

**A RESOLUTION AUTHORIZING THE PLUMAS COUNTY CLERK TO CONSOLIDATE WITH THE NOVEMBER 8, 2022 GENERAL ELECTION A SPECIAL BOND MEASURE BEFORE THE VOTERS IN THE SENECA HEALTHCARE DISTRICT, TO AUTHORIZE THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS FOR THE PURPOSE OF RAISING MONEY FOR THE EXPANSION, IMPROVEMENT, ACQUISITION, CONSTRUCTION, EQUIPPING AND RENOVATION OF HEALTH CARE CAPITAL FACILITIES OF THE SENECA HEALTHCARE DISTRICT**

**WHEREAS**, the Seneca Healthcare District (hereinafter "District") has adopted and forwarded to the County Clerk a resolution (see copy attached hereto and made part of), requesting that the Plumas County Board of Supervisors authorize the Plumas County Clerk to conduct a consolidated election on November 8, 2022, as set forth in Resolution 433, as follows:

"To replace 70-year old Seneca Hospital with a modern hospital including improved emergency room, operating rooms, expanded skilled nursing facility, and state of the art medical equipment/technology to provide life-saving care for victims of accidents, strokes, heart attacks, and emergencies, shall the Seneca Healthcare District measure authorizing \$42,000,000 in bonds be adopted, levying 8 cents per \$100 assessed value (\$3,000,000 annually) while bonds are outstanding, with independent citizen oversight, ensuring funds are only used for local hospital facilities?

**NOW, THEREFORE, BE IT RESOLVED** by the Plumas County Board of Supervisors as follows:

1. The ballot measure set forth in the attached Resolution No. 433, authorized by the Board of Directors of the Seneca Healthcare District, which is incorporated herein by reference in its entirety, is consolidated with the November 8, 2022 General Election;
2. The Plumas County Clerk is requested to conduct an election within the boundaries of the Seneca Healthcare District, including preparation and publications of all legal notices, providing necessary supplies and equipment, preparation of official ballots, canvassing the returns and taking all other necessary steps required under state and local law in conducting an election. The Plumas County Clerk, Registrar of Voters is authorized to recover expenses for any election service performed, by advance payment or reimbursement from the District.

The forgoing resolution was adopted on 07/12/2022 , at a regular meeting of the Plumas County Board of Supervisors, by the following vote:

AYES: Supervisor(s) Ceresola, Engel, Goss, Hagwood, Thrall

NOES: None

ABSENT: None

  
\_\_\_\_\_  
**KEVIN GOSS,**  
Chair of the Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Heidi White, Clerk to the Board

**RESOLUTION NO. 433**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SENECA HEALTHCARE DISTRICT ORDERING AN ELECTION TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS, ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER, REQUESTING CONSOLIDATION WITH ANY OTHER ELECTIONS OCCURRING ON NOVEMBER 8, 2022 AND CERTAIN RELATED MATTERS**

**WHEREAS**, in the judgment of the Board of Directors (the “Board”) of the Seneca Healthcare District (the “District”), it is advisable to call an election to submit to the electors of the District the question whether general obligation bonds of the District shall be issued and sold for the purpose of raising money for the expansion, improvement, acquisition, construction, equipping and renovation of health care capital facilities of the District; and

**WHEREAS**, Article XIII A, Section 1(b), of the California Constitution (“Article XIII A”) provides an exception to the limit on *ad valorem* property taxes for bonded indebtedness for the acquisition or improvement of real property approved by two-thirds (2/3) of the votes cast by the voters voting on the proposition; and

**WHEREAS**, the Board is specifically authorized to pursue the authorization and issuance of bonds by a two-thirds (2/3) vote of the electorate on the question of whether bonds of the District shall be issued and sold for specified purposes, pursuant to Section 32300 *et seq.* of the California Health and Safety Code (the “Law”); and

**WHEREAS**, pursuant to Section 10403 *et seq.* of the California Elections Code, it is appropriate for the Board to request the Plumas County Registrar of Voters to perform required election services for the District and to request consolidation of the election with any and all other elections to be held on Tuesday, November 8, 2022; and

**WHEREAS**, certain provisions of the California Government Code (Sections 53410 *et seq.*) require that a local agency submitting a bond measure to the voters provide specific accountability measures; and

**WHEREAS**, it is the intent of the Board to set forth by this Resolution the specifications of the election order and specified accountability measures with respect to the proceeds of the bonds to be authorized by the election called pursuant to this Resolution.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF SENECA HEALTHCARE DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

*Section 1. Call for Election.* The Board hereby orders an election and submits to the electors of the District the question of whether general obligation bonds (the “Bonds”) of the District shall be authorized to be issued and sold in a principal amount not to exceed \$42,000,000 for the purpose

of financing and refinancing the expansion, improvement, acquisition, construction, equipping and renovation of health care capital facilities of the District, and to pay costs incident thereto (the "Project"), as set forth more fully in the ballot proposition approved pursuant to Section 3 of this Resolution. This Resolution constitutes the order of the District to call such election.

*Section 2. Election Date; Request for Consolidation.* The Board hereby calls for this measure to be placed on the ballot for the November 8, 2022 gubernatorial election, to be held pursuant to the California Elections Code and as otherwise allowed by the laws of the State of California and procedures applicable to the District. The Secretary or Clerk of the Board or the Chief Executive Officer of the District shall file (or cause to be filed) a certified copy of this Resolution no later than June 22, 2022, with the Clerk of the Board of Plumas County (the "County") and with the Registrar of Voters of the County. Pursuant to California Elections Code Section 10400 *et seq.*, the Board of Supervisors of the County is hereby requested to order consolidation of this bond election with such other elections called for November 8, 2022 in the same territory. The Board of Supervisors of the County is hereby authorized and requested to canvass the returns of the election pursuant to Section 10411 of the Elections Code. The County Board of Supervisors is requested to permit the County Registrar of Voters and other appropriate officials of the County to render all services necessary in connection with the bond election including, but not limited to, the mailing of the sample ballot and tax rate statement (described in Section 9401 of the Elections Code), the opportunity to submit ballot arguments in connection with the bond election, publication of any necessary notices, the canvassing and certification of the returns of the election, and other ballot requirements pursuant to the California Elections Code.

*Section 3. Purpose of Election; Ballot Measure.* The purpose of the election shall be for the voters in the District to vote on a ballot measure, a copy of the full ballot text is attached hereto as *Exhibit A*, containing the question of whether the District shall issue the bonds for the purposes stated therein, together with the accountability requirements, which is hereby approved and adopted by the Board. The Board hereby determines to include within the ballot pamphlet the full ballot text. As required by California Elections Code Section 13247, the ballot question/abbreviated form of the measure to appear on the ballot is attached hereto as *Exhibit B* and is hereby approved and the Board hereby directs the County Registrar of Voters to use such abbreviated form on the official ballot. The Plumas County Registrar of Voters is hereby requested to reprint the measure in its entirety (the full ballot text located in *Exhibit A*) in the voter information pamphlet to be distributed to voters, together with the tax rate information (attached hereto as *Exhibit C*) as required by the Law.

The Chief Executive Officer of the District, the Chief Financial Officer of the District, and each of them, or their respective designee(s), are hereby authorized and directed to make any changes to the text of the ballot measure as required to conform to any requirements of Article XIII A, the Law, the California Elections Code, or the Plumas County Registrar of Voters.

*Section 4. Authority for Election.* The authority for ordering the election and for the specification of this election order are contained in Section 32301 of the Law and Article XIII A, Section 1(b)(2), of the California Constitution. The District hereby finds that the bonded indebtedness proposed herein is within legal limits, as shown by the last equalized assessment role of Plumas County in accordance with Section 32308 of the Law. Pursuant to Section 18

of Article XVI and Section 1 of Article XIII A of the California Constitution, the measure shall become effective upon the affirmative vote of at least two-thirds (2/3) of those voters voting on the measure.

*Section 5. Terms of the Bonds upon Approval by the Electorate.* As required by Section 32302 of the Law, in the event two-thirds (2/3) of the voters voting in the District approve the issuance of the bonds, the Board shall cause the Bonds to be issued in one or more series in an aggregate principal amount not to exceed \$42,000,000; provided that such aggregate maximum amount shall be equal to the par amount of the bonds, which shall not include any premium at which the bonds or any series thereof may be issued. The Bonds shall bear interest payable at a rate not exceeding the legal limit (at the current time eight percent (8%) per annum), and any series of which shall have a maturity date no later than thirty (30) years following the date of issuance of such series. The Board shall apply the bond proceeds only to the specific purposes stated in the ballot measure, shall cause the continuation or creation of funds and accounts into which bond proceeds shall be deposited; and shall cause the preparation of an annual report pursuant to sections 53410-53411 of the California Government Code.

*Section 6. Accountability Provisions.*

(a) *No Money For Administrators' Salaries.* Proceeds from the sale of the bonds authorized by this measure shall be used only for the purposes set forth in the measure and the cost of the issuance of the bonds, and not for any other purpose, including staff and administrator salaries and other operating expenses.

(b) *Special Bond Proceeds Account; Annual Audit And Report to Board.* The Board hereby directs that a separate account shall be established for deposit of proceeds of the sale of the bonds if the measure is approved by District voters. For so long as any proceeds of bonds remain unexpended, the Chief Financial Officer of the District shall cause a report to be filed with the Board no later than five (5) months after the end of each fiscal year, commencing with the first fiscal year during which any proceeds of bonds authorized by this measure shall have been received. The report shall state (1) the amount of bond proceeds received and expended in such fiscal year, and (2) the status of any projects funded or to be funded from the proceeds of bonds authorized to be issued by this measure. The report may be incorporated into or filed with the audit or other appropriate routine report provided to the Board. Audited financial statements of the District will continue to be made available in accordance with applicable requirements.

*Section 7. Request for Election; Costs.* The District hereby requests that the County Registrar of Voters takes all steps necessary to hold the election pursuant to the California Election Code and the District agrees to reimburse the Registrar of Voters for all actual costs incurred by it for the District election, as set forth in the current election allocation procedures of the County.

*Section 8. Delivery of this Resolution.* The Board Secretary, Board Clerk and Chief Executive Officer of the District are hereby directed and authorized to deliver a certificated copy of this Resolution to the County Registrar of Voters no later than the close of business on June 22, 2022.

Section 9. Impartial Analysis; Ballot Arguments; Further Authorization. The County Counsel is hereby requested to prepare the impartial analysis of the ballot measure in accordance with Section 9313 of the California Elections Code and transmit it to the County Registrar of Voters and County election officer, as applicable. Any and all members of the Board, any resident of the District, or association of citizens, are hereby authorized to act as an author of any ballot argument prepared in connection with the election, including a rebuttal argument. Each of the President and Vice President of the Board, and the Chief Executive Officer and the Chief Financial Officer of the District, or any of their respective designees, are each hereby authorized, empowered, and directed, for and on behalf of the District, to execute any and all documents, and to perform any and all acts necessary or appropriate to place the measure on the ballot or otherwise effectuate the purposes of this Resolution.

Section 10. Effective Date. This resolution shall take effect immediately on and after its adoption.

\* \* \* \* \*

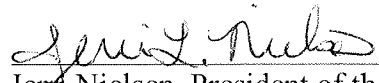
PASSED AND ADOPTED by the Board of Directors of the Seneca Healthcare District  
this 15th day of June, 2022, by the following vote:


AYES: 5

NAYS: 0

ABSENT: 0


ABSTAIN: 0

  
Jenn Nielsen, President of the Board

  
Kenneth Crandall, Secretary

## CERTIFICATION

I, Kenneth Crandall, Secretary of the Board of Directors of Seneca Healthcare District, Plumas County, California, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 433 passed and adopted by said Board of Directors at a meeting held on the 15<sup>th</sup> day of June, 2022, and that the minutes of said Board of Directors show that FIVE (5) members of said Board voted for, and ZERO (0) members of said Board voted against, the adoption of said Resolution (with ZERO (0) member absent), and the said Resolution is now spread upon the minutes of said Board.

  
Kenneth Crandall, Secretary

**EXHIBIT A**  
**FULL TEXT OF BALLOT MEASURE**

**INTRODUCTION**

Seneca Healthcare District (the “District”) is a major provider of health care services, including emergency, surgical, acute, long-term, diagnostic, primary, and specialty care services, to the Chester and Lake Almanor communities.

Over the next decade, the District faces a number of financial challenges to continue to provide community health care services. These include:

- A hospital facility which does not comply with current ADA requirements and accommodations and upcoming State of California seismic and other building safety requirements (California Senate Bill 1953).
- Difficulty in recruiting primary care and specialty care physicians due to age and current equipment of hospital facilities.
- Continuing and increasing costs needed to maintain hospital facility infrastructure.
- Limitations on upgrades to facilities due to current facility infrastructure.

The District, with input from its medical and nursing staff, professional and support personnel and members of the public, has developed a comprehensive Facility Master Plan to address the future health care needs of the District and its aging facilities. One option in the Facility Master Plan calls for a replacement of the existing hospital and skilled nursing facility with new facilities. The proposed facility will add space and functionality to the emergency room, surgery, medical imaging, laboratory, culinary and long-term care units along with other multi-purpose space. The new facility is expected to have a dedicated heliport for life flight services located on the campus yards away from the emergency department.

A local general obligation bond was identified as a necessary component in meeting the capital financing needs identified in the plan for the District.

**BOND AUTHORIZATION**

By approval of this measure (the “Measure”) by at least two-thirds of the qualified voters voting, the District shall be authorized to issue and sell bonds in the principal amount of \$42,000,000 to provide financing or refinancing for hospital and health care facilities projects consisting of improvement, acquisition, construction, and renovation of facilities for hospitals and health care purposes at the District’s hospitals and sites, subject to all of the accountability safeguards specified in this Measure.

The Board plans and expects to use proceeds of the bonds authorized by this Measure to finance or refinance various components of the District’s Facility Master Plan and the District’s hospitals, facilities, and sites, which are expected to include the following project elements:



## New Construction, Additions, Repairs and Upgrades to the District's Hospitals, Facilities, and Sites

- Construct and acquire a new hospital facility
- Construct, replace, repair, and acquire new and additional emergency, acute, surgical, and skilled nursing bed spaces
- Repair, replace, construct, acquire, and upgrade District facilities, sites, and infrastructure
- Construct, replace, upgrade and relocate walk-in clinic
- Repair, replace, construct, acquire, and upgrade plumbing, electrical systems, elevators, ventilation, heating, cooling, medical gas systems, medical equipment, technology systems, lighting, emergency power and communications, safety and security systems, parking, vehicular and pedestrian access, heated walkways, energy efficiency upgrades, restrooms, and major building systems
- Make and construct health and safety improvements, including Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades and acquisitions
- Construct a heliport facility to accommodate expedited life flight air transportation

## Earthquake Safety Upgrades

- Upgrade District hospitals, facilities, and sites to meet upcoming State seismic requirements, including those outlined in California Senate Bill 1953

Each of the foregoing bond projects may include all incidental projects, including abatement and removal of hazardous materials, addressing unforeseen conditions revealed by construction and/or reconstruction, other improvements required to comply with existing building codes, and all work necessary and incidental to specific projects described above, including any demolition. Further, each of the bond projects includes the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to, costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, bond issuance, accounting and similar costs, demolition and disposal of existing structures, and federal and state-mandated safety measures and upgrades. Bond projects do not include money for administrator salaries or benefits or general operating expenses – see below.

The Board has reserved the right to change its Facility Master Plan from time to time, and to finance authorized projects with the bonds as it deems advisable and necessary. The inclusion or specification of a project in the foregoing list or in the Facility Master Plan is not a guarantee that such project will be constructed or completed, or that it will be constructed or completed as described above or in the Facility Master Plan, at any particular time or in any particular order of priority. Projects and upgrades will be completed as needed at a particular site according to Board-established priorities. This Measure authorized the financing of projects and shall not be deemed to be an approval of any “project” for purposes of the California Environmental Quality Act.



All of the purposes enumerated in this Measure shall constitute the specific purposes of the bonds and proceeds of the bonds shall be spent only for such purposes, pursuant to California Government Code Section 53410.

#### ACCOUNTABILITY MEASURES

No Money for Administrators' Salaries or Benefits - Proceeds from the sale of the bonds authorized by this Measure shall be used only for costs incurred in connection with expansion, improvement, acquisition, and construction of medical facilities, and the costs of the issuance of the bonds, and not for any other purpose, including staff and administrator salaries and other operating expenses.

Special Bond Proceeds Account, Annual Audit, and Report to Board – The Board hereby directs that a separate account shall be established for deposit of proceeds of the sale of bonds authorized by this Measure if the Measure is approved by the District Voters.

For so long as any proceeds of the bonds authorized by this Measure remain unexpended, the Chief Executive Officer of the District shall cause a report to be filed with the Board no later than five (5) months after the end of each fiscal year, commencing with the first fiscal year during which any proceeds of bonds authorized by this Measure shall have been received. The report shall state (1) the amount of bond proceeds received and expended in such fiscal year, and (2) the status of any projects funded or to be funded from the proceeds of bonds authorized to be issued by this Measure. The report may be incorporated into or filed with the audit or other appropriate routine report provided to the Board. Audited financial statements of the District will continue to be made available in accordance with applicable requirements.

#### OTHER TERMS OF BONDS

The bonds authorized by this Measure, in an aggregate principal amount of \$42,000,000 shall be issued upon the order of the Board in one or more series and at one or more times as may be necessary and most advantageous to raise money for the purposes set forth herein.

The bonds shall bear interest payable at a rate not exceeding the legal limit (at the current time eight percent (8%) per annum).

The bonds, or any series thereof, shall have a maturity date no later than thirty (30) years following the date of issuance of such series (pursuant to the provisions of California Health and Safety Code Section 32303 or any law applicable at the time of issuance of such series).

The taxes levied pursuant to this Measure shall be collected in the same manner as *ad valorem* property taxes and applied towards the payment of principal of and interest on said bonds in accordance with California Health and Safety Code Section 32312.

## **EXHIBIT B**

### **BALLOT QUESTION/ABBREVIATED FORM OF BALLOT MEASURE**

“To replace 70-year old Seneca Hospital with a modern hospital including improved emergency room, operating rooms, expanded skilled nursing facility, and state of the art medical equipment/technology to provide life-saving care for victims of accidents, strokes, heart attacks, and emergencies, shall the Seneca Healthcare District measure authorizing \$42,000,000 in bonds be adopted, levying 8 cents per \$100 assessed value (\$3,000,000 annually) while bonds are outstanding, with independent citizen oversight, ensuring funds are only used for local hospital facilities?”

BONDS – YES

BONDS – NO

**EXHIBIT C**  
**TAX RATE STATEMENT**

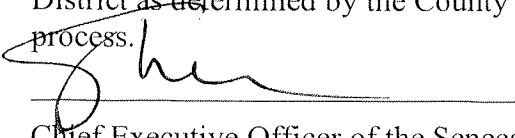
An election will be held in the Seneca Healthcare District (the "District") on November 8, 2022 to authorize the sale of up to \$42 million in general obligation bonds to finance the hospital projects as described in the bond measure. If such bonds are authorized, the District expects to sell the bonds in one or more series. The following information is submitted in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation available at the time of this statement, the following information is provided:

1. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is 8¢ per \$100 (\$80 per \$100,000) of assessed valuation. It is currently expected that the final fiscal year in which the tax will be collected is fiscal year 2049-2050.
2. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is 8¢ per \$100 (\$80 per \$100,000) of assessed valuation. This tax rate is projected to apply in each fiscal year that the bonds are outstanding.
3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$83.5 million.

These estimates are based on projections derived from information obtained from official sources and are based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above.

Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions. The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par amount of bonds sold at each sale, and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.



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Chief Executive Officer of the Seneca Healthcare District

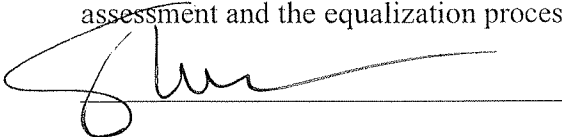
## TAX RATE STATEMENT

An election will be held in the Seneca Healthcare District (the "District") on November 8, 2022 to authorize the sale of up to \$42 million in general obligation bonds to finance the hospital projects as described in the bond measure. If such bonds are authorized, the District expects to sell the bonds in one or more series. The following information is submitted in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

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2. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is 8¢ per \$100 (\$80 per \$100,000) of assessed valuation. This tax rate is projected to apply in each fiscal year that the bonds are outstanding.
3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$83.5 million.

These estimates are based on projections derived from information obtained from official sources, and are based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions. The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par amount of bonds sold at each sale, and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.



Chief Executive Officer  
Seneca Healthcare District

Dated: June 15, 2022