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On the blacktop courtyard were several 10' x 10' chain link pens. Later, in response to Jurors' follow-up questions regarding the use of the pens, Dr. Burton replied that the pens containing "igloo" dog houses allow staff to move dogs outside when cleaning their inside runs and increase holding capacity when needed.

Findings

1. Despite the building's condition, the shelter appears to be well run, and the animals appear to be well cared for.
2. Past Grand Juries have repeatedly recommended the replacement of the Auburn Shelter, but to date little has been accomplished. The start of the Auburn facility construction is contingent on the completion of the South Placer facility which is now only in its planning stages. Therefore, this Grand Jury is concerned that the replacement of the Auburn Shelter may be delayed.

Conclusion

Given the condition and limitations of the facility, the Placer County Animal Services Division is doing a satisfactory job.

Recommendation

The timetable for demolition and replacement of the Auburn Shelter should proceed as outlined in the attached project timelines.

Request for Responses

None

Copies Sent To

- Thomas Miller, County Executive Officer
Placer County
175 Fulweiler Avenue
Auburn, CA 95603
- Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603
- Mike Winters
Program Manager
11251 B Avenue
Auburn, CA 95603
- Dr. Richard J Burton, Health Officer &
Health and Human Services Director
379 Nevada Street
Auburn, CA 95603
- Dr. Mark Starr, Director
Community Health and Clinics
1184 B Avenue
Auburn, CA 95603

Attachments

South Placer Animal Shelter Preliminary Schedule
Auburn Replacement Animal Shelter Preliminary Schedule

South Placer Animal Shelter

RECEIVED

Project Budget: \$16,000,000 to \$20,000,000

MAR 24 2009

Delivery Method: Design/Build

Placer County Grand Jury

Preliminary Schedule:

Dated March 11, 2009

| | |
|------------------------------------------------------------|----------------------------|
| Master Architect – Contract Negotiations | March 2009 |
| Board of Supervisors – Contract Approval | April 2009 |
| Architectural Space Programming | May 2009 – July 2009 |
| Design/Build Request for Qualifications | July 2009 – September 2009 |
| Development of Performance Specification & Design Criteria | August 2009 – October 2009 |
| Design/Build Request for Proposals | October 2009 – March 2010 |
| Board of Supervisor’s Award (JPA) | April 2010 |
| Design/Build Contract | April 2010 – April 2012 |
| Move - In | March 2012 |
| Warranty | March 2012 – March 2013 |

Auburn Replacement Animal Shelter

Project Budget: \$5,000,000

Delivery Method: Design/Bid/Build (traditional method)

Preliminary Schedule:

Dated March 11, 2009

| | |
|---------------------------------------------------------------------|-------------------------------|
| Initial Project Planning | December 2009 – January 2010 |
| Environmental Process Documentation | January 2010 – December 2010 |
| Architectural Consultant Contract Approval | July 2010 |
| Needs Assessment & Space Programming | July 2010 – September 2010 |
| Building Design, Site Design & Specifications/Construction Drawings | October 2010 – September 2011 |
| Building Permit Process | October 2011 – November 2011 |
| Board of Supervisor's Approval to Bid | December 2011 |
| Bidding | January 2012 |
| Construction Contract Approvals | February - March 2012 |
| Move Operations to New South Placer | March 2012 |
| Construction | April 2012 – July 2013 |
| Move – In | August 2013 |
| Warranty | August 2013 – August 2014 |

REFINANCING SCHOOL DISTRICT BONDS

Placer County Finance Administration Office



Photo by Win Gredvig

REFINANCING SCHOOL DISTRICT BONDS

Summary

School districts often use general obligation bonds to provide financing for various capital projects. These bonds require voter approval when they are originally issued. However, school boards may replace them with new issues without voter approval under certain conditions. Some Placer County school districts, and many more throughout the state, have refinanced their bonds in recent years in a way that has produced additional money for their capital projects beyond what was produced by the original issues. The California Attorney General recently released an opinion saying this practice, called cash out refunding, is unconstitutional because it creates new debt without first obtaining approval from the voters.

However, refinancing an outstanding general obligation bond without taking cash out is constitutional and may be a good decision under the right market conditions. Refinancing has the potential to significantly lower total costs to taxpayers over the life of a bond issue. When this is done, however, it must be accomplished using appropriate controls and adequate public disclosure.

Background

The 2007–2008 San Mateo County Grand Jury investigated the practice of “cash out refunding” of general obligation (GO) bonds by school districts in its county. This term refers to the refinancing of an original bond issue in a way that generates additional cash that may be used by the district for its capital program. Unlike the original bond issue, which requires voter approval, the refinancing issue requires approval only by the school board. It does not require any voter approval, or any specific voter notification, even though additional public debt is generated through the process. After publishing its final report, the San Mateo Grand Jury sent copies to all grand juries in the state, suggesting that this subject might be a worthwhile area for each jury to look into.

The Placer County Grand Jury determined that the practice of cash out refunding had been used in recent years in some County school districts. The Jury decided to investigate these situations to determine how and why they had been done and what considerations were appropriate in this area for the future. In the course of the