



*Brent Hastey, Chair  
Measure J CBOC*

## Letter From the CBOC Chair

Dear Community Members and Fellow Taxpayers:

Thank you very much for your continued support of Measure J, the \$190 million facilities bond measure for the Yuba Community College District (YCCD). As Chair of the Measure J Citizens' Bond Oversight Committee (CBOC), it is my extreme pleasure to introduce to you our First Annual Report to the community on the Measure J facilities bond construction program. Measure

J was approved by YCCD area voters in November 2006. Since that time, the District and their program management firm, DMJM, have put a bond construction program together and implementation has begun. If you have visited our Yuba College or Woodland Community College (WCC) campuses recently, you have probably seen some of the renovation and construction work done in the last year. I encourage you to take a few moments to review this annual report and update yourself on what has transpired with the Measure J bond construction program over the last year.

The CBOC held public quarterly meetings in 2007 and 2008 to monitor the progress of Measure J projects. The CBOC is made up of nine members representing various organizations and groups within the District. For more information about our meetings and the makeup of the CBOC, please visit our Web site at [www.yccd.edu/measurej/cboc](http://www.yccd.edu/measurej/cboc).

Highlights of the construction year include; renovation of building 1000 at Yuba College; installation of wireless Internet technology (Wi-Fi) on YCCD campuses; ongoing construction pertaining to

the Gibson Road landscaping and parking improvements at WCC; and placement of 10 new portable classrooms at Yuba College to be used as swing space during construction.

In addition to construction, YCCD campuses are also moving ahead with design work on 19 projects, including the Theatre at Yuba College, Building 700 at WCC and the new Student Services Center for the Clear Lake Campus.

As for new sites, the YCCD Board of Trustees authorized the purchase of 20 acres of land in Sutter County for the construction of the new Yuba College Educational Outreach Facility. The facility will house 20 classrooms, student services operations, and faculty offices. Also located on the site will be the Small Business Development Center (SBDC), the District Board Room, and administrative offices. The new site was purchased for \$3.6 million with necessary infrastructure in place. Additionally, YCCD continues its efforts to acquire land for the Colusa County Outreach facility.

The first audit of the Measure J bond construction program found that the District was in conformity with the provisions of the bond measure. The CBOC has verified that expenditures of Measure J dollars have been properly made and that YCCD is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution. The CBOC commends the District and DMJM for a job well done. We very much appreciate the trust you have bestowed on us to oversee this important venture and we look forward to another successful year with the Measure J bond construction program.

Sincerely,



Brent Hastey, Chair  
Measure J CBOC

## We are Hard at Work



*Left:  
Gibson Road Landscaping  
Project at WCC*



*Below:  
Yuba College Building  
1000 Roofing Installation*

## Completed Projects



*Left:  
Yuba College  
Building 1000  
Courtyard*



*Below:  
Swing Space at  
Yuba College*

## Independent Auditors Report

According to a performance audit report conducted by the Certified Public Accounting Firm Matson and Isom, the Yuba Community College District (YCCD) has complied in all material respects with the performance requirements set by Proposition 39 and Measure J through the fiscal year ending on June 30, 2007. Measure J contains strict financial safeguards, including a requirement that independent audits be conducted annually to ensure that bond funds are spent only on the classroom and facility improvements as identified in the original ballot language.

The annual YCCD Proposition 39 and Measure J General Obligation Bonds Performance Audit Report was presented to the CBOC at its quarterly meeting on Feb. 25, 2008. The performance audit concluded that Measure J bond revenues were expended only on the specific projects approved by the voters and that no funds were used for salaries of school administrators or other operating expenses of the District. As such, the CBOC approved the audit report and submitted it the YCCD Board of Trustees for approval at its March 19, 2008 regular meeting. The Board of Trustees unanimously accepted the report.

## 2007-2008 CBOC Members

Name	County	Category	Name	County	Category
Marc Boomgaarden	Sutter	College Support Organization	Eleanor Mackensen**	Sutter	Taxpayers' Association
Karl Diekman	Yolo	Community Member At-Large	Amanda Martinez	Yuba	YCCD Student
Ernest Garcia, DDS	Yuba/Sutter	Business Member	Pauline van Muyden	Yolo	Community Member At-Large
Brent Hastey*	Yuba	Business Member	Cynthia White	Colusa	Senior Citizens Group
Thomas Hewlett, DDS	Lake	Community Member At-Large	(*Chair, **Vice Chair)		

## Tax Rate

\$16 per \$100,000 of assessed property valuation for the entire Yuba Community College District

## Bond Series A

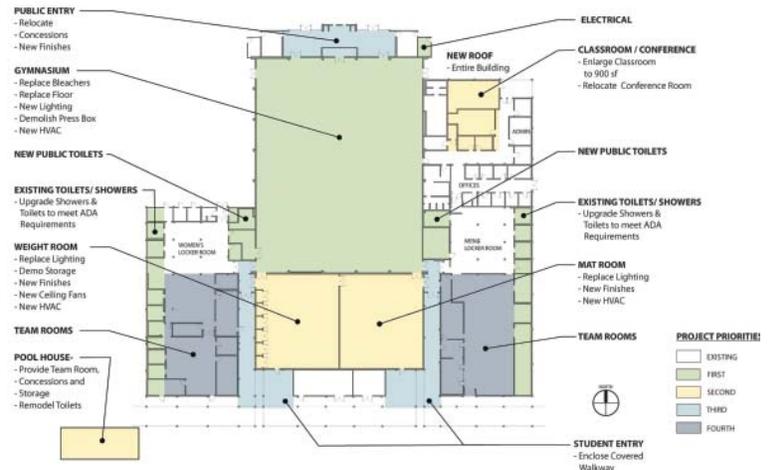
In May 2007, two national bond rating agencies, Standard & Poor's Ratings Services and Moody's Investors Service, awarded their "A" and "A1" ratings respectively for YCCD's first sale of Measure J General Obligation (GO) bonds. These positive bond ratings reflect the District's outstanding management practices, low debt levels, operational flexibility, population growth, and its sizeable property tax base (\$24 billion) that includes part of an eight county service area.

As a result of these positive bond ratings, YCCD was able to sell \$95 million in GO bonds at a favorable interest rate averaging 4.85 percent. This relatively low interest rate will translate into significant savings for district taxpayers. The bond sale process was jointly managed by the District's administrative officer, contracted financial advisor, the Yuba County Treasurer's Office, and the investment banker UBS Financial Services. The Capitol Public Finance Group functioned as the steward of the process guaranteeing that the public interest (taxpayer) was protected, and bond counsel ensured the legality of the sale.

## Sustainability Policy

The YCCD Board of Trustees adopted Board Policy (BP) 6610 last year to ensure that Measure J contracts will only be awarded to design and construction companies who are LEED (Leadership in Energy and Environmental Design) accredited. This BP allows the district to place a high priority on designs that incorporate a reduction in daily and ongoing maintenance. Furthermore, with this policy YCCD seeks to reduce negative long-term effects on the environment and provide a greater environmental quality of life that will benefit students, faculty, staff, and the community.

## Future Projects



Yuba College PE Complex Renovation



WCC Student Services Center Renovation