



**MEETING OF THE MEASURE H  
CITIZENS' BOND OVERSIGHT COMMITTEE  
THURSDAY, APRIL 16, 2026  
MINUTES**

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The Measure H Citizens' Bond Oversight Committee held their regular quarterly meeting on Thursday, April 16, 2026 in the Library, Room 207 on the Shasta College Main Campus located at 11555 Old Oregon Trail, Redding, California.

**1. OPEN SESSION**

**1.1 Call to Order**

The meeting was called to order by Mr. Logan at 5:03 p.m.

**1.2 Welcome New Members: Jackson Richards, Student Representative**

Current members of the Citizens' Bond Oversight Committee (CBOC) and district staff introduced themselves to the newest member of the CBOC, Jackson Richards. Mr. Richards will be serving as Student Representative for the committee.

**1.3 Roll Call**

| COMMITTEE MEMBERS PRESENT |                  | AREA OF REPRESENTATION          |
|---------------------------|------------------|---------------------------------|
| X                         | Robert Adams     | At-Large Representative         |
| X                         | Star Alfaro      | College Support Organization    |
|                           | Todd Jones       | Taxpayers' Association          |
| X                         | Bruce Kilpatrick | At-Large Representative         |
| X                         | Michael Logan    | Business Representative         |
| X                         | Raymond Nicholas | At-Large Representative         |
| X                         | Jackson Richards | Student Member                  |
| X                         | Staci Wadley     | Senior Citizens' Representative |

|   | DISTRICT STAFF & GUESTS                                            |
|---|--------------------------------------------------------------------|
| X | Dr. Frank Nigro, Superintendent/President                          |
|   | Becky McCall, Asst. Superintendent/VP of Administrative Services   |
| X | Andy Brown, Director of Physical Plant                             |
| X | Theresa Markword, Interim AVP of Facilities & Capital Construction |
| X | Magan Kleinman, Fiscal Analyst (Bond Dept.)                        |

**2. CALL FOR REQUESTS FROM THE AUDIENCE TO SPEAK TO ANY ITEM ON THE AGENDA**

There were no requests.

**3. APPROVAL OF MINUTES** (*Action Item*)

**3.1 Approval of the January 15, 2026 Meeting Minutes**

It was moved by Ms. Alfaro and seconded by Mr. Nicholas to approve the minutes.

*The vote was 6 to 0 in favor of approving the January 15, 2026 meeting minutes as presented with one abstention from Mr. Richards due to not being present at the prior meeting.*

**4. INSTITUTIONAL REPORTS**

**4.1 Quarterly Bond Financial Overview**

Ms. Markword provided a Powerpoint presentation (attached hereto as Exhibit A) to review highlights of the financial overview document.

It was noted by Ms. Markword that in the last quarter there were approximately \$4 million in expenditures and we now have above \$6 million in interest. Once all bond funds are exhausted the interest will be allocated to new projects.

Budget changes this quarter include money being transferred from Scheduled Maintenance to the 700 Building Renovation project to pay for a full roof resealing in lieu of using bond funds. The Block 7/CLC budget was also closed out and most of those funds were reallocated to the general bond fund while \$100,000 was transferred to the Space Refresh budget to be used to complete small projects.

Ms. Alfaro inquired if the \$1 million that was released back into the budget from the closing of the CLC project was contingency funds. Ms. Markword explained that a portion of funding for the CLC was based on new markets tax credits and we were unsure what our apportionment would be so we budgeted conservatively. As we did

receive approximately \$4 million in funding from the new markets tax credits, the remaining \$1 million is considered to be contingency.

## 4.2 Update on Bond Projects

Ms. Markword provided updates regarding the status of bond projects via a Powerpoint presentation (attached hereto as Exhibit A). The following projects were discussed.

Timelines for construction and moves were discussed. Several projects are moving forward and not all are bond related. Some include those for Cal Fire and other infrastructure and construction projects funded from Capital Outlay. The 100 Building demolition and hazardous materials abatement will begin on June 22<sup>nd</sup> and as such, offices housed in that building will need to be moved. The Fueling Station Project is being worked on and underground tanks will be removed. The quad rejuvenation project will soon be moving forward by replacing all concrete in the quad and adding shade structures. Construction on the 1600 Building (Life Sciences) Renovation will start later in 2027 as we have several steps to complete. We are currently waiting for approval from the Public Works Board to move to the next phase of construction document preparation. The project will then be submitted to DSA for approval. Ms. Markword also noted that we recently went through arbitrage (a regulatory process) and it was determined that no tax liability was owed from the Measure H bond to the IRS.

- **800 Building Renovation:** The landscaping around the 800 Building is now complete, and the lecture hall has new acoustical treatments. Next to the lecture hall there are two classrooms divided by a Skyfold wall which will enable the two 40-seat classrooms to be turned into one 80-seat classroom. Faculty offices are almost complete.
- **700 Building Renovation:** All administrative offices from the 100 Building are moving to the newly renovated 700 Building. All handrails have been painted, the mail room will soon be set up, installation of skylights will soon be completed to provide natural lighting, and a full restroom upgrade is nearly finished. The staff breakroom was remodeled and a coffee bar to cover the area of the HVAC return was added.
- **Other projects:** We are currently creating a nursing simulation lab and have recently epoxied the floors. Hospital beds are being delivered soon, and the project is close to completion. We have also recently refurbished the Greenhouse and have added windows to improve the look and visibility of the building. ADA sidewalks have been added to increase accessibility. We recently completed a CEQA study on three areas of the main campus. The report from this study has been filed and we are now in a public comment period. Any comments given will be incorporated into the document and submitted to the Board of Trustees for approval. We have a Mitigated Negative Declaration in relation to the report, and nothing was present that would have triggered the requirement for a full environmental impact report.

Ms. Wadley inquired about tree replacement in relation to mitigation, specifically having to do with trees being replaced in the same exact location. Ms. Markword explained that we try to replace trees as close to the same location as possible and that there are several different mitigation options available. Some mitigation measures are included in construction documents as well.

Mr. Nicholas pointed to an area on the map displayed during the presentation and inquired about what was proposed to be constructed in that area. Ms. Markword noted that nothing was planned for that area so far, but it was initially considered for the construction of a 6-story fire tower. Mr. Nicholas asked how long the CEQA study enables that area to be cleared for use and Ms. Markword indicated that the area has been cleared for use indefinitely and that if the District decides to use the area for a different purpose then an amendment can be filed. Ms. Markword continued to go over the planned area of the Cal Fire Expansion and 6-story fire tower. She also reviewed the expected location of the Shasta College Fueling Station that will create easier access for our buses and fire vehicles to refuel. Ms. Markword noted that trees may be removed from the new area but will be replanted elsewhere.

Ms. Markword reviewed plans for the Community Leadership Conference Center. Ms. Alfaro inquired if this was a lease for the first floor. Ms. Markword affirmed that it was and that we will be beginning tenant improvements shortly. Ms. Alfaro inquired as to why the college is leasing rather than purchasing. Ms. Markword noted that the college did not have the funding to purchase the space. Mr. Nicholas asked if there were plans for a restaurant to occupy the rooftop area and Ms. Markword responded that we are leasing that area as well but due to space limitations there is no plan for a restaurant to be there.

Ms. Markword proceeded to discuss the upcoming demolition and hazardous materials abatement of the 100 Building in preparation for the renovation. The bid opening for the demolition and abatement phase of the project is scheduled for May 5<sup>th</sup>.

## 5. DISCUSSION ITEMS

### 5.1 CBOC Member whose term expires 7/12/2026:

|            |                        |
|------------|------------------------|
| Todd Jones | Taxpayer's Association |
|------------|------------------------|

As Mr. Jones was not in attendance at this meeting, Ms. Markword will contact Mr. Jones by email and inquire if he is willing to serve another term on the Citizens' Bond Oversight Committee.

### 5.2 Election of Chair and Vice Chair for 2026-2027 (starting July 1, 2026)

Ms. Wadley moved to nominate Mr. Nicholas as Chair, seconded by Mr. Adams.

*The vote was seven (7) to zero (0) in favor of approval.*

Mr. Nicholas moved to nominate Mr. Adams as Vice Chair, seconded by Mr. Kilpatrick.

*The vote was seven (7) to zero (0) in favor of approval.*

## 6. ANNOUNCEMENTS

### 6.1 Future meetings of the committee (5:00 p.m.):

- July 16, 2026 Main Campus Library, Room 207
- October 15, 2026 Main Campus Library, Room 207

## **7. PUBLIC COMMENTS**

### **7.1 Comments from the audience**

No comments were received.

## **8. ADJOURNMENT**

It was moved by Mr. Adams and seconded by Mr. Nicholas to adjourn the meeting.

*The vote was 7 to 0 in favor of adjournment.*

Mr. Logan, Committee Chair, adjourned the meeting at 5:30 p.m.

Submitted by:

*Magan Kleinman*

Magan Kleinman  
Official Recorder

# EXHIBIT A



## Shasta College

### Measure H Bond Projects & Capital Construction Update

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#### Presented to the Citizens' Bond Oversight Committee 4/16/2026



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## Financial Overview Highlights

Shasta-Tehama-Trinity Joint Community College District  
Measure H General Obligation Bonds  
Cumulative Recap of Bond Activity  
September 7, 2017 - March 31, 2026  
Bond Income/Outflow

| Tax Exempt Bonds                    |                | Taxable Bonds                       |               |
|-------------------------------------|----------------|-------------------------------------|---------------|
| Bond Sales Series A (9/7/2017)      | \$ 50,000,000  | Bond Sales Series B-1 (10/3/2019)   | \$ 20,000,000 |
| Series A Net Issuance Costs         | (208,359)      | Series B-1 Issuance Costs           | (188,882)     |
| Bond Sales Series B (10/3/2019)     | 20,000,000     | Bond Sales Series C-1 (12/9/2020)   | \$ 20,000,000 |
| Series B Issuance Costs             | (119,820)      | Series C-1 Issuance Costs           | (186,450)     |
| Bond Sales Series C (12/9/2020)     | 10,000,000     | Bond Sales Series D (6/27/2023)     | 19,000,000    |
| Series C Issuance Costs             | (53,788)       | Series D Issuance Costs             | (184,964)     |
| Refunded 2009A/2008A Bonds          | (7,987,268)    | Additional Funds from Other Sources | 2,556,169     |
| Additional Funds from Other Sources | 27,809,345     | Net Available Funds for Projects    | \$ 60,995,874 |
| Net Available Funds for Projects    | \$ 99,440,110  | Encumbrances                        | (3,161,926)   |
| Encumbrances                        | (1,438,919)    | Project Expenditures to Date        | (30,933,977)  |
| Project Expenditures to Date        | (99,231,906)   | Budget Remaining                    | (13,214,132)  |
| Budget Remaining                    | (1,276,059)    | Ending Available Funds for Projects | \$ 13,685,839 |
| Ending Available Funds for Projects | \$ (2,506,773) |                                     |               |

| Fiscal Year | Tax Exempt Bonds | Interest Proceeds for Future Allocation (through 12/31/25) |               | Total Interest Proceeds |
|-------------|------------------|------------------------------------------------------------|---------------|-------------------------|
|             |                  | GO Bonds                                                   | NMTC Interest |                         |
| 2017-2025   | \$ 3,027,826     | \$ 2,327,052                                               | \$ 139,137    | \$ 5,494,015            |
| 2025-2026   | 265,153          | 374,123                                                    | -             | 639,276                 |
| TOTAL       | \$ 3,292,978     | \$ 2,701,175                                               | \$ 139,137    | \$ 6,133,291            |

Total Quarterly Expenditures: \$3,892,285



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## Financial Overview Highlights *(continued)*

TAX EXEMPT BONDS: Cumulative Recap of Project Budgets, Additional Revenues, Encumbrances and Expenditures

| Active Projects                          | Current Budget      | Funds from Other Sources | Bond Project Reserve Alloc. | Total Budget         | Encumbered but not Expended | Expenditures to Date | Budget Remaining   |
|------------------------------------------|---------------------|--------------------------|-----------------------------|----------------------|-----------------------------|----------------------|--------------------|
| 19-001 200 Building (Library) Renovation | 7,515,030           | 15,589,000               | (5)                         | 23,104,030           | 6,895                       | 22,905,450           | 191,685            |
| 20-003 800 Building Renovation           | 6,267,700           | 5,070,000                | (5)                         | 11,337,700           | 1,432,024                   | 8,821,302            | 1,084,374          |
| <b>Total Tax Exempt Bonds</b>            | <b>\$74,137,938</b> | <b>\$27,809,345</b>      |                             | <b>\$101,946,883</b> | <b>\$1,438,919</b>          | <b>\$99,231,906</b>  | <b>\$1,276,059</b> |

TAXABLE BONDS: Cumulative Recap of Project Budgets, Additional Revenues, Encumbrances and Expenditures

| Active Projects                                          | Current Budget      | Funds from Other Sources | Bond Project Reserve Alloc. | Total Budget        | Encumbered but not Expended | Expenditures to Date | Budget Remaining    |
|----------------------------------------------------------|---------------------|--------------------------|-----------------------------|---------------------|-----------------------------|----------------------|---------------------|
| Measure H General Expenses (Taxable Series Expenditures) | 800,000             | 0                        |                             | 800,000             | 64,195                      | 484,602              | 251,203             |
| 18-009A Campus Wide Infrastructure - Design              | 83,222              | 0                        |                             | 83,222              | 0                           | 3,905                | 79,317              |
| 18-009B Campus Wide Infrastructure - Electrical Upgrades | 513,497             | 0                        |                             | 513,497             | 21,865                      | 416,124              | 75,508              |
| 18-010 SC Main Campus Keying & Access Control            | 374,998             | 0                        |                             | 374,998             | 30,157                      | 99,514               | 245,327             |
| 21-007 100 Bldg-Phase 2 (Student Services Center)        | 10,500,000          | 0                        |                             | 10,500,000          | 100,114                     | 864,320              | 9,535,566           |
| 21-002 1600 Building (Life Sciences) Renovation          | 1,663,000           | 0                        |                             | 1,663,000           | 0                           | 560,910              | 1,102,090           |
| 23-006 700 Building Renovation                           | 5,847,550           | 149,940 (6)              |                             | 5,997,490           | 1,119,349                   | 4,330,603            | 547,539             |
| 22-010 SC Main Campus Fiber Project - Phases 2 & 3       | 375,000             | 0                        |                             | 375,000             | 10,281                      | 198,364              | 166,355             |
| <b>24-002 Space Refresh</b>                              | <b>600,000</b>      | 0                        |                             | 600,000             | 34,900                      | 473,376              | 91,724              |
| 24-009 SC Fire Academy 6-Story Fire Tower                | 913,300             | 2,300,000 (8)            |                             | 3,213,300           | 1,713,315                   | 449,490              | 1,050,495           |
| 25-002 1400 Building (Earth Sciences) Renovation         | 185,000             | 0                        |                             | 185,000             | 67,750                      | 48,242               | 69,008              |
| <b>Total Taxable Bonds</b>                               | <b>\$44,793,846</b> | <b>\$2,956,169</b>       | <b>\$0</b>                  | <b>\$47,750,015</b> | <b>\$5,161,326</b>          | <b>\$30,989,977</b>  | <b>\$19,214,132</b> |

There is one budget increase to report.



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## Financial Overview Highlights *(continued)*

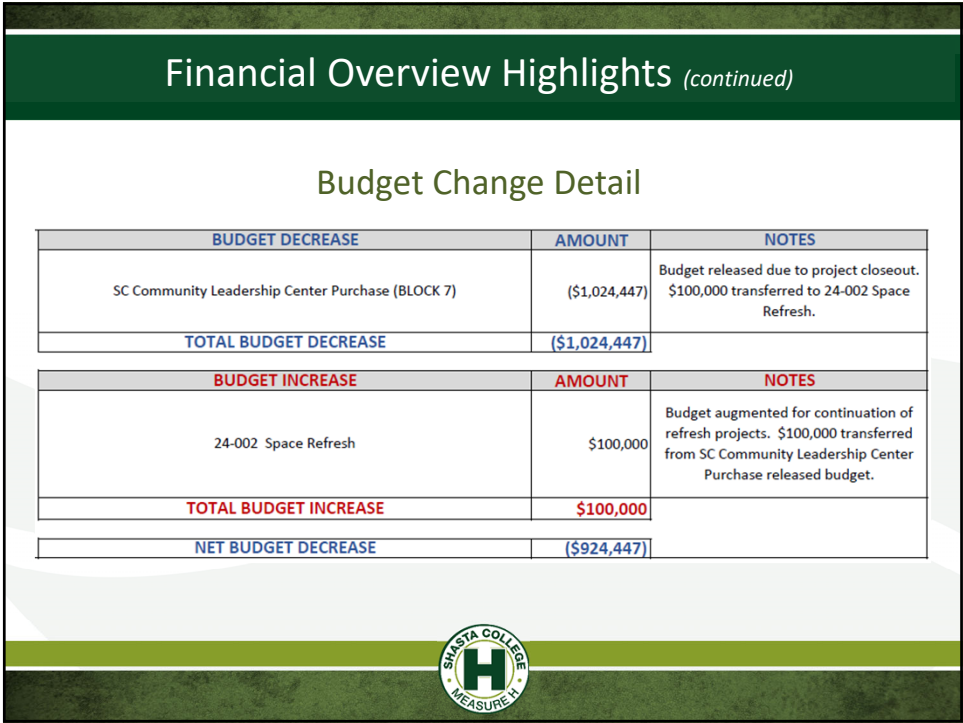
### Additional Funds from Other Sources

|                                                                                                |                      |
|------------------------------------------------------------------------------------------------|----------------------|
| (1) California Community Colleges Chancellor's Office - Veterans Resource Center (VRC) Funding | \$ 58,661            |
| (2) Strong Workforce Program Funding in support of Career Technical Education Programs         | 674,906              |
| (3) Fire Chief's Association Contribution                                                      | 58,000               |
| (4) Higher Education Emergency Relief Fund (HEERF) Offset                                      | 5,053,258            |
| (5) State Funded Projects                                                                      | 20,659,000           |
| (6) <b>Scheduled Maintenance Funds</b>                                                         | <b>1,496,690</b>     |
| (7) North State Together Technology/FFE Contribution                                           | 65,000               |
| (8) ZOGG Fire Settlement Funding                                                               | 2,300,000            |
|                                                                                                | <b>\$ 30,365,514</b> |

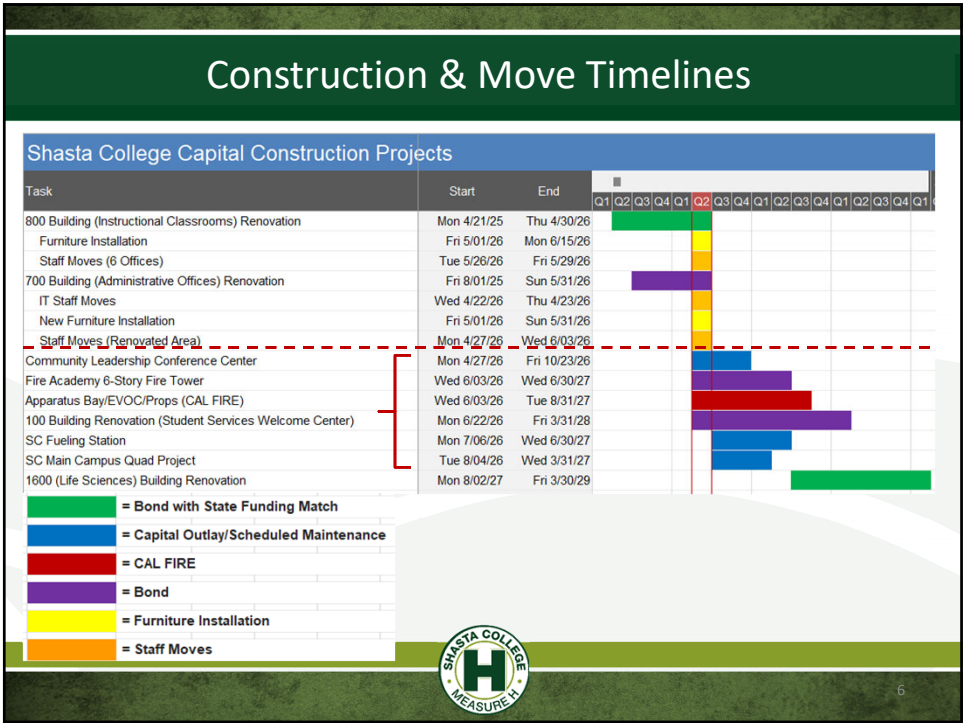
\$149,940 of Scheduled Maintenance funds added for the 700 Building roof resealing.



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## Bond Arbitrage Results

Arbitrage is the difference between the interest rate paid on tax-exempt bonds and the higher rate earned on invested proceeds.

| Fiscal Year | Tax Exempt Bonds |
|-------------|------------------|
| 2017-2025   | \$ 3,027,826     |
| 2025-2026   | 265,153          |
| TOTAL       | \$ 3,292,978     |

- Tax-Exempt Issuances Only: A, B & C
- \$80 Million of the \$139 Million Measure H Bond
- Integrated report for highest level of accuracy

Based upon a thorough review of the financial records and information provided by the District, we have determined that there is no IRS tax liability owed by the District at this time regarding these bond series.



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## 800 Building (Instructional Classrooms) Remodel



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## 800 Building (Instructional Classrooms) Remodel *(continued)*



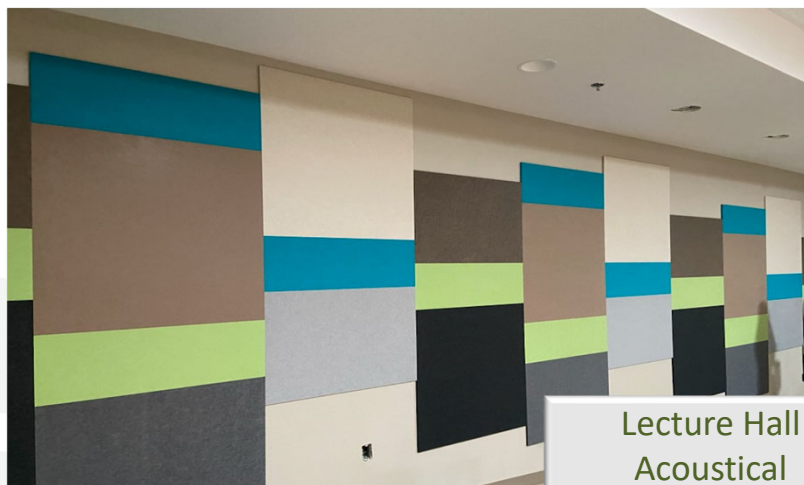
Lecture Hall



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## 800 Building (Instructional Classrooms) Remodel *(continued)*



Lecture Hall  
Acoustical  
Treatment



10

10

## 800 Building (Instructional Classrooms) Remodel *(continued)*



11

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## 800 Building (Instructional Classrooms) Remodel *(continued)*



Student Lounge



12

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## 800 Building (Instructional Classrooms) Remodel *(continued)*



Accent Wall Color Added



13

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## 800 Building (Instructional Classrooms) Remodel *(continued)*



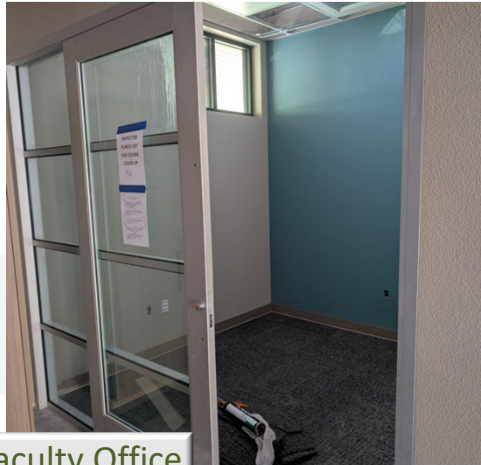
Skyfold  
Wall



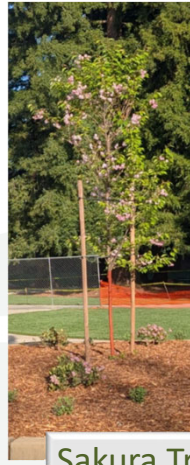
14

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## 800 Building (Instructional Classrooms) Remodel *(continued)*



Faculty Office



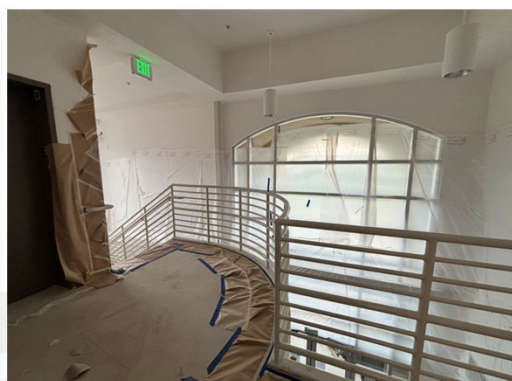
Sakura Tree



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## 700 Building (Administrative Offices) Renovation



Handrail  
Painting Prep



16

## 700 Building (Administrative Offices) Renovation *(continued)*



Mail Pickup  
Area



17

## 700 Building (Administrative Offices) Renovation *(continued)*



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## 700 Building (Administrative Offices) Renovation *(continued)*



Ceilings & Lighting  
being Installed



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## 700 Building (Administrative Offices) Renovation *(continued)*

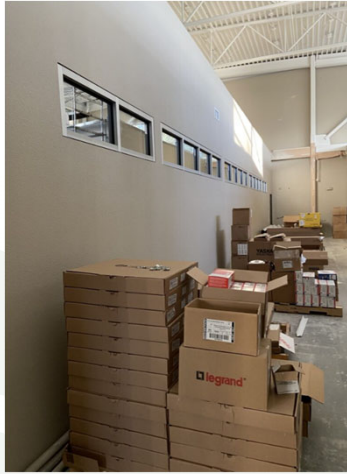


Restrooms  
Upgrade



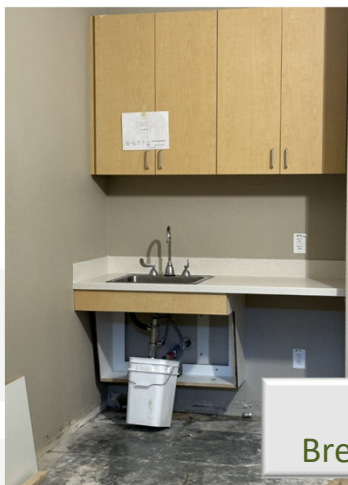
20

## 700 Building (Administrative Offices) Renovation *(continued)*



21

## 700 Building (Administrative Offices) Renovation *(continued)*



Staff  
Break Room



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## Other Projects



Nursing  
Simulation Lab



Refurbished Greenhouse



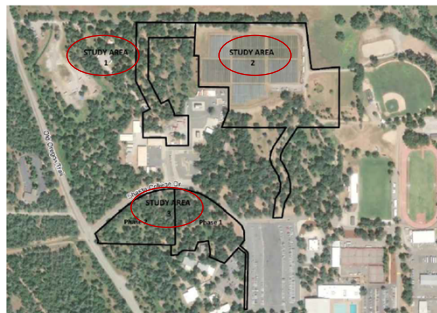
23

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## California Environmental Quality Act (CEQA)

### SHASTA COLLEGE FACILITIES MASTER PLAN AMENDMENT TWO INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

State Clearinghouse No.



SHASTA-TEHAMA-TRINITY  
JOINT COMMUNITY COLLEGE DISTRICT

State Clearinghouse

#2026030860

(<https://ceqanet.lci.ca.gov/2026030860>)

Public Comment Period:

March 26-April 24, 2026

Public Hearing:

Board of Trustees

Regular Meeting

May 13, 2026



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The site map illustrates the proposed expansion of the CAL FIRE facility and the construction of a new fire tower. Key features include:

- CAL FIRE Expansion Site:** A large area outlined with a dashed black line, containing the **Apparatus Bay Bldg., EVOC & Training Props**.
- Fire Academy 6-Story Fire Tower:** A blue rectangular building located near the center of the map, with a red arrow pointing to it from the label.
- Regional Public Safety Training Center:** A red label pointing to the Fire Academy 6-Story Fire Tower.
- Other Buildings:** FIRE TRAINING SHADE STRUCT., FIRE TRAINING SHADE, FIRE TRAINING CLASSROOMS, and APPARATUS BAY BLDG.
- Memorial Stadium:** Located on the right side of the map, including the FOOTBALL FIELD and FIELD LIGHTING.
- Pond:** A body of water located near the CAL FIRE Expansion Site.
- Scale:** A scale bar at the bottom left indicates 500 FEET.

## Community Leadership Conference Center



Dedicated event and regional training center to support community education, professional development, leadership programs and public engagement initiatives



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## 100 Building Renovation

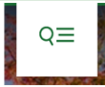
**Demolition Work  
Open Bidding Period  
Concludes Tuesday, May 5th**



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## For more information...



### About / Bond Projects / Measure H

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