

**RIO HONDO COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES  
MINUTES**

**Special Board Meeting, Monday, November 24, 2003, 6:00 p.m.**  
*Rio Hondo College, Board Room, Administration Building  
3600 Workman Mill Road  
Whittier, California*

Members Present: Ms. Michelle Yanez, Presiding, Mr. Leo Camalich, Mr. André Quintero, Ms. Maria Elena Martinez, Mr. Gary Mendez, Mr. Gabriel Montoya (Student Trustee)

Members Absent: None

Secretary to the Board: Rose Marie Joyce, Ph.D.

Staff Members Present: Dr. Voiza Arnold, Ms. Teresa Dreyfuss, Dr. Andy Howard, Mr. Pete Parra, Mr. Jim Rogers, Fernando Centeno Jr., (President, ASB), Ms. Sandra Rivera, (President, CSEA), Ms. Beverly Reilly (President, Academic Senate), Ms. Mary Ann Pacheco (President, RHCFA)

**I. CALL TO ORDER**

**A. Call to Order**

Ms. Yanez called the meeting to order at 6:02 p.m.

**B. Pledge of Allegiance**

Mr. Ernest Gutierrez, Mayor of the City of El Monte led the pledge of allegiance.

**C. Roll Call**

All members were present.

**D. Open Communication for Public Comment**

The following individuals made comments:

Denise R. Gunn, Brett Worsham, Jose Alvarado, Howie Beazell, Belen Torres-Gil, Jim Newman. Mayor Ernest Gutierrez.

**II. INFORMATION SESSION**

- **Update on Facilities Master Plan**

### III. ACTION ITEMS

#### A. College Services

##### 1. Approval of Facilities Master Plan

202. It was moved by Mr. Mendez, seconded by Ms. Martinez and carried that the Board of Trustees approve the Facilities Master Plan. There were no objections for a unanimous consent. Motion passed. Cost projections for Facility Master Plan Project attached.

##### 2. Resolution Ordering Local Bond Measure Election

203. It was moved by Mr. Montoya, seconded by Ms. Martinez and carried, that the Board of Trustees adopt the Resolution Ordering a Local Bond Measure Election to be Held on March 2, 2004. There were no objections for a unanimous consent. Motion passed. Resolution No. 56, Tax Rate Statement and Project list attached.

##### 3. Resolution on College's Intentions not to Acquire Property Owned by the Carpenters' Pension Trust

204. It was moved by Mr. Mendez, seconded by Mr. Quintero and carried that the Board of Trustees adopt the Resolution not to acquire the property owned by the Carpenters' Pension Trust. There were no objections for a unanimous consent. Motion passed. Resolution No. 51 attached.

### IV. CLOSING ITEMS

A. Ms. Yanez adjourned the meeting. The next regularly scheduled Board meeting is December 10, 2003, 6:30 p.m. , Annual Organizational Meeting, Swearing in of Re-elected Board Members, *Administration Building, Rio Hondo College, 3600 Workman Mill Road, Whittier, California*

Resolution No. 56

BEFORE THE BOARD OF TRUSTEES  
OF THE RIO HONDO COMMUNITY COLLEGE DISTRICT  
OF LOS ANGELES COUNTY  
STATE OF CALIFORNIA

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WHEREAS, the Board of Trustees (the "Board") of the Rio Hondo Community College District (the "District"), within the County of Los Angeles, California (the "County"), is authorized to order elections within the District for the purpose of considering, *inter alia*, bond measures to meet the capital improvement needs of the District, pursuant to the Constitution of the State of California (the "State") and Sections 5304 and 5322 of the Education Code of the State (the "Education Code"); and

WHEREAS, Section 15100 *et seq.* of the Education Code provides for the specifications of the order calling a bond election; and

WHEREAS, Section 18 of Article XVI and Section 1 of Article XIII A of the Constitution of the State and Section 15266 *et seq.* of the Education Code (collectively, "Prop 39") provide for a methodology by which the District may issue its general obligation bonds and cause the County to levy an *ad valorem* property tax to pay debt service on said bonds, all pursuant to a favorable vote of 55% or more of those voting on the bond measure; and

WHEREAS, this Board has determined it to be in the best interests of the District to call such an election under Prop 39, as further described herein; and

WHEREAS, this Board has determined that the general statewide election to be conducted on March 2, 2004 (the "Election Date") meets the consolidation requirements of Prop 39; and

WHEREAS, the Board wishes to specify the manner in which the District shall call a bond election on the Election Date and to demonstrate compliance with related requirements of the Constitution, the Education Code and the Elections Code of the State;

NOW, THEREFORE, be it hereby resolved, determined and ordered by the Board of Trustees of the Rio Hondo Community College District as follows:

Section 1. Recitals. All of the foregoing recitals are true.

Section 2. Determination to Proceed under Prop 39. The provisions of Prop 39 shall control the administration of the election to consider the bond proposition of the District (the "Bond Proposition"), such that a favorable vote of no less than 55% of the qualified voters voting at the election shall constitute approval thereof, and the Board of Trustees of the District (the "Board") hereby declares its intention to meet the pertinent requirements of Prop 39.

Section 3. Bond Proposition. This Board does hereby order and request that the Registrar-Recorder of the County of Los Angeles (herein called the "Registrar") call an election (in the performance of her duties and in the exercise of her power, alone, or with the assistance of the Clerk of the County Board of Supervisors (the "County Clerk")) to consider the following proposition entitled the "Rio Hondo College Repair and Safety Measure," on March 2, 2004 (the "Bond Election"), which constitutes the election order prescribed under Education Code Section 15122 and Elections Code 13247:

"To prepare students for jobs and four-year colleges and train nurses, police and firefighters by: repairing aging buildings, classrooms, laboratories; expanding nursing, police, and firefighter training centers; removing asbestos; upgrading earthquake/fire safety and campus security; repairing leaky roofs, plumbing, air conditioning; upgrading wiring for computer technology, shall Rio Hondo Community College District issue \$245 million in bonds at interest rates within legal limits, with guaranteed annual audits, citizens' oversight committee and no money for administrators' salaries?"

The Registrar is hereby requested to reprint the foregoing Bond Measure in its entirety in the voter information pamphlet to be distributed to voters pursuant to Section 13307 of the Elections Code. Pursuant to Section 18, Article XVI and Section 1, Article XIII A of the Constitution of the State, the foregoing Bond Measure shall become effective upon the favorable vote of no less than 55% of those qualified voters voting on the proposition.

Section 4. Consolidation of Bond Election; Services of County. Pursuant to Section 1258 of the Education Code, the Superintendent/President of the District is hereby authorized to contract with the Registrar, who is hereby requested and authorized to perform such duties as may be required by law, necessary or useful, or customary and appropriate in the conduct of said Bond Election, including the consolidation of the Bond Election with the general election within the territory of the District being conducted on the Election Date.

The precincts, polling places for said precincts in the County, and persons appointed and designated to serve as election officers for said Bond Election will be those determined, designated, and appointed pursuant to state law by the Registrar of Voters. The County is hereby requested to tally and canvass the returns of the election, in accordance with Section 10411 of the Elections Code. The District agrees to reimburse the County for all services related to the Bond Election, such services to include the publication of the Formal Notice and a Tax Rate Statement (described in Section 9401 of the Elections Code) pursuant to the terms of 5363 of the Education Code and Section 12112 of the Elections Code.

Section 5. Approval of Project List; Accountability Safeguards. The District has heretofore caused to be prepared a master facilities plan (the "Master Plan") to evaluate and address capital improvement needs of the District that may be met through the issuance of the Bonds. From the Master Plan, certain projects have been selected and identified on Exhibit A hereto, which is incorporated herein by this reference, and are hereby certified by this Board as the Project List (the "Project List") for funding, either in whole or in part, with the proceeds of the Bonds. This certification of the Project List shall not be interpreted by and does not constitute an

official approval of any listed project for CEQA or other purposes, but only as a statement of present intention of this Board. Furthermore, the listing of a capital improvement on the Project List does not imply any particular prioritization among such improvements, which remains the province of the Board by subsequent action. Notwithstanding the foregoing, only those acquisitions and other capital improvements included on the Project List may be funded, in whole or in part, with the proceeds of the Bonds. The costs of particular project components included in the Master Plan and which form the basis for the Project List are estimates only and not final cost statements. Additional moneys may be obtained for listed projects, in supplementation of the Bond proceeds, from any lawful source of moneys.

The Board hereby confirms that it has, in the development of the Project List appended hereto, evaluated and taken into consideration safety, class size reduction and information technology needs.

Within 60 days following the certification by this Board of the official results of the Bonds Election by the County, this Board shall establish and appoint a Citizens Oversight Committee (the "Committee") under and pursuant to Section 15278 *et seq.* of the Education Code, to insure the District's compliance with the foregoing restrictions and to perform the duties established under the Education Code for such committees. The Authorized Officers of the District are hereby authorized to solicit interest in serving on such a Committee. To assist the Committee in its statutory obligations, the District shall cause to be conducted an annual independent performance audit and an annual independent financial audit on the expenditure of Bond proceeds; the audits shall be performed under contract with appropriate persons or firms as shall be subsequently brought for approval before this Board. The financial audit may be consolidated with the annual audit of the District's financial statement and may be performed by the same accounting firm, without further approval by this Board.

The results of the annual audits performed hereunder shall be reported to the Board and to the Committee at least annually, and more often, if the Board shall so direct.

Section 6. No Administrators' or Professors' Salaries to Be Paid from Bond Proceeds. In accordance with Prop 39, the Board hereby confirms that no administrators' or professors' salaries shall be paid or reimbursed, in whole or in part, from Bond proceeds, nor shall such proceeds be used to pay any other operating expenses of the District. Notwithstanding the foregoing, costs of administering the Bond Election and costs of issuance of the Bonds shall be lawful charges against Bond proceeds.

Section 7. Other Terms of the Bonds. Terms of each series of Bonds issued following the Bond Election shall be established at the time of sale thereof, based on then-prevailing market conditions. The Bonds shall bear or accrete interest at rates not to exceed the legal maximum, presently being 12% per annum, and shall mature and be paid at various dates no later than 40 years following their date of issuance. The Bonds may be sold at a premium or discount consistent with law and shall be sold pursuant to negotiated sale.

Section 8. Delivery of Order of Election. The Clerk of this Board of Trustees of the District is hereby directed to deliver, no later than Friday, December 5, 2003, which is a date no less than 88 days prior to the date of the Bond Election, one certified copy of this Resolution to the Registrar, together with the Tax Rate Statement to be prepared by the District's Underwriter (appointed below) and executed by the Superintendent/President of the District, and shall file a certified copy hereof with the Clerk of the Board of Supervisors of the County.

Section 9. Ballot Arguments. The members of the Board, or any one member or group thereof, are hereby authorized, but not directed, to file a formal Argument in Favor of the Bond Measure given above, with the Registrar within the time limits established for such arguments by the Registrar.

Section 10. Retention of Consultants. The District hereby confirms the hiring of consultants to provide for special services in connection with the proposed issue(s) of Bonds which may be authorized at the Election, to wit, the firm of Caldwell Flores Winters Inc., as Financial Advisor (the "Financial Advisor"), the investment banking firms of RBC Dain Rauscher & Co. Inc. and UBS Paine Webber Inc., as Underwriters to the District (the "Underwriters"), and the law firm of Fulbright & Jaworski L.L.P, as Bond Counsel to the District ("Bond Counsel"), upon conditions as may be set forth in fee agreements heretofore negotiated and executed on behalf of the District by the Superintendent. Payments of the fees and expenses of the Underwriters, Financial Advisor and Bond Counsel shall be paid from the proceeds of the Bonds of the District which may be authorized following a successful Bond Election, and not otherwise, unless this Board shall take further action.

Section 11. Authorization of Further Acts. The members of this Board, the Superintendent/President, any assistant thereto, and all other staff or officers of the District are hereby authorized and directed, individually and collectively, to do any and all things necessary or advisable in order to effectuate the purposes of this Resolution.

Section 12. Effective Date. This Resolution shall take effect immediately upon its adoption by 2/3 of the members of the Board.

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Rose Marie Joyce, PhD  
President, Rio Hondo Community College District

**Tax Rate Statement In Connection With Rio Hondo Community College District  
Bond Measure To Be Submitted At  
General Election To Be Held On March 2, 2004**

An election will be held in the Rio Hondo Community College District on March 2, 2004 to authorize the sale of up to \$245,581,122 in general obligation bonds of the District to finance the acquisition and improvement of real property for school purposes. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Election Code of the State of California.

1. The best estimate of the tax rate that would be required to be levied to fund the bond issue during the first fiscal year after the first sale of bonds based on a projection of future assessed valuations is \$0.025 per \$100 (\$25.00 per \$100,000) of assessed valuation in Fiscal Year 2004-2005.
2. The best estimate of the tax rate that would be required to be levied to fund the bond issue during the first fiscal year after the last sale of bonds if the bonds are sold in series, and an estimate of the fiscal year in which that rate will apply, based on a projection of future assessed valuations is \$0.025 per \$100 (\$25.00 per \$100,000) of assessed valuation in Fiscal Year 2016-17.
3. 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 fiscal year in which that rate will apply, based on a projection of future assessed valuations, is again \$0.025 per \$100 (\$25.00 per \$100,000) of assessed valuation, which is projected to be the same in every fiscal year.

Attention of all voters is directed to the fact that the foregoing is based upon projections and estimates only, which are not binding upon the District. The actual tax rates and years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold at any given sale, and the actual assessed valuation over the term of the repayment of the bonds. The actual time of sales of said bonds and the amount sold at any given time will be governed by the needs of the District and other factors (including market rate variations in the interest rate on general obligation bonds). Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined in the assessment and equalization process.

Dated: \_\_\_\_\_ 2003

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Rose Marie Joyce, Ph.D.  
Superintendent / President  
Rio Hondo Community College District

## EXHIBIT "A"

### PROJECT LIST

Funds from issuing bonds under the Rio Hondo College District's Bond Measure on the March 2004 ballot will be used to finance the following list of projects that will be completed over a 10- to 12-year time span, based on the District's Educational and Facilities Master Plans:

#### Site-Specific Project Components

- Complete a state-of-the-art fire fighter training facility in Santa Fe Springs;
- Build a new police training facility for the Rio Hondo Police Academy and the Advanced Officers' Training Program;
- Expand educational facilities for nursing and health programs;
- Build, furnish and equip state-of-the art technology labs including computer labs, math instruction, basic skills instruction, etc.;
- Construct a new Student Services and Student Activities Building to increase access and to more efficiently meet student needs.

#### Campus-Wide Project Components

- The following projects would be undertaken at multiple sites and in multiple buildings located throughout the main campus of the College:
- Installation and/or upgrades of emergency lighting, fire alarm and security systems;
- Replacement and repair of building components such as roofing, wall coverings, painting, flooring, windows, earthquake retrofitting and other structural reinforcements; asbestos abatement and other health and safety issues;
- Replacement of unsafe, inefficient, and /or insufficient electrical, heating, air conditioning, sewage, restrooms, and water systems, including sprinkler and irrigation systems, thereby reducing future utility and replacement costs;
- Construction of additional facilities and/or remodeling of existing facilities for the purpose of expanding instructional and student services programs and other related support services to meet the future and current educational needs of District students;
- Replacement of the College's outdated and inefficient information technology systems;
- Improvement of roadways, walkways, grounds, parking, fencing, signage, and overall campus access, including the purchase of land on the North side of the campus for a perimeter road around the campus;

- Purchase and install equipment and furnishings at all facilities being constructed, repaired, or improved;
- Purchase or lease of land and/or making site improvement thereon to expand the ability of the District to deliver instruction and services to the communities in the El Monte and South Whittier areas;
- Implementation components of the Facilities Master Plan, such as environmental impact reports, soil testing, aerial photography, and other compliance reports;
- Demolition of obsolete facilities; and
- Relocation and/or acquisition of temporary facilities during the modernization, renovation, improvement and/or new construction of project components as necessary to maintain educational programs in operation during construction.

*Accountability to Community*

- All bond expenditures are subject to review by a Citizens Oversight Committee which reports to the public, as provided in Education Code Section 15278 *et seq.* Tax Rate Statement In Connection With Rio Hondo Community College District

## **RESOLUTION NO. 51**

### **A Resolution on College's Intentions not to Acquire Property Owned by the Carpenters Pension Trust**

WHEREAS, in 2002 the Rio Hondo Community College District Board of Trustees (the "Board") expressed the college's interest in purchasing the land on Workman Mill Road, owned by the Carpenters Pension Trust, and

WHEREAS, the Rio Hondo Community College District ("District") has undertaken an extensive process to explore developing fully the property currently owned by the District and has expressed a desire to limit growth outside of the main campus to two satellite centers in El Monte and South Whittier; and

WHEREAS, the District has also undertaken a process of building bridges with its neighbors to clarify the college's intentions and share its facilities master plan with all interested and affected parties; and

WHEREAS, the Board understands that the property owned by the Carpenters Pension Trust is not for sale;

NOW, THEREFORE, BE IT RESOLVED, that the Rio Hondo Community College District Board of Trustees, acting on behalf of the District, express through this resolution the college's commitment not to acquire the property owned by the Carpenters Pension Trust.

BE IT FURTHER RESOLVED, that the Rio Hondo Community College District Board of Trustees express their deep respect for their brothers and sisters in the Carpenters Union and direct staff to continue working with the union to maintain this important relationship.

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**Rose Marie Joyce, President**  
**Rio Hondo Community College District**