

MEASURE L
PLACER UNION HIGH SCHOOL DISTRICT

To repair and upgrade classrooms and high school facilities districtwide including Career Technical Education facilities and science labs; acquire, construct/repair science, technology, engineering, arts, math classrooms, outdated roofs, fire alarms, electrical, plumbing, heating/air conditioning systems; and qualify for State matching funds; shall Placer Union High School District issue \$98,000,000 in bonds at legal rates, with independent citizen oversight, audits, no money for administrator salaries, and all money benefiting local schools and not taken by the State?

BONDS YES

BONDS NO

IMPARTIAL ANALYSIS BY THE COUNTY COUNSEL OF PLACER COUNTY MEASURE L

This measure, if approved by fifty-five percent of the voters voting thereon, would authorize the sale of general obligation bonds by the Placer Union High School District (the "District") in the amount of up to \$98,000,000 (ninety-eight million dollars) in aggregate principal amount. The proceeds of the bonds would be used for the purposes described in the text of Measure L, which follows 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 by the District, they must meet additional accountability requirements.

In order to meet these additional accountability requirements, the District Board of Trustees must have evaluated the safety, class size reduction, and information technology needs of the District prior to determining that bond issuance was necessary, and further, will be required to do 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.
- 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 expenditure of the bond proceeds until all bond proceeds have been expended.
- To appoint a Citizen's Oversight Committee in compliance with state law to monitor bond expenditures.

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 \$98,000,000, 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.

Gerald O. Carden, County Counsel

By: Brian R. Wirtz, Deputy County Counsel

The above statement is an impartial analysis of Measure L. If you desire a copy of the ordinance or measure, please call the Elections Division at (530) 886-5650 and a copy will be mailed at no cost to you.

Argument in favor of Measure L

Vote YES on Measure L for Colfax, Del Oro, Foresthill and Placer High Schools!

Your YES Vote on Measure L will allow us to repair and protect our communities' most valuable resources - our local public high schools - while at the same time ensuring significant taxpayer protections.

Measure L will improve classrooms and schools by:

- Expanding Science, Technology, Engineering, Art and Math (STEAM) classrooms
- Upgrading and expanding career technical education (CTE) facilities
- Repairing and replacing aging roofs
- Updating fire alarms and emergency communication systems
- Improving classroom and campus safety and security
- Upgrading and replacing outdated heating and air-conditioning systems
- Constructing and modernizing science labs

Measure L protects taxpayers by:

- Making local school projects eligible for State matching funds
- Requiring independent citizen oversight
- Funding only those projects selected through a comprehensive planning process involving community members, parents, teachers, students, architects and engineers
- Prohibiting funds from being used to pay administrators' or teachers' salaries, pensions or benefits
- Imposing tough legal restrictions requiring all monies to be spent on our local schools
- Prohibiting the state from taking local bond funds and spending them elsewhere

Measure L deserves your support. It improves our schools in a fiscally responsible manner. After a similar bond measure lost narrowly despite majority support last June, the District listened to community feedback and reduced the proposed bond size, focusing on the greatest needs confronting our schools.

Vote YES to ensure our schools continue to offer students the education they need to compete in the modern world.

Vote YES to protect taxpayers with independent financial audits.

Vote YES to enhance property values and home prices by improving local schools.

Prior generations provided us with our communities' high schools. Now it is our turn to protect and improve these valuable public assets. Please join us and **VOTE YES ON MEASURE L!**

Ed Bonner
Placer County Sheriff

Jim Holmes
Placer County Supervisor
District 3

Kathleen Shaffer
President, American Association
of University Women

Randy B. Tooker
CEO, Boys & Girls Club of
Placer County

Carolyn Metzker
Realtor

Rebuttal to argument in favor of Measure L

Measure L is a MAJOR TAX INCREASE that could cost local taxpayers over \$200,000,000.00, including interest, principal and other bond costs -- but the proponents never even mentioned that in their ballot argument. They even claim that Measure L "protects taxpayers." Are we stupid enough to believe them?

In June, voters defeated this district's financially-irresponsible attempt to borrow even more money. Now the district is squandering taxpayers' money on yet another ballot measure to trick voters into increasing taxes and debt. Clearly, they did not get the message that voters tried to send in June: Taxes are already high enough!

We are already spending over \$10,000.00 for every student in our school district every year. We are already spending over \$350,000.00 for each classroom of thirty-five kids every year, which is certainly enough to pay for career technical education, STEAM classrooms, roof repairs, fire alarms, heating and air conditioning, and everything else they claim that we need tax increases to fund. Taxpayers are already giving this district enough to hire the best teachers, obtain the best facilities, and purchase even the most extravagant educational technology, such as new laptops for every student, with Internet access. Clearly, more money will not solve this district's financial mismanagement problems.

Remember that Proposition 13 does not protect us from voter-approved tax increases like this one. Senior citizens and poor people are not exempt and they may lose their homes if they cannot pay.

Please vote NO on Measure L.

Ed Rowen
President, Placer County
Republican Assembly

Debra Jackson
Chairman, Placer Tea
Party

Thomas N. Hudson
Executive Director, California
Taxpayer Protection Committee

Dan Sokol
Past President, League of
Placer County Taxpayers

Jean Pagnone
Treasurer, Placer County
Taxpayers Association

Argument against Measure L

Measure L is a MASSIVE PROPERTY TAX INCREASE that our district cannot afford. This enormous tax increase comes at a time when tax revenues are already breaking previous records. The LAST thing we need is higher taxes and more debt!

(Proposition 13 does not protect us from this voter-approved tax increase.)

We need to reform this district from top to bottom before we give the bureaucrats more of our hard-earned money to squander.

It is immoral and reckless to leave our children and grandchildren burdened with irresponsible debt for on-going maintenance and technology upgrades that should have been funded with current revenues. Instead of using the district's unanticipated revenue increases to pay for maintenance and upgrades -- or to pay off the debt from the previous bond - they are asking us to borrow even more money. The upgrades that this bond will supposedly fund will likely be obsolete long before the bond is paid off. They aren't even planning to build any new schools with this massive bond.

Today's schoolchildren will still be paying for this bond long after their own children have graduated. This is fiscally irresponsible!

The ballot summary contains a misleading list of upgrades to be funded, but the fine print in the district's legally-binding resolution says they cannot guarantee that everything listed will be completed. They also say that some projects may require matching state funds, but they know that no state funds have been approved for this purpose. Don't be fooled again by this bait-and-switch routine!

Remember that bonds increase property taxes. Once issued, bonds can never be cancelled. Bonds can only be repaid... with interest.

VOTE NO on Measure L. We cannot afford this bond!

Thomas N. Hudson
Executive Director, California
Taxpayer Protection Committee

James C. Davis
North Auburn Resident

Ed Rowen
President, Placer County
Republican Assembly

Debra Jackson
Chairman, Placer Tea
Party

Jean Pagnone
Treasurer, Placer County
Taxpayers Association

Rebuttal to argument against Measure L

Don't be misled. Business, community and education leaders in Placer County stand together in support of Measure L.

Measure L is a prudent investment in our community.

Unlike claims made by the opponents, Measure L is the result of a thorough year-long planning process that sought input from community leaders, students, teachers, parents, engineers and taxpayers to create a fiscally prudent funding plan that addresses our high schools' facility needs.

Quality schools increase property values.

Good schools create higher home values. One of the smartest things homeowners can do is to invest in their local neighborhood schools. One of the worst is to allow these schools to deteriorate by writing off the investment and sacrifice made by past generations.

There are no other sources of funding.

We can't rely on the State to fix our local schools. Measure L will let us do the job with **locally-controlled** funding while ensuring we remain eligible for State matching funds.

Measure L makes financial sense.

Measure L will save taxpayers millions of dollars by slashing borrowing costs through the use of fifteen year loans that will not burden future generations. In addition, an independent citizens' oversight committee of local residents will annually review all bond funds to ensure they are spent appropriately.

Our schools are a public resource that must be protected and strengthened.

Vote YES on Measure L!

Grace Kamphefner
Community Philanthropist

Bart O'Brien
Retired Superintendent

Robert C. Haydon
Chairman of the Board –
Community 1st Bank

David Johnson
Past President Auburn
Chamber of Commerce

Mike Holmes
Placer High Graduate

Full text of Measure L

Upon the passage of Measure L, the Placer Union High School District (the "District") shall be authorized to issue bonds in the aggregate amount of \$98,000,000, bearing interest at rates not exceeding the statutory limit, for the purpose of funding the school facilities projects listed below under the heading "School Facilities Projects to Be Funded with Proceeds of Bonds" (the "Bond Project List").

Background

The Board of Trustees (the "Board") and administration recognize the need to modernize facilities so Placer Union High School District schools can meet the demands of current and future students. As a result, the District initiated a long-term planning process and commissioned a report detailing all facilities needs. Said report is available for review at the District office and incorporated into the Bond Project list by this reference.

Proposition 39 Bond Accountability Measures

At its June 28, 2016 meeting, the Board certified that it evaluated safety, class size reduction, and information technology needs in developing the Bond Project List set forth below. The proceeds of the Bonds shall be used only for the projects identified in the Bond Project List, and not for any other purpose (i.e., teacher and administrative salaries and other school operating expenses).

The District will deposit the proceeds of the bonds in a separate account. The Board is bound to conduct financial and performance audits annually to account for the bond funds and to assure that funds have only been expended on the specific projects authorized. The District shall prepare and deliver an annual report to the Board containing the amount of funds collected and expended as well as the status of school facilities projects authorized to be funded by proceeds of the Bonds.

The Board will appoint a citizen's oversight committee (the "Committee") having a minimum of seven members and including at least one member active in a business organization representing the business community located within the District, one member active in a senior citizens' organization, one member active in a bona fide taxpayers' organization, one member who is the parent or guardian of a child enrolled in the District, and one member who is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization.

School Facilities Projects to Be Funded with Proceeds of Bonds

To improve the overall educational experience for students in the District, Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, furnish and otherwise improve the existing facilities of the District and supply interim student housing due to construction, if necessary. Such projects shall include, but shall not be limited to:

Colfax High School - Built in 1959

- Upgrade, renovate, and improve classrooms and classroom buildings
- Expand STEAM (Science, Technology, Engineering, Arts, and Math) classrooms
- Renovate Career Technical Education (CTE) facilities
- Construct new classrooms
- Remove portable classrooms
- Make handicap accessibility (ADA) upgrades and improvements
- Building system upgrades (HVAC, mechanical, electrical, & plumbing)
- Upgrade fire alarm and emergency communication systems
- Roofing repairs or replacement
- Refurbish locker room and restrooms
- Address unforeseen conditions revealed by construction/renovation (e.g., asbestos removal, plumbing or gas line repairs, dry rot, seismic, structural, etc.)

Del Oro High School-Built in 1959

- Upgrade, renovate, and improve classrooms and classroom buildings
- Expand STEAM (Science, Technology, Engineering, Arts, and Math) classrooms
- Construct new classrooms
- Renovate Career Technical Education (CTE) facilities
- Relocate or remove portable classrooms

- Building system upgrades (HVAC, mechanical, electrical, & plumbing)
- Make handicap accessibility (ADA) upgrades and improvements
- Upgrade fire alarm and emergency communication systems
- Refurbish locker rooms and restrooms
- Roofing repairs or replacement
- Parking lot expansion
- Address unforeseen conditions revealed by construction/renovation (e.g., asbestos removal, plumbing or gas line repairs, dry rot, seismic, structural, etc.)

Placer High School-Built in 1906

- Expand STEAM (Science, Technology, Engineering, Arts, and Math) classrooms
- Renovate and expand Earl Crabbe Gym complex
- Upgrade, renovate, and improve classrooms and classroom buildings
- Construct new classrooms
- Renovate Student Union
- Modernize and expand cafeteria
- Upgrade fire alarm and emergency communication systems
- Renovate Career Technical Education (CTE) facilities
- Construct lunch shelter
- Upgrade performing arts facility infrastructure and equipment
- Make handicap accessibility (ADA) upgrades and improvements
- Roofing repairs or replacement
- Building system upgrades (HVAC, mechanical, electrical, & plumbing)
- Address unforeseen conditions revealed by construction/renovation (e.g., asbestos removal, plumbing or gas line repairs, dry rot, seismic, structural, etc.)

Foresthill High School-Built in 2004

- Upgrade Learning Commons in support of distance learning
- Make handicap accessibility (ADA) upgrades and improvements

Chana & Maidu High Schools and Placer School for Adults -Built in 1976 (Chana)

- Upgrade, renovate, and improve classrooms and facilities
- Make handicap accessibility (ADA) upgrades and improvements
- Building system upgrades (HVAC, mechanical, electrical, & plumbing)
- Address unforeseen conditions revealed by construction/renovation (e.g., asbestos removal, plumbing or gas line repairs, dry rot, seismic, structural, etc.)

Listed projects, repairs, improvements, rehabilitation projects and upgrades will be completed only as feasible, and the listing of projects does not imply a particular prioritization among such improvements. Decisions regarding the scope, timing, prioritization or other facets of project implementation will be made solely by the Board of Trustees by subsequent action. Where terms such as "renovate," "upgrade," and "improve" are used in the Bond Project List, the Board of Trustees shall determine the best method for accomplishing the project's objective. For any listed project involving renovation or modernization of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the District determines that replacement and new construction is more practical than renovation, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors. In addition, where feasible, projects may be completed in partnership with other agencies on a joint use basis using bond proceeds.

Each project is assumed to include its share of costs of bond issuance, architectural, engineering, and similar planning costs, construction management, bond project staff and consultants, staff development and training expenses associated with learning construction techniques and approaches, new bond-funded equipment and systems, and a customary contingency for unforeseen design and construction costs. In addition to the projects listed above, the Bond Project List also includes payment of the costs of preparation of all facilities planning and project implementation studies, feasibility and assessment reviews, master planning, environmental studies, permit and inspection fees, and temporary housing and relocation costs for dislocated programs or activities caused or necessitated by construction projects.

The final cost of each project will be determined as plans are finalized 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. Necessary site preparation/grading/restoration may occur in connection with new construction, modernization, renovation or remodeling, including ingress and egress, removing, replacing or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, leases, licenses, or rights of way to the property.

Tax rate statement for Measure L

An election will be held in the Placer Union High School District (the "District") on November 8, 2016, to authorize the sale of up to \$98,000,000 in bonds of the District to modernize and improve schools within the District. Specifically, bond proceeds shall be utilized for the purposes of financing 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.

If the bonds are authorized and sold, debt service thereon 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. It is anticipated that the District will sell the bonds in four (4) separate series.

1. The best estimate of the tax that would be required to be levied to fund this bond issue during the first fiscal year after the first sale of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is .02790¢ per \$100 (\$27.90 per \$100,000) of assessed valuation in fiscal year 2016-2017.
2. The best estimate of the tax that would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is .02790¢ per \$100 (\$27.90 per \$100,000) of assessed valuation in fiscal year 2025-2026.
3. 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 of this statement, is .02790¢ per \$100 (\$27.90 per \$100,000) of assessed valuation.
4. The best estimate of the average tax rate that would be required to be levied to fund this bond issue during the life of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is .02654¢ per \$100 (\$26.54 per \$100,000) of assessed valuation.
5. The best estimate of the total debt service, including principal (in the amount of \$98,000,000), and interest (in the amount of \$30,267,000), that would be required to be repaid if all the bonds are issued and sold is \$128,267,000.

Voters should note that the estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the 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, the years in which they will apply, and the total debt service may vary 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.