA/OC Building & Construction Trades Council</p> <p>Vicente Sarmiento Orange County Supervisor</p>	<p>Denis Bilodeau Orange Tax Payers Association</p> <p>Jon Dumitru Councilmember, City of Orange</p> <p>Crystal Miles Councilmember, City of Villa Park</p> <p>Robert A. Pitts III Councilmember, City of Villa Park</p> <p>Barry Resnick Retired RSCCD Professor</p>



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Full Text of Measure G Rancho Santiago Community College District

"RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT AFFORDABLE EDUCATION, CAREER, REPAIR, SAFETY MEASURE. To upgrade classrooms/labs preparing students/veterans for university transfer, jobs including nursing, emergency response, building trades; repair leaky roofs, deteriorating gas, sewer lines; provide clean drinking water; improve safety/security; acquire, construct, repair facilities, sites, equipment; shall Rancho Santiago Community College District's measure authorizing \$720,000,000 in bonds at legal rates, levying \$25 per \$100,000 of assessed valuation, generating \$46,000,000 annually while bonds are outstanding be adopted, requiring oversight, public spending disclosure?"

Bonds - Yes

Bonds-No

PROJECTS

The Board of Trustees of the Rancho Santiago Community College District, to be responsive to the needs of its community, evaluated Santa Ana College's and Santiago Canyon College's urgent and critical facility needs, and its capacity to provide **students**, active military, 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, facilities supporting Veterans, and the expansion of opportunities for local students to receive an affordable, quality education, were **prioritized**. If these facility needs are not addressed now, the District's Colleges would be unable to remain competitive in preparing students for **jobs in high demand industries** and **university transfer**.

The Board of Trustees determines that Santa Ana College and Santiago Canyon College **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 and workers for GOOD-PAYING JOBS in emerging industries, including nursing, paramedics, first responders, automotive, welding and in the building industries;**
- (iv) **Prepare students for transfer to 4-year colleges and UNIVERSITIES;**
- (v) **Make BASIC REPAIRS to older buildings;**
- (vi) **REQUIRE PUBLIC DISCLOSURE OF ALL SPENDING.**

The following types of projects are authorized to be undertaken at District facilities, Santa Ana College and Santiago Canyon College:

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 nearly six times that of attending a community college. Passing this measure increases opportunities for local students to earn college credits and certifications, learn job skills at a REASONABLE PRICE, and transfer to four-year colleges and universities without generating crushing debt.

Some of the classrooms at our local community colleges were built over 70 years ago and are outdated, deteriorating and do not meet today's HEALTH AND SAFETY requirements. Funds will be used to remove asbestos and lead paint, repair leaky roofs and deteriorating restrooms and plumbing, replace outdated electrical, and upgrade security and fire safety systems. This measure allows us to make these repairs now before the problems get worse and more expensive to fix.

- **REPAIR** deteriorating and leaky roofs.
- **PROVIDE** clean drinking water at college buildings.
- **UPDATE** aging computer technology and electrical systems.
- **REMOVE** lead paint, and asbestos.
- **IMPROVE** accessibility for disabled students.
- **IMPROVE** campus and student safety and security.



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JOB TRAINING AND COLLEGE TRANSFER:

Facility Improvements To Train Students For Jobs in the Building Industries and First Responders

Goals and Purposes:

Up to 80% of local NURSES rely on their local community colleges to receive their training. This measure will help train the local nurses and nursing assistants, respiratory health technicians, and other medical professionals, that serve our community on a regular basis and that we will need for future public health emergencies.

Rancho Santiago Community College District and its higher education centers have served thousands of military VETERANS, many of whom have recently returned from war zones and face challenges including post-traumatic stress disorder and permanent disability. This measure will upgrade and expand veteran services and job training so returning service members receive the support they need to complete their education and enter the civilian workforce.

Rancho Santiago Community College District is an essential resource for students seeking a VOCATIONAL EDUCATION that provides the JOB TRAINING, technical knowledge, and specialized skills to compete for good-paying, modern careers. This bond measure will allow our local community college to upgrade vocational education programs so students can train and learn the skills they need to prepare for today's in-demand jobs and meet the needs of the changing job market as our economy continues to recover from the coronavirus pandemic.

- **PREPARE** returning **Veterans** for universities and good paying jobs.
- **TRAIN** students for good-paying jobs in the building trades, such as welding and electrical.
- **IMPROVE** job training, vocational classrooms, labs and advanced technology to help train **local nurses**, first responders and paramedics.
- **EXPAND, BUILD** and **UPGRADE** vocational classrooms for well-paying jobs in the automotive and building industries, healthcare and engineering technology.
- **PROVIDE** facilities to prepare students to transfer to four-year colleges and universities.
- **IMPROVE** career and academic counseling resource centers for Veterans.

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; 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; construct student parking structure; 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 water lines and valves, sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, fine arts, visual and performing arts and workforce facilities, centers for academic and student achievement services, adult education/workforce development facilities, applied technology center, career and technical education building, student service/campus center and instructional buildings, trades and technology building, library, and athletic facilities; improve water conservation and energy efficiency; acquire or lease land; replace or upgrade outdated security and safety systems; 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, bells and clocks; demolition of unsafe facilities; install new security systems, such as security (surveillance)

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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 throughout both college campuses, 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 staff 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 Santa Ana College and Santiago Canyon College 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.

 Ballot Measures-GTax Rate Statement
Rancho Santiago Community College District
Measure G

An election will be held in Rancho Santiago Community College District (the "District") on November 5, 2024, for the purpose of submitting to the electors of the District the question of incurring bonded indebtedness of the District in the principal amount of \$720 million. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of taxes levied on the taxable property in the District. The following information regarding tax rates is given in compliance with Section 9401 of the California Elections Code. This information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

Based upon the foregoing and projections of the assessed valuations of taxable property in the District, and assuming the entire debt service on the bonds will be paid through property taxation:

1. The best estimate of the average annual tax rate that would be required to be levied to fund the bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the filing of this statement, or a projection based on experience within the same jurisdiction or other demonstrable factors is \$25 per \$100,000 of assessed valuation of all property to be taxed. It is estimated that the final fiscal year in which the tax is anticipated to be collected is 2056-57.

2. The best estimate of the highest tax rate that would be required to be levied to fund the bond issue, and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of the filing of this statement, or a projection based on experience within the same jurisdiction or other demonstrable factors, is \$25 per \$100,000 of assessed valuation of all property to be taxed and the year is 2032-33, and each year while the bond are outstanding.

3. The best estimate 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 is approximately \$1,472,000,000.

Attention of voters is directed to the fact that the foregoing information is based upon projections and estimates only. The actual timing of sales of the bonds and the amount to be sold at any time will be governed by the needs of the District and other factors. The actual interest rates at which the bonds will be sold, which will not exceed the maximum permitted by law, will depend upon the bond market 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 the equalization process. Assessed valuation is not the same as market price of real property. Therefore, the actual tax rates and the years in which those tax rates will be applicable may vary from those presently estimated and stated above.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property 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: July 17, 2024

s/ Marvin Martinez
Chancellor
Rancho Santiago Community College District



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Impartial Analysis Rancho Santiago Community College District Measure G

This measure was placed on the ballot by the governing board (“Board”) of the Rancho Santiago Community College District (“District”). This measure, if approved by 55 percent of the votes cast on the measure, will authorize the District to issue and sell up to \$720,000,000 in general obligation bonds. The sale of these bonds by the District represents a debt of the District.

Voter approval of this measure will also authorize an annual tax to be levied on taxable property in the District to generate revenue to pay principal and interest on the bonds. The District’s stated best estimate in its tax rate statement of the average annual tax rate required to fund the bonds is \$25 per \$100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is fiscal year 2056-57. The estimated total debt service required to be repaid if all bonds are issued and sold is \$1,472,000,000, including principal and interest. The interest rate and maturity date on any bond shall not exceed the maximums allowed by law.

Proceeds from the sale of bonds authorized by this measure may only be used by the District for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of interests in real property for school facilities within the District. A complete list of the projects and allowed expenditures, which bonds proceeds may be spent on, is included in the full text of the measure. The Board has certified that it has evaluated safety, class size, and information technology needs in developing the project list for this bond measure.

The California Constitution provides that proceeds of school district bond measures cannot be used for teacher or administrator salaries or other operating expenses and requires independent annual performance and financial audits. State law requires the establishment of an independent citizens’ oversight committee for ensuring that bond proceeds are expended as specified in the measure and as provided by law.

Approval of Measure G does not guarantee that the proposed project or projects in the District that are the subject of the bonds under Measure G will be funded beyond the local revenues generated by Measure G. The District’s proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

A “YES” vote is a vote in favor of authorizing the District to issue and sell up to \$720,000,000 in general obligation bonds.

A “NO” vote is a vote against authorizing the District to issue and sell up to \$720,000,000 in general obligation bonds.



Ballot Measures-G

Argument in Favor of Measure G

VOTE YES on G to keep Rancho Santiago community colleges strong - for Orange County's workforce and economy, families and students trying to pay for a college education, and veterans seeking assistance to reenter the workforce.

As California's public university costs have risen to at least six times that of attending a community college, **this year over 94,000 local students are turning to Santa Ana College (SAC) and Santiago Canyon College (SCC)** for an affordable higher education. In fact, these students are counting on the colleges to help them prepare to land critically needed, good paying jobs or transfer to 4-year colleges and universities.

However, SAC and SCC are aging. After decades serving over 1,000,000 local students, both colleges are deteriorating (some SAC facilities are now 70 years old!). Measure G supports both Santa Ana College and Santiago Canyon College to continue providing the education and training that today's students need and the job market demands.

Measure G will:

- **Renovate** vocational classrooms including building trades instructional facilities
- **Repair** deteriorated roofs, plumbing/sewer, gas and electrical systems
- **Upgrade** clean drinking water systems; remove lead paint/asbestos
- **Expand** facilities supporting job placement or university transfer for returning veterans
- **Update** classrooms/labs/advanced technology for nursing, first responders, and healthcare professions
- **Modernize** outdated technology infrastructure
- **Replace** aging academic buildings/portables with modern college facilities
- **Increase** accessibility for disabled students
- **Improve** campus safety/security.

Strict accountability is REQUIRED, including: public spending disclosure, independent Citizens' oversight, annual financial audits, and NO funds for administrator salaries or pensions.

ALL Measure G funds STAY LOCAL. As facilities are improved, our Orange County economy will receive a needed boost. The longer we wait, the more expensive these upgrades will be.

Please join students, alumni, educators, first responders, and civic, labor and business leaders **VOTING YES so Santa Ana College and Santiago Canyon College remain strong.**

PLEASE! VOTE YES on G.

YesForRanchoSantiagoColleges.com

s/ Michael "Mike" Busch
Retired Fire Captain

s/ Daisy Xuanha Tong
Trustee, Rancho Santiago Community College District

s/ Flo Cudal
President, Associated Student Government of Santiago Canyon College

s/ Ernesto Medrano
Executive Secretary, LA/OC Building & Construction Trades Council

s/ Vicente Sarmiento
Orange County Supervisor

Rebuttal to Argument in Favor of Measure G

The Rancho Santiago Community District's plans for this new \$720 million bond are vague. **They offer no specifics** as to what buildings and on what campuses improvements will take place.

Isn't the half billion dollars from the previous two bonds that have passed enough?

Taxpayers are not the College District's personal ATM.

The College District acknowledges "strict accountability" is required as well as "public spending disclosure" should the bond pass.

Previous accountability through Citizens' oversight committees raises questions as to the actual oversight there would be if this bond were to pass.

Past oversight committee meetings were cancelled, met infrequently and left seats required by law unfilled.

The biggest failure of the District was not disclosing that two College District senior administrators were serving as directors of a Hawaii based insurance company who received millions of dollars in bond construction insurance premiums for bonds previously issued by the District.

If the District and the oversight committees didn't know, then who did? There is no excuse for such non-disclosure to the public.

How can we trust the College District to make sure the same mistake won't happen again?

It's time the College District lives within its own means.

They have over \$80 million readily available to improve infrastructure plus additional funds if the state's Proposition 2 designed to improve campus infrastructure passes.

The College District doesn't need taxpayers to give them a blank check.

Vote "NO" on their vague list of promises and past questionable oversight.

s/ Denis Bilodeau
Orange Tax Payers Association

s/ Jon Dumitru
Council Member, City of Orange

s/ Crystal Miles
Councilmember, City of Villa Park

s/ Robert A. Pitts III
Councilmember

s/ Barry Resnick
Retired RSCCD Professor



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Argument Against Measure G

Rebuttal to Argument Against Measure G

Vote **NO** on the \$720 Million Dollar Bond Measure.

Rancho Santiago Community College District is asking for yet another property tax increase. This time, they want \$720 million - nearly double the combined total of their last two bonds. Haven't we paid enough?

In 2002, voters approved Measure E for \$337 million. In 2012, we passed Measure Q for \$198 million. We're still paying for these bonds on our property tax bills, and now they want even more.

This endless cycle of borrowing must stop. The district has already demonstrated poor stewardship of our tax dollars:

1. They spent over \$28 million to build the Orange Education Center, only to bulldoze it after discovering it was constructed on contaminated land. We're still paying for this expensive mistake.
2. More students today are taking classes online, reducing the need for physical classrooms. Why should we fund unnecessary construction?

According to the Tax Rate Statement, this bond will cost taxpayers \$1.47 billion over its lifetime - double the initial \$720 million borrowed. It will increase our property taxes by \$25 per \$100,000 of assessed value until 2057.

The State of California has Proposition 2, a \$10 billion dollar education bond on this ballot. The district should pursue those funds instead of burdening local taxpayers.

The district claims these funds are for "upgrading classrooms" and "improving safety," but similar promises were made for previous bonds. Where did that money go? Why do they need more?

Our community colleges are valuable, but they must live within their means like the rest of us.

Don't be fooled by vague promises. Vote **NO** on this unnecessary and expensive bond measure. Tell the Rancho Santiago Community College District to manage its resources more responsibly instead of continuing to reach into taxpayers' pockets.

s/ Denis Bilodeau
Orange Tax Payers Association

s/ Jon Dumitru
Councilmember, City of Orange

s/ Crystal Miles
Councilmember, City of Villa Park

s/ Robert A. Pitts III
Councilmember, City of Villa Park

s/ Barry Resnick
Retired RSCCD Professor

In their zeal to complain, the Opponents of Measure G are missing the point!

Here are the REAL facts:

- **Rancho Santiago colleges exist for one reason: to provide affordable access to higher education** so local students can earn college credits and certifications, learn job skills, and transfer to 4-year colleges and universities without taking on crushing debt.
- **RSCCD's facilities needs ARE REAL. NO other funding exists to address them.**
- **Up to 80% of local nurses rely on SAC and SCC to receive their training. VOTING YES** helps train nurses, firefighters and other first responders, needed now and for future public health emergencies.
- **RSCCD is now the state's 4th largest community college district.** After COVID, our colleges bounced back while others stalled. Current enrollment is 106,059 and rising. Online demand is steady. **On-campus instruction is back and growing.** Both formats are needed; both require capital support.
- **Securing state matching funds REQUIRES passing a local bond FIRST. Without Measure G, there will be no matching funds;** our state tax dollars will go to other communities that have passed bonds.
- **RSCCD is known for financial prudence.** Leading credit rating agencies have recognized the District's responsible financial practices and fiscal stability. Moody's even raised RSCCD's credit rating recently, further strengthening the District's financial standing.
- **RSCCD IS a treasured resource. Measure G IS ABSOLUTELY NEEDED.**

Say YES to completing repairs and upgrades before they become bigger problems. Remember: STRICT accountability is REQUIRED and ALL funds stay local for RSCCD.

VOTE YES on G.

YesForRanchoSantiagoColleges.com

s/ Gabriel Lopez
Former SCC Student Body President

s/ Arianna Marie Rivero
Santa Ana College Nursing Student

s/ Eric J. Mejia
Veteran Student Graduate

s/ Phillip Yarbrough
Trustee

s/ Chad Zimmerman
Former Villa Park Mayor