

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL  
CABRILLO COMMUNITY COLLEGE DISTRICT  
BOND MEASURE C**

The board of trustees of the Cabrillo Community College District submits this ballot measure to the voters to consider whether the district shall issue and sell bonds in an amount of eighty-five million dollars (\$85,000,000.00) to raise revenue for the district. A "YES" vote is a vote in favor of the district issuing and selling the bonds. A "NO" vote is a vote against the issuance or sale of such bonds.

This bond measure must be approved by two-thirds (2/3) of the voters voting on this measure. If the bond measure is approved, the governing board of the Cabrillo Community College District may issue and sell bonds in an amount not to exceed eighty-five million dollars (\$85,000,000.00), bearing interest at a rate not exceeding the statutory maximum per annum, payable at the time or times permitted by law. The bonds will constitute a debt of the school district, and a tax will be levied upon the taxable real property within the school district sufficient to pay the interest and principal on the bonds. The money raised by the bond measure can only be used for the purposes specified in the notice of election adopted by the board of trustees of the Cabrillo Community College District.

s/ Steven R. Sanders  
San Benito County Counsel

**TAX RATE STATEMENT  
MEASURE C**

As shown on the enclosed official ballot, an election is being held in the Cabrillo Community College District (the "College") on June 2, 1998, for the purpose of submitting to the registered voters of the College the question of whether the College shall issue and sell bonds in the amount not to exceed \$85,000,000 for the purpose of acquiring and improving school facilities. The bonds shall bear interest at a rate, or rates to be established at such time as the bonds are sold, in one or more series, at fixed or variable interest rates not to exceed the maximum applicable statutory rate for such bonds. Once bonds are authorized and sold, the principal thereof and the interest thereon are a general obligation of the College, payable from the proceeds of ad valorem taxes on real property. The following information is submitted in compliance with California Elections Code Sections 9401 through 9404.

(a) The best estimate from official sources of the tax rate that would be required to be levied to fund the bond repayment during the first fiscal year after the first sale of the bonds based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is \$0.01598 per \$100 of assessed valuation.

(b) The best estimate from official sources of the highest tax rate which would be required to be levied to fund the bond repayment during the term of the bond issue, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors, is \$0.02252 per \$100 of assessed valuation. It is estimated that the highest tax rate would apply in the 2008-2009 tax year.

(c) It is anticipated that the bonds will be sold in series. The best estimate from official sources of the tax rate which would be required to be levied to fund the bond repayment during the first fiscal year after the last sale of the bonds is \$0.02252 per \$100 of assessed valuation. It is estimated that such rate will apply during the 2008-2009 tax year based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors.

It is anticipated that the average annual tax payment per \$100,000 of assessed valuation will be \$15.98 over the entire term of the bonds based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of any bond sales, the amount of bonds sold, and actual increases in assessed valuation. The timing of the bond sales and the amount of bonds sold at any given time will be governed by the needs of the College.

s/ John D. Hurd  
Cabrillo Community College District



## ARGUMENT IN FAVOR OF MEASURE C

Cabrillo College has served the educational needs of District residents for almost 40 years. Its acclaimed academic and job-training programs provide students excellent preparation for continuing higher education or better career opportunities. In addition, many residents have benefited from quality programs such as the Cabrillo Stroke Center.

The college first opened in 1959. Its facilities are designed for a capacity of 8,000 students. Today, Cabrillo's enrollment is approximately 13,000 students and growing.

Cabrillo facilities have been used extensively for almost four decades. They are deteriorating. Repairs are needed now to avoid higher repair costs and to maintain excellence in educational programs.

Roofs that have been patched many times need to be replaced. Electrical, plumbing and heating systems need to be upgraded. Additional classrooms are needed to accommodate increased student enrollment. Better and more lighting needs to be installed in parking lots and around the campus for safety and security.

Measure C will provide funds to rehabilitate deteriorated facilities and to add state-of-the-art classrooms and other instructional space needed at the Aptos campus, San Lorenzo Valley, Scotts Valley and Watsonville. Measure C will cost the typical property owner less than \$2.10 per month.

Measure C will:

- ◆ Replace leaky roofs
- ◆ Upgrade electrical systems for safety and technology
- ◆ Replace corroded sewer lines
- ◆ Replace deteriorated plumbing pipes and broken fixtures
- ◆ Construct more classrooms
- ◆ Replace inefficient heating and ventilation systems
- ◆ Improve exterior lighting throughout campus to increase safety
- ◆ Upgrade classroom access to technology
- ◆ Improve accessibility for disabled students

All Measure C funds will remain in our community. Please vote YES on Measure C and help Cabrillo College continue to serve the community with educational excellence. No Measure C funds will be used for administrator salaries.

s/ Robert E. Swenson, Founding President, Cabrillo College  
s/ Rachael Spencer, Board Member, Cabrillo College Foundation  
s/ Ann Soldo, Former Mayor of Watsonville  
s/ Fred McPherson III, Former Newspaper Publisher  
s/ Nancy Nieblas, Student Body President, Cabrillo College

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE C

### VOTE NO ON MEASURE C!!!

This is the year of the school bond measure. In April we had school bond Measures E and H. In the Pajaro Valley School District, we now have Measure A and in the county we also have Measure C. Finally, there is a state school bond measure either on this ballot or that will be on the November Ballot. When will it stop?

What's troubling with the ballot argument in favor of Measure C is the absence of the phrase: "...construct and acquire other facilities and sites" in the list of things to be done with Measure C money. This phrase provides for unchecked spending and appears in the actual ballot measure. If the proponents of Measure C are disingenuous in their ballot arguments can we expect them to be forthright and honest with spending our money if Measure C is approved?

Our public educational institutions have experienced unprecedented infusions of cash since prop 13 as a result of the booming real estate market of the 80's. What our educational institutions have done with that money is expand beyond their ability to maintain what they have. Now, after years of neglect, they come to you and I the taxpayer and ask us for more tax dollars to do what they should have been budgeting for all along.

We urge you to **VOTE NO ON MEASURE C!!!!**

Committee Against Measure C, Santa Cruz County  
s/ Carolyn M. Busenhardt, Chairman  
Committee Against Irresponsible Government Spending  
s/ Vernon C. Bohr Jr., Chairman

## ARGUMENT AGAINST MEASURE C

This seems to be the year of the deferred rehabilitation bonds. Over the past year there have been multiple local school district bond measures and we now find another one, Measure C (for Cabrillo College), on the June Primary Ballot. Where does it stop?

Read the text of this bond issue. The name of the game is the same. **"How do you sugar coat it so that the property owner votes for it.** Simple. You load the front of your proposition with goodies and slip in the pork as small unobtrusive sentences at the end.

There are two troubling sentences in this ballot measure. First, the list of things to be funded includes "...construct and acquire other facilities and sites..." What other facilities and sites? If this isn't an opening for unchecked spending, we don't know what is. Second, the measure says, "...no proceeds will be used for administrator salaries?" What about other salaries and benefits? Whereas bond measure money may not be used for administrator salaries, regular budget money can. By providing a new source of revenue, from bonds, money in the regular budget that would normally go for rehabilitation can go to administrator salaries instead. Therefore, passage of this bond measure will not stop administrator salary increase.

When will our elected officials learn to live within the year to year annual revenue increases available to them from existing taxes instead of always adding new taxes? This certainly won't happen as long as you and I continue to tax ourselves. Bond measures with loop holes for pork barrel spending certainly won't force our elected officials to be fiscally responsible.

### SO REMEMBER, WHEN YOU GO TO THE POLLS

ON JUNE 2, 1998,  
**VOTE NO ON MEASURE C.**

Committee Against Measure C, Santa Cruz County  
s/ Carolyn M. Busenhardt, Chairman

Committee Against Irresponsible Government Spending  
s/ Vernon C. Bohr Jr., Chairman

## REBUTTAL TO ARGUMENT AGAINST MEASURE C

The composers of the Argument against Measure C deliberately mislead voters with inaccurate statements.

Here's the truth.

Cabrillo College is regarded as one of the best-managed and most fiscally responsible community colleges in the State. Measure C was placed on the ballot after extensive study of Cabrillo's educational facilities and development of a detailed plan to improve them.

In 1959 the voters in our community created Cabrillo College, and in 1960 and 1967 passed bonds to build the current campus. In 1973 voters passed an additional bond to meet the need for additional educational space. Thanks to area residents these bonds are paid off. Funds are now needed to repair and renovate aging buildings, upgrade classrooms for modern teaching and technology, and provide additional educational space to accommodate enrollment growth. Current Cabrillo facilities were designed for 8,000 students. Enrollment is now 13,000 and will grow significantly over the next ten years.

Cabrillo College is our community's most used educational facility. In addition to full- and part-time students, numerous community organizations and civic groups also use Cabrillo's facilities regularly.

If major repairs are not made soon, emergency repairs will cost more later and additional resources will have to be taken from instructional programs and services.

Thirty-nine years ago the citizens of this county made a wise decision to invest in the economic and educational well being of the community. Now is the time to reinvest in the fine college the community built. Vote YES on Measure C.

s/ John Laird, Chair, Cabrillo College Board of Trustees  
s/ Katy Stonebloom, Vice Chair, Cabrillo College Board of Trustees  
s/ Gary Reece, Immediate Past Chair  
Cabrillo College Board of Trustees  
s/ Mary Hammer, Executive Director, Valley Resource Center  
s/ Al Alcalá, Business Owner, Past Mayor, Watsonville

