
MEASURE D

WESTERN PLACER UNIFIED SCHOOL DISTRICT

"Lincoln Aquatics / Athletics Complex: Shall the measure to support and enhance student health and curriculum by constructing an aquatics center and athletic fields for community/school use, shall Western Placer Unified School District issue \$29,000,000 in bonds at legal rates, levying an average 1.1¢ per \$100 assessed value, generating \$1,600,000 Districtwide annually, while bonds are outstanding, with strict accountability including: annual audits, independent citizens' oversight, no money for salaries and all money staying in the Lincoln community be adopted?"

BONDS - YES _____

BONDS - NO _____

IMPARTIAL ANALYSIS BY PLACER COUNTY COUNSEL

This measure, if approved by fifty-five percent of the registered voters voting thereon, would authorize the issuance and sale of general obligation bonds by the Western Placer Unified School District ("District") in the amount of up to \$29,000,000 (twenty-nine million dollars) in aggregate principal amount. Bond proceeds would be used to fund school facilities improvements and upgrades, as more fully described in the text of the Measure, which precedes this analysis. Principal and interest on the bonds would be paid from a tax placed on the taxable property within the District. The District's estimate of the highest tax rate that would be required to fund this bond issue follows this analysis.

A general obligation bond is a form of borrowing used to fund school facilities. By law, local general obligation bonds, financed through an increase in local property taxes, can be used for renovating, reconstructing, and building new facilities and for acquiring certain new equipment. To authorize such bond issuance, school districts can seek either two-thirds or 55% voter approval. If districts seek the 55% approval, as has been done here by the District, they must meet additional accountability requirements.

To meet these accountability requirements, the District Board of Trustees has committed to the following:

- to use the bond proceeds only for the purposes set forth in the ballot measure, and not for any other purpose, such as teacher and administrator salaries and other school operating expenses.
- the safety, class size, and information technology needs of the District have been evaluated prior to determining that bond issuance was necessary.
- to conduct annual independent performance audits to ensure that the bond proceeds are expended only for the projects in the ballot measure.
- to conduct annual, independent financial audits of the proceeds from the sale of the bonds until all bond proceeds have been expended.
- to establish and appoint members to an independent citizens' oversight committee and conduct annual independent audits to ensure bond proceeds are expended only on the authorized school facilities projects.

The District has confirmed that the proposed bonds would bear interest at a rate not exceeding the statutory limit per annum and the maturity of the bonds will not exceed the statutory maximum.

A "YES" vote on this Measure would authorize the District to borrow money through the sale of bonds in an amount not exceeding \$29,000,000, such bonds to be repaid by revenue derived from an annual tax levied upon the taxable property within the District.

A "NO" vote on this Measure is a vote against authorizing the sale of bonds by the District.

This analysis is submitted by the Office of the County Counsel of Placer County pursuant to the requirements of Section 9500 of the Elections Code of the State of California.

Karin E. Schwab, County Counsel

By Brian R. Wirtz, Deputy County Counsel

ARGUMENT IN FAVOR OF MEASURE D

Measure D will fund the much-needed Lincoln Aquatics Center and Athletics Complex. The Western Placer Unified School District (WPUSD) seeks to provide its students with a well-balanced curriculum and healthy opportunities. The construction of a new aquatics center and athletic facilities will do just that. **Please VOTE YES on Measure D.**

Measure D provides for the construction of recreational facilities to Lincoln students and the community. Physical activity has shown to decrease the risk of disease, improve physical and mental wellbeing, lower risk of injuries, and more. Further, recreational activities have a positive impact on students' classroom behavior, test scores and overall academic achievement. The construction of a new aquatics center and athletic facilities in Lincoln will benefit students and the community as a whole.

Taxpayer safeguards are REQUIRED:

- **ALL funds STAY LOCAL** for WPUSD schools
- The State CANNOT take this funding away
- NO funds are allowed for administrators' salaries or pensions
- Independent Citizens' Oversight and audits ensure funds are spent properly

BOND PROJECT LIST

Lincoln Aquatics Center and Athletic Complex at Twelve Bridges High School

- Construction of an aquatic center
- Field and hardcourt surface installation with lighting, fencing and installation of athletic equipment
- Parking for fields and the Lincoln Public Library

Our community has generously supported WPUSD in the past and our local schools are improving with that support. Measure D continues the progress so all our children get the same access to success in school, college, careers and life.

Whether or not you have school-age children, improving Western Placer schools is a wise investment. Good schools protect property values and keep our community strong.

Join teachers, parents, WPUSD alumni, business, community leaders, and residents in VOTING YES to support quality Western Placer schools.

Please VOTE YES on Measure D.

Paul Carras, WPUSD Board Member/Sun City Resident
Paul Long, WPUSD Vice-President/Thermalands Resident
Brian Haley, WPUSD Board Member/Sheridan Resident
Kris Wyatt, WPUSD Board Clerk/Community Champion
Damian Armitage, WPUSD President/Lincoln Crossing Resident

REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE D

Their argument did not mention that Measure D is a tax increase. How can we trust them if they're not even honest about that?

The real question raised by Measure Dis whether we really need higher taxes and irresponsible borrowing to fund an outrageously-expensive swimming pool for new development.

We are still paying off many other local bonds and parcel taxes, in addition to our regular property taxes. Every election, they try to raise taxes by claiming that it will cost only "a cup of coffee a week," even when the average cost is much higher. All these tax increases add up and we cannot afford them! We've already approved over \$120 million in bonds for this district in less than five years, plus much more in interest, even though their budget has increased dramatically. This District is better funded than ever before, even taking inflation into account.

This District has already received more than enough new money to build a pool, but they squandered it and now they're demanding even more. They need better management, not more money!

Taxpayers have not enjoyed record-breaking revenue growth like this District, but we're expected to make sacrifices and live within our means. Our school district needs to do the same. If an over-priced pool is a priority for new development, let them pay for it, but stop demanding more from the rest of us every two years.

Vote "NO" on higher taxes. Vote "NO" on Measure D!

Kathryn J. Arts, Lincoln Resident
Carol R. Wilson, Lincoln Resident
Daniel P. Catana, Liberty Calif/Lincoln Resident
Thomas N. Hudson, President, California Taxpayer Protection Committee
Mark Wright, Chairman, Placer County Republican Party

ARGUMENT AGAINST MEASURE D

WARNING: MEASURE D IS A MAJOR TAX INCREASE.

If you're a homeowner, your property taxes will skyrocket. If you're a renter, your rent will skyrocket because your landlord will have to increase your rent to cover this new tax. The price of goods and services in Lincoln will increase, too, because business owners will pass along this new tax to their customers. **The good people of Lincoln, who are paying off so many other bonds already, will have a lot less to spend on their own families and businesses.**

Proposition 13 does not protect homeowners from tax increases to pay back voter-approved bonds like this one. A "Yes" vote on this measure is equivalent to placing a new 30-year mortgage on your home. Like any mortgage, if you don't pay it, they will take your home and sell it to pay this tax.

Everyone knows that Lincoln has been growing rapidly. **NEW DEVELOPMENT SHOULD PAY FOR ITSELF!** Why should we increase our taxes to pay for developments where we don't live? If a pool is important to a new development and the people moving there, let them pay for it.

In 2014, this district passed Measure A, a 60-million-dollar bond, but they claimed that was not enough. In 2016, they proposed another 60-million-dollar bond as Measure N, and the voters approved that, too. In 2018, they proposed yet another 60-million-dollar bond - but the voters finally said, "Stop!" We are still paying off the massive debts from the previous bonds, but they want to borrow more and more. We need to force them to live within their means, the way taxpayers do.

Vote "No" on higher taxes!

Vote "No" on higher rent!

Vote "No" on higher prices for goods and services in Lincoln!

Vote "No" on Measure D!

Thomas N. Hudson, President, California Taxpayer Protection Committee

Jean Pagnone, Treasurer, Placer County Taxpayers Association

Edward Rowen, President, Placer County Republican Assembly, Lincoln Resident

Laurie Wallace, Placer County Republican Central Comm Secretary, Lincoln Resident

Ken Campbell, Past Chairman Placer County Republican Party + Lincoln Resident

REBUTTAL TO THE ARGUMENT AGAINST MEASURE D

Measure D opponents do not have all the facts!

Measure D will not cause your property taxes to skyrocket. The estimated average annual tax rate is only \$11 per \$100,000 of assessed value, not market value. If you have a home with an assessed value of \$300,000, you would only pay \$33 per year.

The new Lincoln Aquatics Center will benefit all residents, new and old. It will fill a need by providing much needed improvements. In addition to the aquatics center, the bond will **provide necessary library parking for the school and community** and athletic fields for community and school use. For students, a new aquatics center, library parking, and fields will enable the District to provide curriculum to support well-rounded student education.

Western Placer Unified School District has kept its bond measures small and focused on specific projects highly desired by the community, so tax rates are manageable. Measure A focused on significant improvements and

enhancements to Lincoln High School as well as the construction of Twelve Bridges High School, scheduled to open in the Fall of 2021. Measure N focused on substantial upgrades and modernization of Glen Edwards Middle School and the construction of Leaman Elementary School, scheduled to open in the Fall of 2020. **Measure D specifically funds the Lincoln Aquatics Center and Athletics Complex.**

For less than \$3 per month, Measure Dis a great investment for our community!

Yes on D!

Paul Carras, WPUSD Board Member/Sun City Resident
Paul Long, WPUSD Vice-President/Thermalands Resident

Brian Haley, WPUSD Board Member/Sheridan Resident
Kris Wyatt, WPUSD Board Clerk/Community Champion
Damian Armitage, WPUSD President/Lincoln Crossing Resident

FULL TEXT OF MEASURE D SUBMITTED BY WESTERN PLACER UNIFIED SCHOOL DISTRICT

Specifications of Election Order. Pursuant to sections 5304, 5322, 15100 *et seq.*, and section 15266 of the California Education Code, an election shall be held within the boundaries of the District on March 3, 2020, for the purpose of submitting to the registered voters of the District the following proposition:

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$29,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, subject to all of the accountability safeguards specified below. Bonds will be issued in one or more series.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address the specific facilities needs of the District, in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at section 15264 *et seq.* of the California Education Code).

Evaluation of Needs. The Board has updated its Facilities Master Plan in order to evaluate and address all of the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology and other needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board shall establish an independent Citizens' Oversight Committee (section 15278 *et seq.* of the California Education Code), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Annual Performance Audits. The Board shall cause an annual, independent performance audit to be conducted to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board shall cause an annual, independent financial audit of the bond proceeds to be conducted until all of those proceeds have been spent for the school facilities projects listed in Exhibit A.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

The Bond Project List, which is an integral part of this proposition, lists the specific projects the District proposes to finance with proceeds of the Bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to section 15100 of the California Education Code, and all the purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to section 53410 of the California Government Code.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than 25 years (if issued pursuant to the provisions of the California Education Code) or 40 years (if issued pursuant to the provisions of the California Government Code) from the date borne by that bond.

EXHIBIT A

WESTERN PLACER UNIFIED SCHOOL DISTRICT BOND PROJECT LIST

INTRODUCTION

- The Western Placer Unified School District ("District") currently serves a population of almost 7,000 students in 12 schools. The District is focused on providing a top-quality education to prepare students for college and 21st-century careers. Rigorous academic programs emphasize science, technology, language arts and math.
- Exceptional teachers, a strong curriculum, safe and up-to-date classrooms and the support of our local community are key to maintaining our students' success. The District is committed to continuing a strong educational program for the students it serves, and to attracting and retaining quality staff by providing safe and secure schools that are equipped to support changing educational needs, methods and standards.
- The District has made considerable progress in repairing, upgrading and improving our local high school and middle school over the past several years, making the campuses more accessible to all students, upgrading instructional technology, improving student safety and repairing aging facilities.
- The District is making rapid progress in the construction of two new schools - Twelve Bridges High School and Scott M. Leaman Elementary School - to serve our growing student population and prevent overcrowding at existing schools.
- Despite the significant progress that has been made, there is still work that needs to be completed to provide a well-balanced education to our students. The District and community have a need for facilities to support and improve student health, wellness, and provide a balanced curriculum.
- The Board of Trustees, acknowledging the significant benefit that the Measure A and Measure N bond programs have provided for District students and the community, desires to build upon this success by raising additional funds to construct a new aquatics center for the Lincoln community and athletics field space for baseball, softball, soccer and other athletic programs.

BOND PROJECT LIST

Lincoln Aquatics Center and Athletic Complex at Twelve Bridges High School

- Construction of an aquatics center
- Field and hardcourt surface installation with lighting, fencing and installation of athletic equipment
- Parking for fields and the Lincoln Public Library

For any project involving modernization or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction if the Board of Trustees determines that replacement and new construction is economically more practical considering the building's age, condition and other relevant factors.

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 management, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the Project List, payment of the costs of preparation of all facility planning, 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 District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, fiber optic cable and hardware necessary to increase bandwidth.

The allocation of bond proceeds may be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District may not be able to complete some of the projects listed above. 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 will be determined as plans are finalized, construction bids are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. 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 enhanced and operationally efficient campuses. Necessary site preparation/restoration and landscaping, 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, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

Bond proceeds shall be expended only for the specific purposes identified herein. 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 the bond projects, but not for other administrator or teacher salaries. The District shall create an account into which proceeds of the bonds shall

be deposited and comply with the reporting requirements of Government Code § 53410.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. 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.

TAX RATE STATEMENT PREPARED BY THE DISTRICT

An election will be held in the Western Placer Unified School District (the "District") on March 3, 2020, to authorize the sale of up to \$29,000,000 in bonds of the District for the specific school facilities projects listed in the Bond Project List established by the District, as described in the proposition. If the bonds are authorized and a State bonding capacity waiver is received, the District expects to sell the bonds in two or more series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund that bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents per \$100 of assessed valuation (\$11 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of the final fiscal year in which the tax is anticipated to be collected is 2049-50.

2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund that bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.7 cents per \$100 of assessed valuation (\$17 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of the year in which the highest tax rate will apply is anticipated to be 2020-21.

3. The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is \$48,000,000.

Voters should note that such estimated tax rates are specific to the repayment of bonds issued under this authorization and are and will be in addition to tax rates levied in connection with other bond authorizations

approved or to be approved by local voters for the District or for any other overlapping public agency.

District voters have approved a prior authorization (\$60,000,000 2015 Measure A) under which the District has issued bonds that are still outstanding. In 2019-20, the general obligation bond tax rate is \$28.24 per \$100,000 of assessed value for such authorization. The District has issued all bonds under such authorization. District voters have also approved a prior authorization (\$60,000,000 2016 Measure N) under which the District has issued bonds that are still outstanding. In 2019-20, the general obligation bond tax rate is \$17.72 per \$100,000 of assessed value for such authorization. The District has issued all bonds under such authorization.

Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on the Placer County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the Placer County Assessor in the annual assessment and the equalization process.

Dated: November 5, 2019
Scott Leaman, Superintendent
Western Placer Unified School District