

Meeting of the San Bernardino Community College District Board of Trustees
August 2, 2018 - 12:00 p.m.
Study Session (Potential Bond) Agenda
Location: SBCCD Board Room, 114 S. Del Rosa Dr., San Bernardino CA 92408

NOTE: The meeting will commence in the SBCCD Board Room, 114 S. Del Rosa Dr., San Bernardino CA 92408 and will resume and conclude at 685 E. Carnegie Drive, Suite 135, San Bernardino CA 92408.

1. CALL TO ORDER – PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENTS ON AGENDA ITEMS

The San Bernardino Community College Board of Trustees offers an opportunity for the public to address the Board on any agenda item prior to or during the Board's consideration of that item. Matters not appearing on the agenda will be heard after the board has heard all action agenda items. Comments must be limited to five (5) minutes per speaker and twenty (20) minutes per topic if there is more than one speaker. At the conclusion of public comment, the Board may ask staff to review a matter or may ask that a matter be put on a future agenda. As a matter of law, members of the Board may not discuss or take action on matters raised during public comment unless the matters are properly noticed for discussion or action in Open Session.

Anyone who requires a disability-related modification or accommodation in order to participate in the public meeting should contact the Chancellor's Office at (909) 382-4091 as far in advance of the Board meeting as possible.

If you wish to address the Board, please fill out a public comment form and give it to the secretary PRIOR to the start of the meeting.

3. PRESENTATION – POTENTIAL BOND MEASURE (p3)
Timothy McLarney, True North Research

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

5. ADJOURN TO REAL ESTATE TOUR

Location: 685 E. Carnegie Drive, Suite 135, San Bernardino CA 92408

Meeting of the San Bernardino Community College District Board of Trustees
August 2, 2018 - 1:45 p.m.
Study Session (Real Estate Investment) Agenda
Location: 685 E. Carnegie Drive, Suite 135, San Bernardino CA 92408

6. RECONVENE PUBLIC MEETING

7. PUBLIC COMMENTS ON AGENDA ITEMS

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8. ACTION AGENDA

- a. Consideration of Approval to Adopt a Resolution Ordering an Election, and Establishing Specifications of the Election Order (p21)
- b. Consideration of Approval to Authorize Staff to Commence Negotiations for the Acquisition of Commercial Building(s) (p34)
- c. Consideration to Approve BP and AP 6751 Parking Citation Payment Plan (p36)

9. PUBLIC COMMENT ON NON-AGENDA ITEMS

This is an opportunity for members of the public to address the Board concerning non-agenda items.

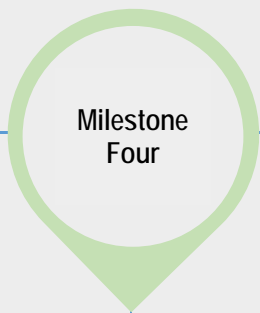
10. ADJOURN

The next meeting of the Board: Business Meeting, August 9, 2018 at 4pm.



Timeline

Potential Bond Measure
August 2, 2018




Conducting a Needs Assessment

- ✓ Education Master Plan (EMP)
- ✓ Identify Facilities Needs
- ✓ Facilities Master Plan (FMP)
- ✓ Cost for FMP
- ✓ Prioritization of FMP



Feasibility Study

- ✓ Identify Projects/Programs
- ✓ Feasibility Study
- ✓ Taxpayer Impact
- ✓ Results of Feasibility Study
- ✓ Legal Factors & Election Timing
- ✓ Communication Strategy
- ✓ Internal Support & Ambassadors
- ✓ Outreach




Advocacy Campaign

Not an SBCCD Milestone

- › Legal Requirements
- › Campaign Committee (Principal Officers)
- › Election Strategy & Logistics
- › Communication for Election
- › Private Fundraising
- › Ballot Monitoring


Identifying Resources

- ✓ Identify State Funding
- ✓ Complete Final Project Proposals (FPP)
- ✓ Local Funding (Measure M)
- ✓ Gaps in Funding
- ✓ Identify Cost for FMP



Building Consensus & Building a Strong Measure

- ✓ Presentations
- ✓ Explain the Need for Facilities
- ✓ Collect Feedback
- ✓ Modify Bond Ballot
- ✓ Mailers Strategy
- ✓ 2nd Feasibility Study Resolution and Board Vote




Community and Stakeholder Engagement

SBCCD's Potential November 2018 Bond Measure

August 2, 2018

Policymakers

- Congressman Pete Aguilar
- Senator Connie Leyva
- Senator Mike Morrell
- Assemblymember Eloise Gomez Reyes
- Assemblymember Marc Steinorth
- Redlands Mayor Paul Foster
- San Bernardino County Supervisor James Ramos
- San Bernardino County Economic Development Agency Legislative Analyst Maral Hernandez
- Colton Mayor Richard De La Rosa
- Colton Councilmember Frank Navarro
- Grand Terrace Mayor Darcy McNaboe
- Highland Mayor Larry McCallon
- San Bernardino Mayor Carey Davis
- San Bernardino City Manager Andrea Miller

Business and Civic Organizations

- Grand Terrace Lions Club
- Highland Chamber of Commerce Executive Director Andrea De Leon
- Inland Action
- San Bernardino Democratic Luncheon
- San Bernardino Rotary
- Yucaipa Chamber of Commerce

Education

- Colton-Joint Unified School District Superintendent Jerry Almendarez
- Rialto Unified School District Superintendent's Office
- San Bernardino City Unified School District Superintendent Dale Marsden
- San Bernardino City Unified School District Parent Engagement Summit (150~ attendees)

Campus Groups

- Crafton Hills College Academic Senate
- Crafton Hills College Foundation Board
- San Bernardino Valley College Academic Senate
- San Bernardino Valley College Foundation Board
- San Bernardino Valley College Foundation President's Circle
- SBCCD Citizen's Bond Oversight Committee
- SBCCD CSEA
- SBCCD CTA

Local Constituents

- 184,000 informational mail pieces delivered to all registered voters within SBCCD's service area

BOND MEASURE TRACKING SURVEY

CONDUCTED FOR THE
SAN BERNARDINO
COMMUNITY COLLEGE
DISTRICT

PRESENTED BY
TIMOTHY MCLARNEY PH.D.

7/26/2018





PURPOSE OF STUDY

- Gather up-to-date information on voters' opinions regarding a potential bond measure
- Profile impact of AB 195 ballot language on support for bond when compared to standard ballot language
- Gather information needed for communications & outreach

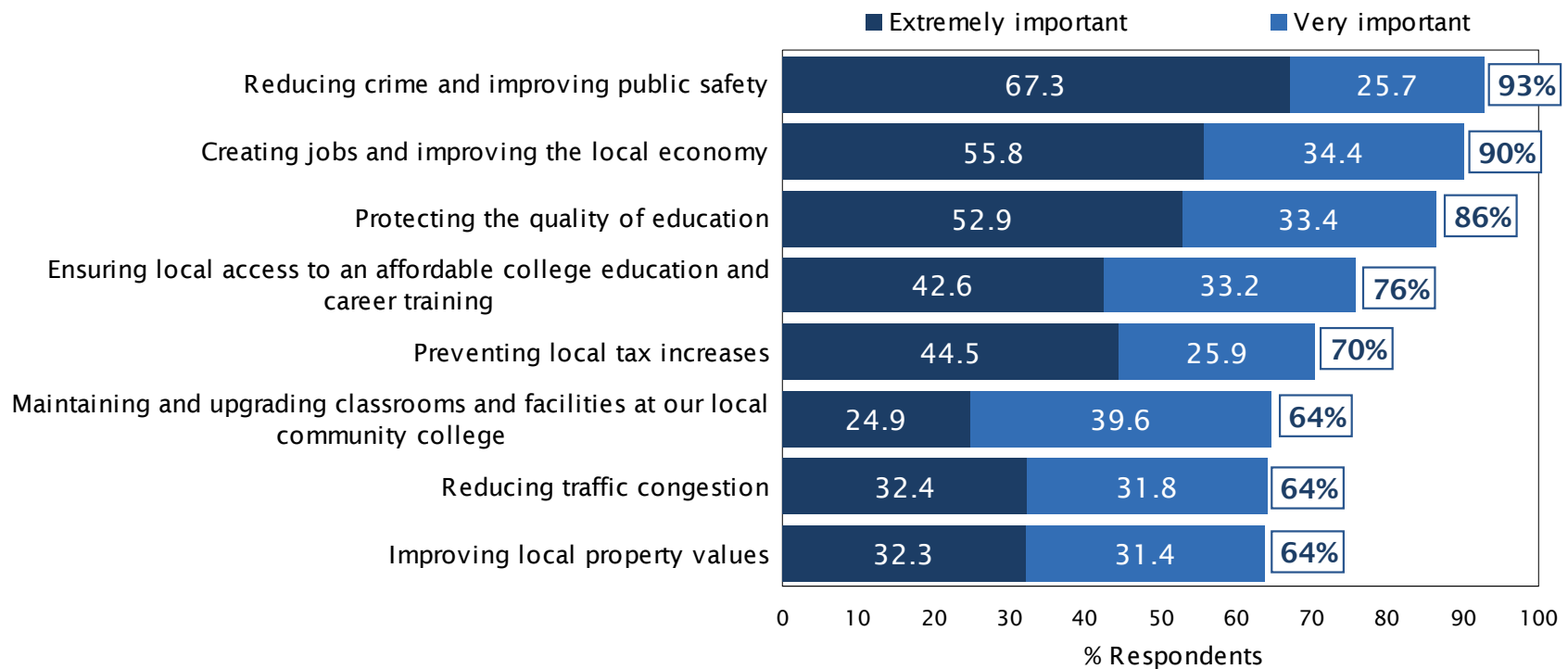


METHODOLOGY OF STUDY

- Conducted June 19th to July 8th, 2018
- Stratified Random Sample: 1,256 District voters likely to participate in November 2018 election
 - Split-sample approach to test standard and AB 195-compliant ballot language
- Mixed-Method approach
 - Recruited via phone and email
 - Data collection via phone and online
 - 16 minute average interview length
 - English & Spanish
- Margin of Error: +/- 2.8% overall, +/- 3.9% per version



IMPORTANCE OF ISSUES





INITIAL BALLOT TEST: STANDARD

In order to:

- Repair and upgrade classrooms, labs and career training facilities at San Bernardino Valley College and Crafton Hills College for science, healthcare, technology, public safety, skilled trades, and other growing industries
- Improve student safety and security
- And improve local access to affordable, high quality education by repairing, constructing and acquiring classrooms, facilities, sites and equipment

Shall San Bernardino Community College District issue 470 million dollars in bonds at legal interest rates, with independent citizen oversight, no money for administrators, and all money staying local? If the election were held today, would you vote yes or no on this measure?



INITIAL BALLOT TEST: AB 195

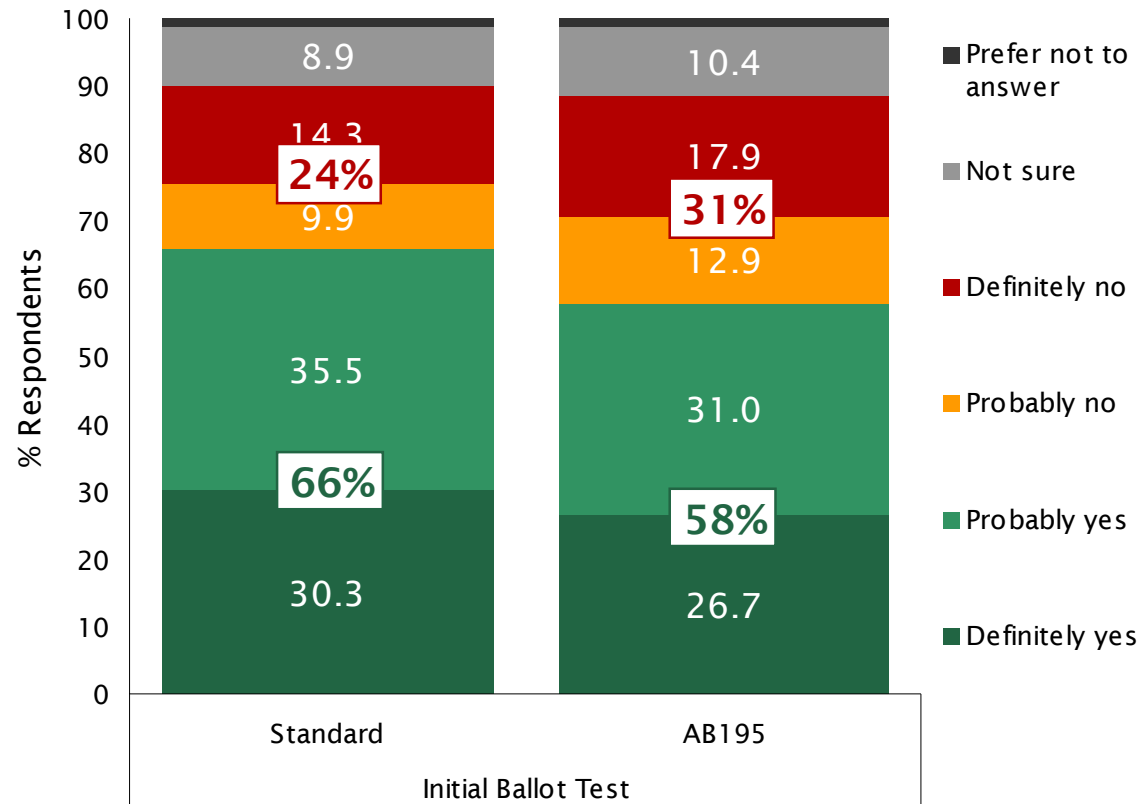
In order to:

- Upgrade classrooms, labs and career training facilities at San Bernardino Valley College and Crafton Hills College for science, engineering, nursing, and industrial careers
- Improve student safety
- And improve access to affordable, high quality education by repairing, constructing and acquiring classrooms, facilities, sites and equipment

Shall the San Bernardino Community College District measure authorizing 470 million dollars in bonds at legal rates, levying 3 cents per 100 dollars of assessed value (\$13 million annually) while bonds are outstanding, be approved, with citizen oversight and all money staying local? If the election were held today, would you vote yes or no on this measure?

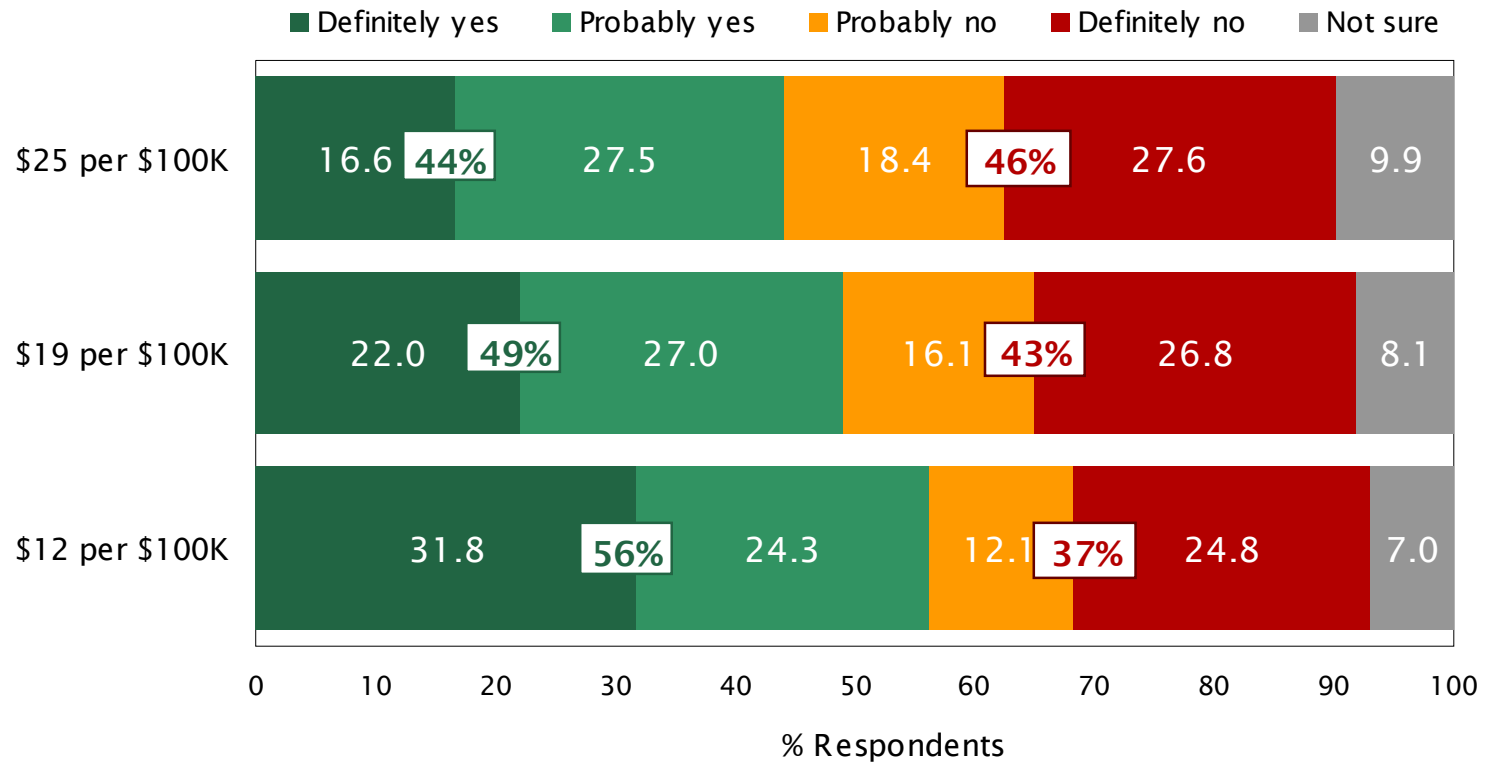


INITIAL BALLOT TEST

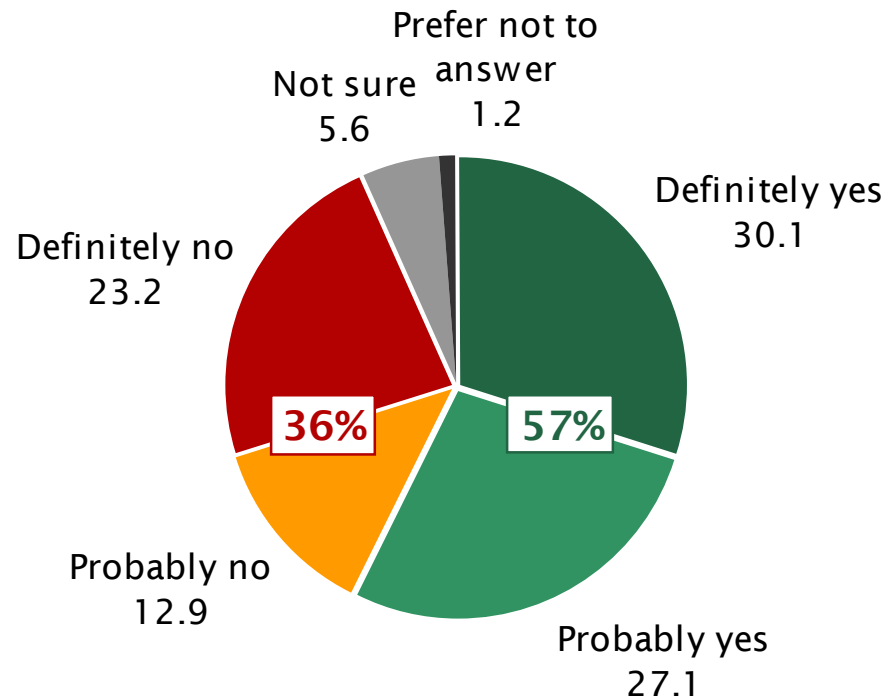




TAX THRESHOLD

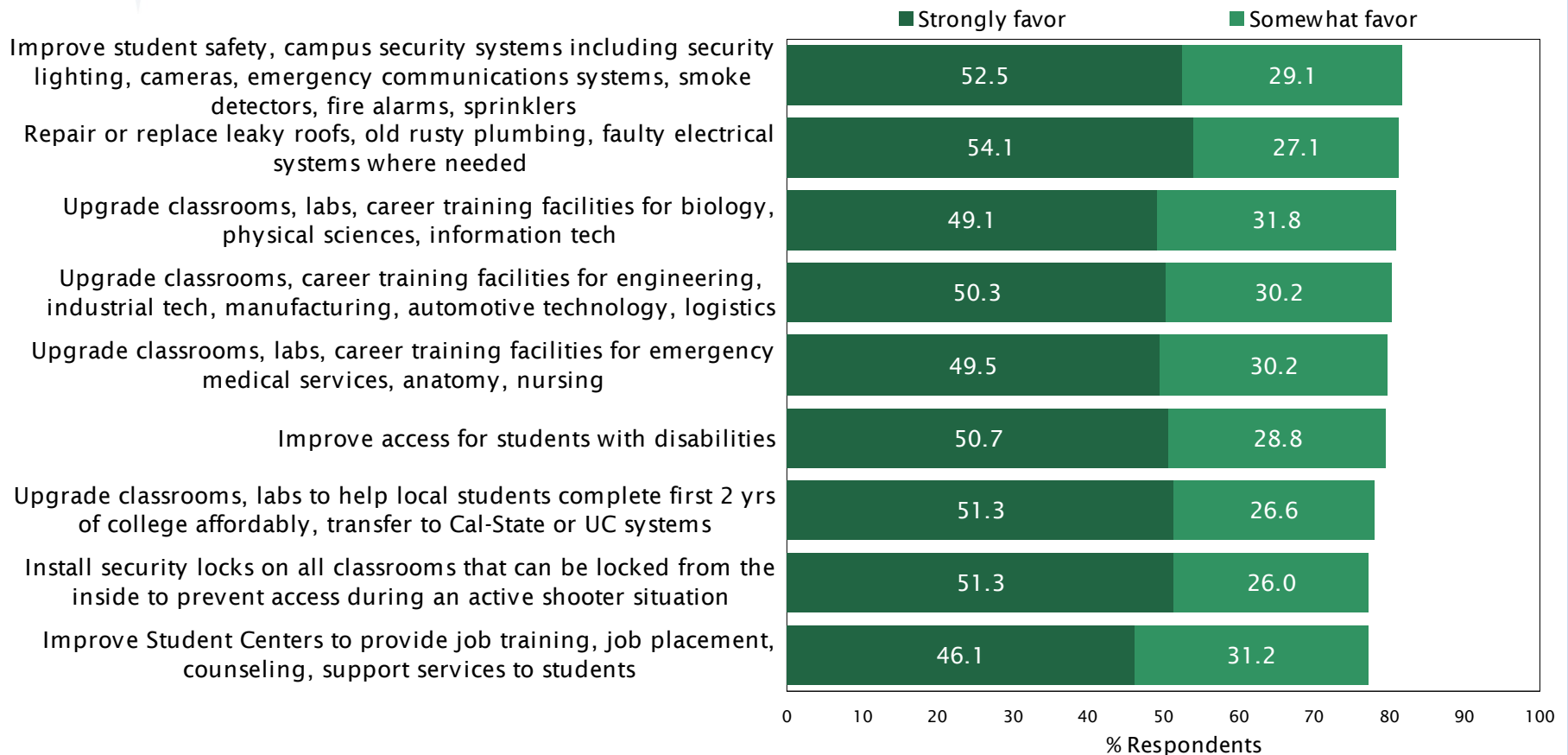


AVERAGE SUPPORT FOR MEASURE AT \$44 PER YEAR





PROJECTS & PROGRAMS





POSITIVE ARGUMENTS

Local community colleges are a vital resource for community; they educate healthcare professionals that serve medical needs, police, firefighters that keep us safe, skilled workers who fuel economy

Because cost of attending UC, State University systems has become so expensive, many students are starting their education at community colleges; measure will ensure students have access to an affordable, high-quality education in San Bernardino County

Many local high school graduates rely on San Bernardino Valley College, Crafton Hills College for higher education, prepare for careers

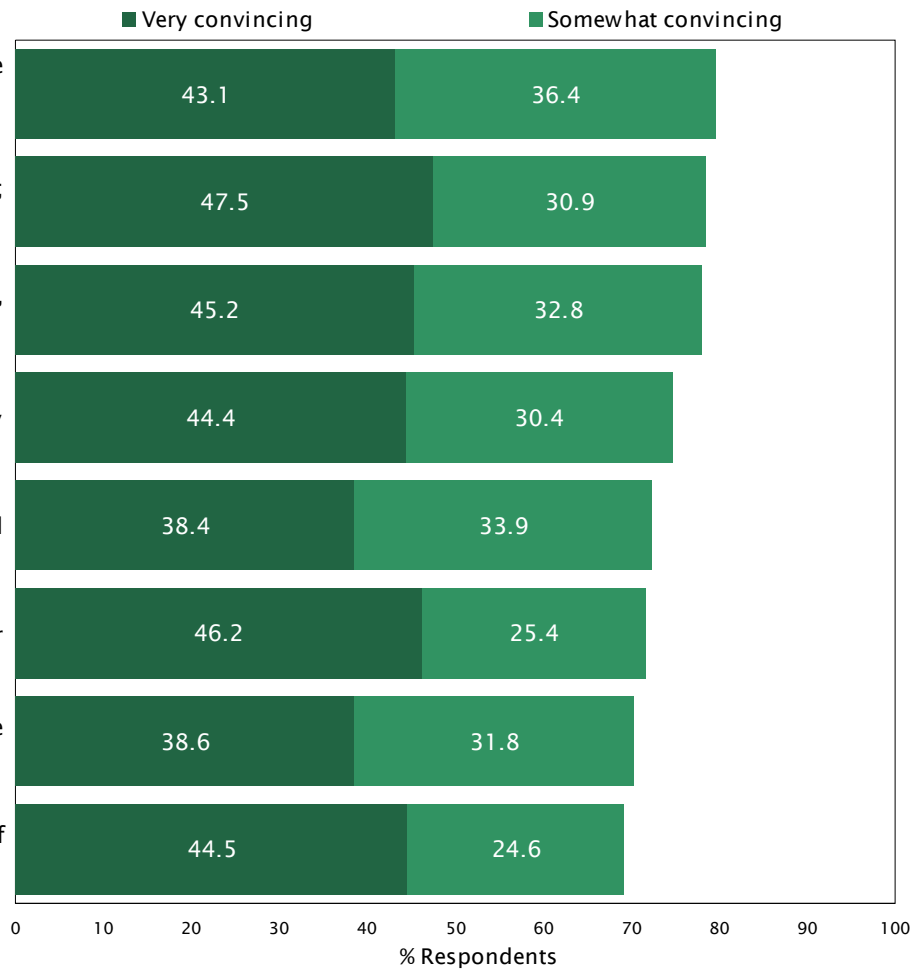
There will be a clear system of fiscal accountability

Community colleges are vital economic engines for region; they create thousands of jobs, generate over \$600M per yr for economy; measure will help strengthen colleges, economy

All money raised by measure will stay in community to support local community college, students; it cannot be taken away by State or used for other purposes

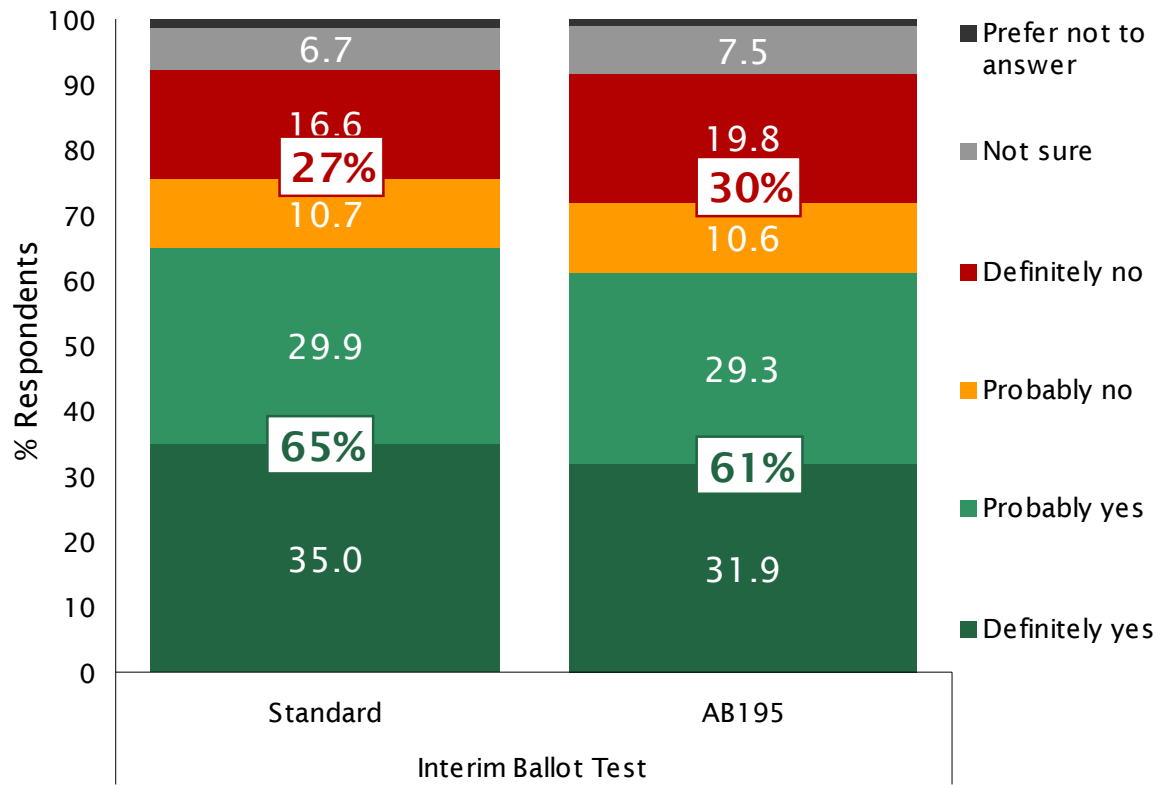
If voters approve measure, local colleges will qualify for up to \$100M in State matching money that otherwise will go to a different part of State

By law, no money from measure can be spent on administrator and staff salaries or pensions



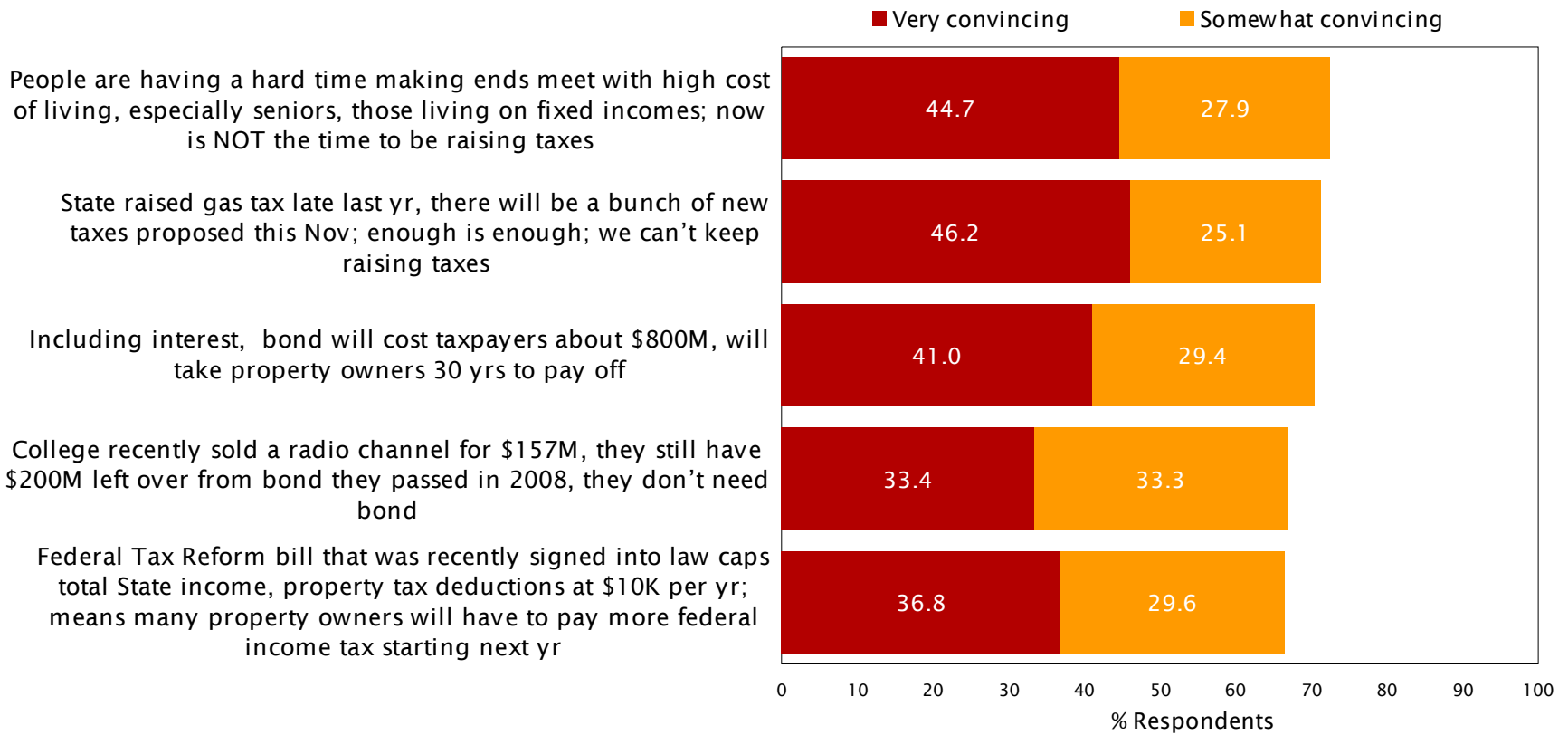


INTERIM BALLOT TEST



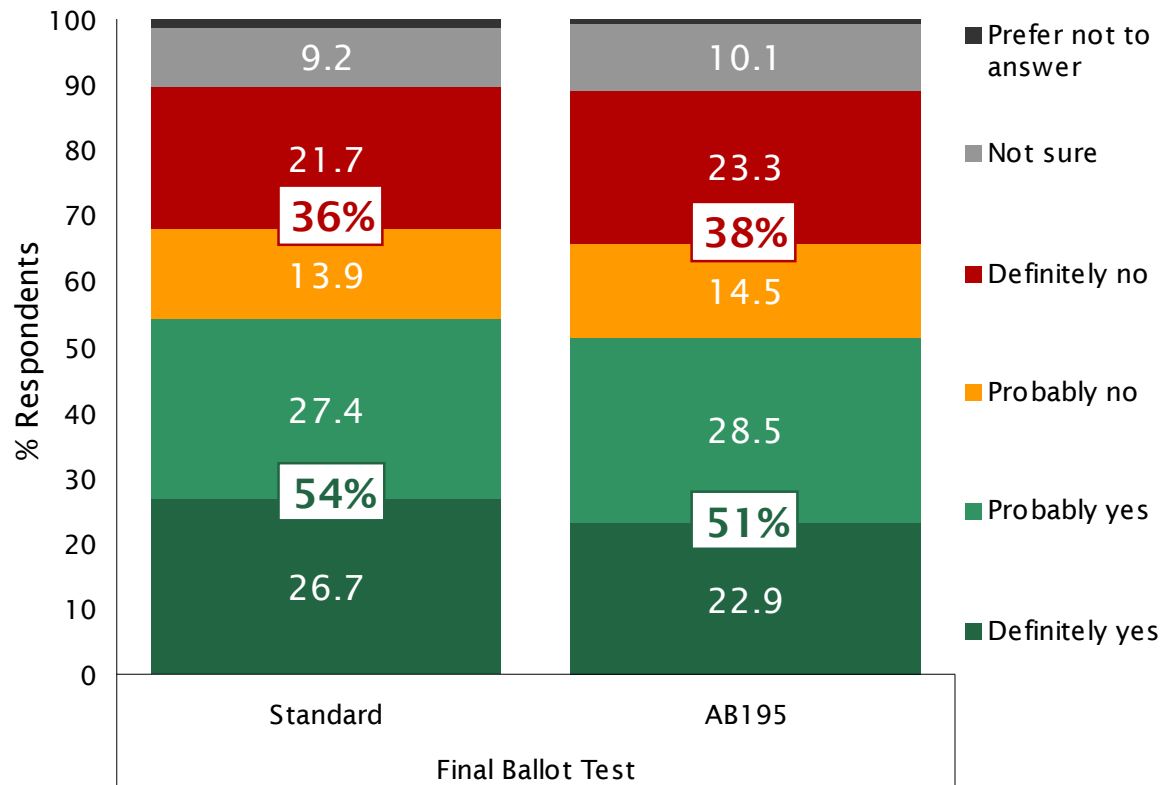


NEGATIVE ARGUMENTS





FINAL BALLOT TEST





KEY CONCLUSIONS

- Is it feasible to move forward with a bond measure?

Positive signs from the survey:

- Voters perceive that protecting the quality of education and ensuring local access to an affordable college education and career training are among the most important community issues
- Strong interest in the projects to be funded
- Positive arguments resonate
- Natural support for bond is above the 55% threshold

Challenges:

- AB 195 Ballot Language is confusing & depresses support for the bond
- Tax rate sensitivity
- Opposition arguments get traction



OBSERVATIONS & RECOMMENDATIONS

- **Price Tag:** Need to keep it in voters' comfort zone.
- **Project Priorities:** Facility repairs, Safety & Security, STEM and Career Training Improvements, Student and Veterans support.
- **District Communications:** Expand the conversation with the community and local opinion leaders to build awareness and consensus on a bond proposal. Build understanding that doesn't come naturally with AB 195 ballot statement.
- **Independent Campaign:** November 2018 is going to be a noisy election with crosscutting issues and 'anti-tax' initiatives. Need to bring A-Game communications and effort.

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

TO: Board of Trustees

FROM: Bruce Baron, Chancellor

REVIEWED BY: Jose F. Torres, Executive Vice Chancellor

PREPARED BY: Jose F. Torres, Executive Vice Chancellor

DATE: August 2, 2018

SUBJECT: Consideration of Approval to Adopt a Resolution Ordering an Election, and Establishing Specifications of the Election Order

RECOMMENDATION

It is recommended that the Board of Trustees adopt the attached resolution authorizing a bond election for November 6, 2018.

OVERVIEW

The resolution before the Board calls an election within the District for the purpose of approving general obligation bonds, requests that the San Bernardino County Registrar of Voters and the Riverside County Registrar of Voters conduct the election on behalf of the District, and authorizes the preparation of election materials, including ballot arguments and tax rate statement, to be included in the ballot pamphlet.

ANALYSIS

State law requires the Board of Trustees to order community college district bond elections. The Registrars of Voters will conduct the election on behalf of the District, including publishing all required notices. This resolution meets the statutory requirements for describing the projects to be funded with the proceeds of the bonds, which are included as Exhibit B to the resolution. A 75-word summary of the measure, as it will appear on the ballot, is also included in the resolution as Exhibit A. The resolution also authorizes the preparation and filing of a tax rate statement, which must be included in the ballot pamphlet and describes the anticipated rates of tax throughout the life of the bond issue. The resolution also authorizes, but does not commit, the Board and/or individual members of the Board to prepare and sponsor a ballot argument in support of the bond measure. No more than five persons may sign the ballot argument.

This election will be called under constitutional and statutory provisions that require 55% voter approval, and certain accountability requirements, including annual independent financial and performance audits of how funds are spent, and the formation of a Citizens' Bond Oversight Committee. Following adoption, the resolution (including the signed tax rate statement) must be delivered to the Registrar of Voters and the Board of Supervisors. State law requires that 2/3rd of a community college board support the resolution calling an election requiring 55% voter approval. At least five Board members must vote "Yes" in order to call the election.

INSTITUTIONAL VALUES

III. Resource Management for Efficiency, Effectiveness, and Excellence

FINANCIAL IMPLICATIONS

There are no financial implications associated with this item.

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

WHEREAS, the Board of Trustees (the “Board”) of the San Bernardino 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 San Bernardino Valley College and Crafton Hills College as valuable community resources that provide an affordable education to local students and veterans who desire to learn job skills and transfer to four-year universities; and

WHEREAS, since the costs of attending California’s public universities has become so expensive, more local students are relying on community colleges, such as San Bernardino Valley College and Crafton Hills College, and the high quality, affordable college options they each provide; and

WHEREAS, in today’s and competitive job environment, both San Bernardino Valley College and Crafton Hills College must continue providing important job training and education for local residents entering the workforce for new professions and increase opportunities for local students to earn college credits, certifications and job skills at a reasonable price; and

WHEREAS, the State is not providing the District with funding to adequately maintain San Bernardino Valley College and Crafton Hills College 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 improving campus safety, emergency communication systems, repairing leaky roofs, old rusty plumbing and faulty electrical systems; and

WHEREAS, a local measure will update San Bernardino Valley College and Crafton Hills College education facilities and technology to prepare students for 21st century jobs; and

WHEREAS, a local measure will help San Bernardino Valley College and Crafton Hills College provide career technical education in fields such as emergency medical services, anatomy and nursing; and

WHEREAS, a local measure will improve services for veterans returning to civilian life with job training, job placement, counseling and support services to military veterans and their families;

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

WHEREAS, the Board and District has solicited stakeholder and community input on priorities from students, faculty, staff, business and civic leaders, and the community; and

WHEREAS, in the judgment of the Board, it is advisable to provide additional funding for job training and workforce preparation for students of all ages, veterans and local residents and to improve facilities for course opportunities in engineering, industrial technology, manufacturing, automotive technology, logistics, and other technical vocational careers, 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 6, 2018, and to request each of the San Bernardino County Registrar of Voters and the Riverside 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 San Bernardino County Registrar of Voters and the Riverside 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 on behalf of the District for purposes set forth below.

NOW THEREFORE, THE BOARD OF TRUSTEES OF SAN BERNARDINO 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.* and Government Code Section 53506, hereby requests each of the San Bernardino County Registrar of Voters and the Riverside County Registrar of Voters to call an election under the provisions of Proposition 39 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 \$470,000,000 (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. The District’s Chancellor, Vice Chancellor of Business and Fiscal Services, or designee of the Chancellor is hereby authorized and directed to make any changes to the text of the measure, or to the abbreviated form of the measure, as may be convenient or necessary to comply with the intent of this Resolution, the requirements of election officials, and requirement of law.

Section 2. That the date of the election shall be November 6, 2018.

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 the needs of returning veterans, safety, university transfer, enrollment trends, class size reduction, class availability, information technology and technical 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 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 member who is active in a bona fide taxpayer association. 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.

Section 6. That the San Bernardino County Registrar of Voters, the San Bernardino County Board of Supervisors, the Riverside County Board of Supervisors and the Riverside County Registrar of Voters are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 6, 2018 within 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 Election Codes Section 10418.

Section 7. That this Resolution shall stand as the "order of election" to the San Bernardino County Registrar of Voters and the Riverside County Registrar of Voters to call an election within the boundaries of the District on November 6, 2018.

Section 8. That the Secretary of the Board is hereby directed to send a certified copy of this Resolution to each of the San Bernardino County Registrar of Voters and the Riverside County Registrar of Voters no later than August 10, 2018.

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, the San Bernardino County Board of Supervisors and the Riverside County Board of Supervisors are 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 both San Bernardino County and Riverside 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 2nd day of August, 2018.

BOARD OF TRUSTEES OF THE
SAN BERNARDINO COMMUNITY COLLEGE
DISTRICT

By _____
Board President

Attest:

Secretary

STATE OF CALIFORNIA)
)ss
SAN BERNARDINO COUNTY)

I, Bruce Baron, do hereby certify that the foregoing is a true and correct copy of the resolution which was duly adopted by the Board of Trustees of the San Bernardino Community College District at meeting thereof held on the 2nd day of August 2018, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

By _____
Secretary

EXHIBIT A

“SAN BERNADINO VALLEY/ CRAFTON HILLS COLLEGE JOB TRAINING, SAFETY, REPAIR MEASURE. To upgrade classrooms, labs, Veterans Center, career counseling/job training facilities for science, engineering, nursing, industrial careers; improve student safety, access to affordable, high quality education; repair, construct/acquire classrooms, facilities, sites, equipment, shall San Bernardino Community College District’s measure authorizing \$470,000,000 in bonds at legal rates, levying 2.5 cents/\$100 assessed value, \$28,000,000 annually, while bonds are outstanding, be approved, with citizen oversight, all money staying local?”

Bonds - Yes

Bonds – No

EXHIBIT B
FULL TEXT BALLOT PROPOSITION
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
BOND MEASURE ELECTION NOVEMBER 6, 2018

“SAN BERNADINO VALLEY/ CRAFTON HILLS COLLEGE JOB TRAINING, SAFETY, REPAIR MEASURE. To upgrade classrooms, labs, Veterans Center, career counseling/job training facilities for science, engineering, nursing, industrial careers; improve student safety, access to affordable, high quality education; repair, construct/acquire classrooms, facilities, sites, equipment, shall San Bernardino Community College District’s measure authorizing \$470,000,000 in bonds at legal rates, levying 2.5 cents/\$100 assessed value, \$28,000,000 annually, while bonds are outstanding, be approved, with citizen oversight, all money staying local?”

Bonds - Yes

Bonds – No

PROJECTS

The Board of Trustees of the San Bernardino Community College District, to be responsive to the needs of its community, evaluated San Bernardino Valley College and Crafton Hills College’s urgent 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 types of projects to be funded by this measure, as such are outlined below and in the District’s Districtwide Facilities Master Plan Project List, approved by the Board of Trustees on May 11, 2017 and available for review on the District’s website, www.sbccd.org.

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 **San Bernardino Valley College and Crafton Hills College MUST:**

- (i) **Maintain affordable education for local students and Veterans;**
- (ii) **Repair or replace leaky roofs, old rusty plumbing and faulty electrical systems;**
- (iii) **Improve Veteran’s Center to provide job training, job placement and support services to Veterans;**
- (iv) **Improve student safety and campus security options;**

- (v) Upgrade classrooms, labs, and job-training facilities in engineering, industrial technology, automotive technology and manufacturing;
- (vi) Adhere to stringent FISCAL ACCOUNTABILITY safeguards including:
 - (a) All expenditures will be subject to annual independent financial audits,
 - (b) No funds will be used for administrators' salaries and pensions,
 - (c) An independent citizens' oversight committee will be appointed to ensure that all funds are spent only as authorized.

The following types of projects are authorized to be undertaken at San Bernardino Valley College, Crafton Hills College and at District Sites and Facilities:

**PROVIDE AN AFFORDABLE EDUCATION
FOR LOCAL STUDENTS AND VETERANS:**

**Basic Upgrade Projects Needed To Make
San Bernardino Valley College and Crafton Hills College Safe Places
For Students Seeking Job Training and Job Placement**

Goals and Purposes: Because the cost of attending the University of California and State University systems has become so expensive, many more students are starting their education at community colleges. This measure will ensure local students have access to an affordable, high-quality education here in San Bernardino County.

Our local community colleges ensure 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. This measure will provide the affordable, high quality education that all students deserve.

- Improve access to college facilities for people with disabilities.
- **Improve Veterans Centers to provide job training, job placement, counseling, and support services to military veterans and their families.**
- Repair or replace leaky roofs, old rusty plumbing, and faulty electrical systems.
- Upgrade libraries to accommodate modern technology, digital resources, and improve instructional support for students.
- **Improve student safety and campus security systems, including security lighting, security cameras, emergency communications systems, smoke detectors, fire alarms and sprinklers.**

**PROVIDE JOB AND CAREER TRAINING
CLASSROOM IMPROVEMENTS:**

**To Help Students and Veterans Transfer
Be Trained For High Demand Jobs**

Goals and Purposes: We have thousands of military veterans returning from service who need job training, job placement, counseling and support services. Improving the Student and Veterans Centers will ensure that our veterans receive the support they need.

Our local community colleges are a vital resource for our community. They educate the healthcare professionals that serve our medical needs, the police and fire fighters that keep us safe, and the skilled workers that fuel our local economy.

- Upgrade classrooms and **career training** facilities for **engineering, industrial technology, manufacturing, automotive technology, and logistics.**
- 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.
- Upgrade classrooms and labs and career training facilities for **emergency medical services, anatomy and nursing.**
- Upgrade classrooms, labs and career training facilities for biology, physical sciences, and **information technology.**
- Improve and expand classrooms and career facilities for core subjects including math, economics, humanities and social sciences.
- Improve Student Centers to provide job training, job placement, counseling, and support services to students.

In addition to the projects listed above, at all District sites and facilities, repair, renovation and construction projects may include, but not be limited to, some or all of the following: replace, renovate, upgrade or construct student and staff restrooms, aging electrical and plumbing systems, campus wide infrastructure improvements, heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies; 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; 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 turf on athletic fields; upgrade classrooms; build or upgrade facilities, including at San Bernardino Valley College, new Career Pathway Buildings, Student Services and Instructional Building, warehouse facility, Physical Science, Health Life Safety Building secondary effect, softball field, and at Crafton Hills College, a new Public Safety Training Center, new gymnasium and tennis courts, soccer field and outdoor kinesiology laboratories, instructional buildings and teaching pool; construct, expand, repurpose, repair or reconfigure facilities to create large lecture

classrooms, college support buildings, District administration building, campus centers, maintenance and operations buildings, performing arts centers, Crafton Hall, Central Complex 2, West Complex, gym demolition and Child Development center (Crafton Hills), student support buildings, libraries, Greek Theater and Planetarium; upgrade, resurface and recondition existing parking lots, roads and sidewalks; 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, fine arts and visual and performing arts facilities, college storage and recycling facilities, swing space, outdoor classrooms/ performance space, child development buildings, student service/campus center and instructional buildings, and athletic fields; 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 wayfinding master plan, bells and clocks; demolition of unsafe facilities; install or upgrade new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, landscaping, gates, gateways and classroom door locks; replace sewer lines and improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths and pathways and bridges for improved safety and access for emergency vehicles; construct parking structures; improve surface parking utilities and grounds. The project list also includes the refinancing of outstanding lease obligations and the funding of an endowment for technology and other authorized projects. The upgrading of technology and related infrastructure includes, but is not limited to, upgrading classroom technology, acquisition of enterprise software systems, 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, 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 creation and funding of a technology endowment.

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. The allocation of bond proceeds may be affected by 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 San Bernardino Valley College and Crafton Hills College campuses 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.**

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

TO: Board of Trustees
FROM: Bruce Baron, Chancellor
REVIEWED BY: Jose F. Torres, Executive Vice Chancellor
PREPARED BY: Jose F. Torres, Executive Vice Chancellor
DATE: August 9, 2018
SUBJECT: Consideration of Approval to Authorize Staff to Commence Negotiations for the Acquisition of Commercial Building(s)

RECOMMENDATION

It is recommended that the Board of Trustees:

- 1) Authorize District staff to commence negotiations for the acquisition of one or more Property(ies);
- 2) Find that the acquisition of the Property(ies) shall not exceed \$40,000,000;
- 3) Direct District staff to keep the Board informed of the progress of negotiations and the acquisition process of any other properties which may be available for acquisition; and
- 4) Delegate authority to the Executive Vice Chancellor, or his designee, to do any and all things, and to execute and deliver any and all documents, which they may deem necessary or advisable in order to negotiate a final purchase and sale agreement, and bring the final purchase agreement to the Board for approval.

OVERVIEW

The San Bernardino Community College District is considering the acquisition of one of four commercial buildings located in the City of San Bernardino and known as (a) Two Parkside; (b) Two Carnegie Plaza; (c) Carnegie Business Center II; and (d) One Carnegie Plaza (collectively, the "Properties;" each, individually, the "Property").

ANALYSIS

Acquisition of one of the Properties will allow the District to satisfy the primary goal of occupying the Property for the District's own use, including but not limited to housing the District Support Services departments. In addition, the District would benefit financially from not paying rent to a third party, as well as receiving an income stream from existing tenants of the Property.

The Board of Trustees may select one or more of the Properties and authorize District staff to commence negotiations to acquire the Property(ies). The acquisition of the Property(ies) would not exceed \$40,000,000. District staff would keep the Board informed of the progress of negotiations and the acquisition process of any other properties which may be available for acquisition.

INSTITUTIONAL VALUES

III. Resource Management for Efficiency, Effectiveness, and Excellence

FINANCIAL IMPLICATIONS

Any Property(ies) purchase would be funded by the FCC Auction Proceeds as allowed by Guiding Principle 10., *Investments should include real estate and a diversified portfolio.*

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

TO: Board of Trustees
FROM: Bruce Baron, Chancellor
REVIEWED BY: Bruce Baron, Chancellor
PREPARED BY: Al Jackson, Chief of Police
DATE: August 9, 2018
SUBJECT: Consideration of Approval to Approve BP and AP 6751 Parking Citation Payment Plan

RECOMMENDATION

It is recommended that the Board of Trustees approve BP & AP 6751 Parking Citation Payment Plan. Administrative Procedures are submitted for information and review for consistency with Board policies.

OVERVIEW

Assembly Bill No. 503 requires each California State University and community college district governing board, by August 1, 2018, to adopt a parking citation payment plan, with specified requirements, for individuals with multiple unpaid parking citations. The bill would require a California State University or community college district governing board that does not adopt a parking citation payment plan by the required date to implement specified payment plan provision as described in the bill.

The SBCCD has a process of continuous review of its Board Policies and Administrative Procedures to ensure compliance with Title 5, California Education Code and current district/college needs.

ANALYSIS

The Board may adopt such policies as are authorized by law or determined by the Board to be necessary for the efficient operation of the District. Board policies are intended to be statements of intent by the Board on a specific issue within its subject matter jurisdiction.

INSTITUTIONAL VALUES

I. Institutional Effectiveness

FINANCIAL IMPLICATIONS

None



Origination:	N/A
Last Approved:	N/A
Last Revised:	N/A
Next Review:	6 years after approval
Owner:	Business & Fiscal Services Business & Fiscal Services
Policy Area:	Chapter 6 General Institution
References:	Brand New - required

AP 6751 Parking Citation Payment Plan

A registered owner (CVC 460, 505) or person responsible for vehicle citations received on San Bernardino Community College District property shall be eligible to enroll in a payment plan when they have multiple unpaid parking citations.

- A. Once this threshold is met, any citations associated with this vehicle, registered owner, or person responsible may be added to the payment plan, at the time of enrollment.
- B. If additional citations are accrued during the payment plan period, the plan may not be modified to include these citations, nor will a concurrent payment plan be offered.
- C. Citations in a payment plan will not count towards immobilization/tow/impound eligibility pursuant to CVC 22651(i)(l).
- D. Once a vehicle is towed/impounded due to other violations, all citations, including those on a payment plan, are immediately due pursuant to CVC 22551(i)(l)(C).

The fee to enroll in a payment plan is \$25.

Applied late fees, as well as any late fees not yet applied, will be placed in abeyance while the payment plan is in place. If the individual adheres to the plan terms, these late fees will be waived once the payment plan is complete.

- A. If an individual defaults on the payment plan, a subsequent payment plan will not be offered for those citations and any late fees placed in abeyance will be immediately reinstated. The total amount due, including all late fees, will be submitted to the appropriate Department of Motor Vehicles for a Registration hold on the vehicle. An Academic Hold will be placed on the Students records until the total fees are paid in full.
- B. The request for a payment plan must be made before the citation is transferred to DMV for collection. (21 days after issue of the citation}.

Once the payment plan is in place and the individual is adhering to its terms, an itemization of unpaid parking penalties and service fees will not be filed with the DMV (also known as a "DMV Registration Hold") and any DMV Registration Hold in place will be temporarily removed pending satisfactorily completing the payment plan.

At plan enrollment, an initial payment of \$25 or 10% of the amount owed (whichever amount is greater), plus the \$25 enrollment fee, is required.

Payments must be made each calendar month.

- A. There is no grace period for late payments.
- B. For mailed payments, a postmark is acceptable to meet this requirement.

Payment plan duration

1st months payment will be \$25 or 10% of unpaid fines (whichever amount is greater) plus the \$25 enrollment plan fee. Subsequent month payments will be determined by dividing the remaining balance by 4.

Definitions

Late: The citation is past 21 days from issuance and 14 days from mailing of the reminder notice and additional fees may be applied.

Delinquent: The citation is unpaid. Late fees may or may not have been applied. Person responsible: The individual who has opted to enter into the payment plan with the campus.

Reference:

California Assembly Bill No. 503 (Chapter 741)

Attachments:

No Attachments



Origination: N/A
Last Approved: N/A
Last Revised: N/A
Next Review: 6 years after approval
Owner: Business & Fiscal Services
Policy Area: Business & Fiscal Services
References: Chapter 6 General Institution
 Brand New - required

BP 6751 Parking Citation Payment Plan

The Board shall establish an Administrative Procedure where a registered owner (CVC 460, 505) or person responsible for vehicle citations received on San Bernardino Community College District property shall be eligible to enroll in a payment plan when they have multiple unpaid parking citations.

Reference:

California Assembly Bill No. 503 (Chapter 741)

Attachments:

No Attachments