

RESOLUTION NO. 02-26-02

RESOLUTION OF THE BOARD OF TRUSTEES OF MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT ORDERING AN ELECTION, PLACING THE “MENDOCINO COLLEGE CAREER TRAINING/ AFFORDABLE EDUCATION MEASURE” ON THE JUNE 2 2026 BALLOT FOR LOCAL VOTER CONSIDERATION, AND ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER

WHEREAS, the Board of Trustees (the “Board”) of the Mendocino-Lake 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 Mendocino College as valuable community resources that provide an affordable education to local students who desire to learn well-paying job skills and transfer to four-year universities; and

WHEREAS, California State Universities now cost more than six times as much as Mendocino College, making it harder for many local students to afford a four-year college; and

WHEREAS, not all students choose to attend a four-year college, and this measure will improve career and job training programs so students can gain real-world skills for good-paying jobs without taking on large student loan debt; and

WHEREAS, Mendocino College trains nurses, emergency medical technicians, and other emergency medical workers who help address the shortage of healthcare and first responders in our rural and remote Mendocino and Lake County communities; and

WHEREAS, the Board has approved the Comprehensive Facilities Master Plan 2025-2035 which evaluated the educational and facility objectives of Mendocino College and which has informed recommendations for how to best serve the students and communities of our local college; and

WHEREAS, in the judgment of the Board, it is advisable to provide additional funding for job training and workforce preparation for local students of all ages and local residents and to repair classrooms and upgrade labs to train nurses, wildland firefighters, emergency medical technicians, and provide career education facilities for the trades and the firefighter academy; and

WHEREAS, the Board has received information regarding the feasibility of a local bond measure and the District’s bonding capacity; and

WHEREAS, this measure will provide funding to maintain clean drinking water, repair leaky roofs, remove mold, asbestos and lead paint; and

WHEREAS, this measure includes strict accountability requirements, with an independent citizen oversight committee, yearly financial audits, and public disclosure of all spending to ensure funds are used as promised; 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* property tax levies used to pay for debt service on bonded indebtedness to 55% of the votes cast on a community college district general obligation bond measure; 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 Tuesday, June 2, 2026, and to request the Mendocino County Registrar of Voters and the Lake 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 the Mendocino County Registrar of Voters and the Lake 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 by the District for purposes set forth below.

NOW THEREFORE, THE BOARD OF TRUSTEES OF MENDOCINO-LAKE 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 the Mendocino County Registrar of Voters and the Lake County Registrar of Voters to call an election under the provisions of Proposition 39 (55% voter approval) 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 \$98,000,000 (the “Bonds”) shall be issued and sold for the purpose of raising money for the projects described in Exhibits “A” and “B” hereto. Both exhibits are directed to be printed in the voter sample ballot

pamphlet. The District's Superintendent/President, or designee of the Superintendent/President 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 requirements of law.

Section 2. That the date of the election shall be June 2, 2026.

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 propositions in Exhibit "A" and "B" are 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 health, safety, university transfer, enrollment trends, class size reduction, class availability, basic repairs, information technology and career technical job training facilities of the District;

(c) That the Board shall cause to be conducted an annual, independent performance audit to ensure that the Bond moneys get expended for the types of projects identified in Exhibits "A" and "B" hereto;

(d) That the Board will require the public disclosure of all spending and 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 (1) member who is active in a bona fide taxpayer association; One (1) member who is active in support of Mendocino College, such as a member of an advisory council or foundation; One (1) student member; and Two (2) at-large members. 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

(v) Receive responses to any finding, recommendations and concerns addressed in the audits described in (i) above, within three months of receiving such audits.

(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.*, 15264 *et seq.* and Government Code Section 53506 and Elections Code 5322.

Section 5. That the authority for the specifications of this election order is contained in Education Code Section 5322. In connection with ordering the election pursuant to the provisions cited above, the District has obtained reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations made by the Mendocino County and Lake County Assessors, respectively that are available to the District.

Section 6. That each of the Mendocino County Registrar of Voters and the Lake County Registrar of Voters, the respective Boards of Supervisors of Mendocino and Lake Counties are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on June 2, 2026 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 Elections Code Section 10418.

Section 7. That this Resolution shall stand as the “order of election” to each of the Mendocino County Registrar of Voters and the Lake County Registrar of Voters to call an election within the boundaries of the District on June 2, 2026.

Section 8. That the Secretary of the Board is hereby directed to send a certified copy of this Resolution to the Mendocino County Registrar of Voters and the Lake County Registrar of Voters no later than March 6, 2026.

Section 9. That the bonds shall be issued pursuant to Education Code Section 15264 *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, Mendocino County and the Lake County is 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 Mendocino County and Lake County for 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 11th day of February, 2026.

BOARD OF TRUSTEES OF THE MENDOCINO-  
LAKE COMMUNITY COLLEGE DISTRICT

By \_\_\_\_\_  
Board President

Attest:

\_\_\_\_\_  
Secretary

STATE OF CALIFORNIA    )  
  )ss  
MENDOCINO COUNTY    )

I, Timothy Karas, Ed.D, do hereby certify that the foregoing is a true and correct copy of Resolution No. \_\_\_ which was duly adopted by the Board of Trustees of the Mendocino-Lake Community College District at meeting thereof held on the 11th day of February, 2026, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

By \_\_\_\_\_  
Secretary

EXHIBIT A

**“Mendocino College Career Training/ Affordable Education Measure.**

To repair classrooms/ labs, leaky roofs, electrical; maintain clean drinking water, remove mold, asbestos, lead paint; to train students for careers in trades, construction, wildland firefighting, healthcare/ nursing/ EMT; construct, acquire, repair facilities/ sites/ equipment; shall Mendocino Lake Community College District’s measure authorizing \$98,000,000 in bonds at legal rates be adopted, levying \$24 per \$100,000 of assessed valuation (\$6,100,000 annually, while bonds are outstanding) with public spending disclosure, oversight, audits, no state takeaways?”

Bonds - Yes

Bonds – No

EXHIBIT B  
FULL TEXT BALLOT PROPOSITION  
MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT  
“BOND MEASURE ELECTION JUNE 2, 2026

**“Mendocino College Career Training/ Affordable Education Measure.**

To repair classrooms/ labs, leaky roofs, electrical; maintain clean drinking water, remove mold, asbestos, lead paint; to train students for careers in trades, construction, wildland firefighting, healthcare/ nursing/ EMT; construct, acquire, repair facilities/ sites/ equipment; shall Mendocino Lake Community College District’s measure authorizing \$98,000,000 in bonds at legal rates be adopted, levying \$24 per \$100,000 of assessed valuation (\$6,100,000 annually, while bonds are outstanding) with public spending disclosure, oversight, audits, no state takeaways?”

Bonds - Yes

Bonds – No

**PROJECTS**

The Board of Trustees of the Mendocino-Lake Community College District, to be responsive to the needs of its community, Mendocino College’s urgent, **basic repairs** and critical facility needs, and its capacity to provide **students** with support, **job training and career education** facilities, an **affordable education** and prepare them for success in **college** and **careers**. **Job training** and career education 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, and the expansion of opportunities for local students to receive an affordable, quality education, were **prioritized**.

The Board of Trustees determines that Mendocino-Lake Community College District **MUST:**

- (i) **Keep local college education AFFORDABLE;**
- (ii) **Provide JOB TRAINING AND CAREER EDUCATION to better prepare students and workers for GOOD-PAYING JOBS in healthcare and firefighting;**
- (iv) **ENSURE FUNDS CANNOT BE TAKEN BY THE STATE;**
- (v) **Remove any mold, asbestos and lead paint and make BASIC REPAIRS to older buildings, electrical wiring and plumbing;**
- (vi) **Enable the District to receive matching dollars for an up-to-date healthcare career training facility;**
- (vi) **ENSURE ALL FUNDS SPENT LOCALLY.**

The following types of projects are authorized to be undertaken at District facilities, and at Mendocino-Lake Community College District:

**PROVIDE LOCAL STUDENTS AN AFFORDABLE EDUCATION:**

**Improvements Needed To Allow Mendocino College to provide**

**AFFORDABLE CAREER EDUCATION FACILITIES FOR THE TRADES, WILDLAND FIREFIGHTERS, AND MEDICAL CAREERS**

**Goals and Purposes:**

Not all students choose to attend a four-year college. This measure will upgrade career and workforce education programs so students can acquire the real-world skills they need to compete for good-paying jobs when they graduate without taking on thousands of dollars in student loan debt.

Mendocino College is a lifeline amid the affordability crisis, giving thousands access to education and career training when traditional universities are out of reach.

- Providing classrooms for programs training wildland firefighters and Firefighter Academy.
- **Providing career education facilities for trades.**
- Repairing labs and classrooms to train nurses, physical therapy assistants, and EMTs.
- Providing career technical education facilities.
- Providing classrooms that meet modern academic, ADA access, and technology standards.
- Providing classrooms and labs for programs training construction workers.

**PROVIDE LOCAL STUDENTS ACCESS TO AN AFFORDABLE EDUCATION IN A SAFE ENVIRONMENT:**

**Basic Improvements Needed To Allow Mendocino College to Provide**

**JOB TRAINING PROGRAMS IN REMOTE AREAS THAT ARE NEEDED TO PREPARE STUDENTS FOR GOOD-PAYING LOCAL HEALTHCARE CAREERS**

**Goals and Purposes:**

Many of our communities are rural and remote – and we’re facing a healthcare staffing crisis stretching medical and emergency teams thin. That’s why it’s so important to have

**safe, clean classrooms and labs to train desperately needed nurses, EMTs, and firefighters who will want to stay in and serve our communities.**

**California State Universities cost six times more than Mendocino College. This measure will allow our local students to get a career technical education or the basic credits they need to transfer to a four-year college without significant student loan debt.**

- Repairing leaky roofs.
- **Maintaining clean drinking water.**
- Repairing electrical wiring.
- **Removing any mold, asbestos or lead paint.**
- Ensuring schools are accessible for people with disabilities.
- Upgrading smoke detectors, fire alarms and evacuation notification systems.
- Repairing faulty heating and air conditioning systems.
- Improving technology to make classes accessible for students in remote areas

\* \* \*

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; acquire and install emergency power generators; 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; build new or renovate existing facilities such as science buildings, advanced technology buildings, wellness/allied health facilities, culinary arts facilities, arts and woodworking buildings and facilities, nursing and physical therapy facilities, agricultural facilities and buildings, early childhood education center, facilities for the Sustainable Construction and Energy Technology (SCET) program, business and technical support facilities, emergency operations center, career and technical education buildings, student services and welcome centers, bookstore, dining, food services, physical education facilities, visual and performing arts facilities including theatres and galleries, classrooms, and buildings, bus stops, parking lots; plan, construct, acquire or contribute to affordable student and workforce housing units, 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; replace/upgrade existing signage to reflect better wayfinding; replace, modernize and upgrade existing elevator systems; demolition of unsafe or outdated facilities; upgrade classrooms; build or upgrade facilities, corporation building and yard; construct, expand or reconfigure facilities to create large lecture classrooms; upgrade, resurface and recondition existing parking lots; improve vehicular access and traffic circulation; improve drop-off zones and roundabouts; repair, upgrade and install interior and exterior lighting systems; replace old portable classrooms, water lines and valves, sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, and workforce facilities, centers for academic and student achievement services, career and technical education building, student service/campus center and instructional buildings, and athletic facilities; improve water conservation and energy efficiency; acquire or lease land; replace or upgrade outdated security and safety systems; build and improve trails and outdoor learning spaces and sculpture gardens; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve ADA access; 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; demolition of unsafe facilities; install new security systems, such as security (surveillance) 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, 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, disaster recovery and business continuity infrastructure (secondary sites, backup systems, redundant connectivity), information security systems, such as security monitoring and incident response infrastructure, including logging, SIEM/SOC tools, endpoint security, and data loss prevention 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 on-premises, cloud-based, or hybrid data center and related infrastructure 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 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 or decisions 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 budgets of projects or on the then current priorities of the District, certain of the projects described above may be delayed or may not be undertaken. 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. In addition to the listed types of projects stated above, the types of authorized projects of the measure also include the acquisition of a variety of instructional, maintenance and operational equipment. Necessary site

preparation/restoration, including the acquisition and installation of temporary facilities (swing space) 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 types of projects and 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 Section 53410.

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### FISCAL ACCOUNTABILITY

**This bond measure has strict accountability requirements including:**

1. All money will benefit Mendocino-Lake Community College District 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.**