

**MEASURE N
WESTERN PLACER UNIFIED SCHOOL DISTRICT**

Local Middle School Upgrade/ New Elementary School Construction Measure. To construct a new elementary school to prevent overcrowding and to upgrade/ enhance/ expand Glen Edwards Middle School by repairing classrooms, leaky roofs, ensuring safe drinking water, improving student safety, and updating and constructing science, math, computer labs, and a new gymnasium, shall Western Placer Unified School District issue \$60,000,000 in bonds, at legal rates, require independent audits, citizens' oversight, no money for administrators' salaries, with all funds used locally?

BONDS YES

BONDS NO

IMPARTIAL ANALYSIS BY THE COUNTY COUNSEL OF PLACER COUNTY MEASURE-N

This measure, if approved by fifty-five percent of the voters voting thereon, would authorize the sale of general obligation bonds by the Western Placer Unified School District (the "District") in the amount of up to \$60,000,000 (sixty million dollars) in aggregate principal amount. The proceeds of the bonds would be used for the purposes described in the text of Measure N, 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 has certified 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 reduction, and information technology needs of the District were 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 expenditure of the bond proceeds until all bond proceeds have been expended.
- To take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited.
- 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 \$60,000,000, 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 N. 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 N

Every child deserves to learn in safe, quality school facilities. Help make it true for the children of our Lincoln community. Vote yes on Measure N for Western Placer USD students and schools.

Western Placer Unified School District (WPUSD) schools have educated generations of local children. But today, many of the schools have grown old, overcrowded and overdue for repairs and upgrades. The state of our classrooms, facilities and technology is negatively impacting teaching and learning. If we want our children to succeed in high school, college and careers, they must be skilled in reading, writing, science, math and technology.

Measure N provides a prudent, responsible plan to address only the most critical needs. NO other funding currently exists to properly upgrade our local facilities.

Measure N will:

- **Improve school safety**, including fire and seismic safety; emergency and security systems.
- **Upgrade** science labs and technology for improved 21st Century learning.
- **Modernize** classrooms/facilities to support instruction in core subjects like math, science, reading and writing.
- **Repair/replace** leaky roofs, floors, plumbing, lighting, electrical, HVAC and water systems.
- **Renovate** Glen Edwards Middle School and replace aging portables with new classrooms.
- **Improve** energy efficiency and reinvest the savings into instruction.
- **Relieve overcrowding** by constructing a new elementary school.

ALL Measure N funds stay local, benefitting ONLY Western Placer Unified School District schools and students. The State CANNOT take this funding away.

Taxpayer protections are REQUIRED. NO funds can be spent on administrators' salaries or pensions. Independent Citizens' Oversight and mandatory audits ensure funds are spent properly.

Studies show that teachers and students perform better in safe, quality schools. Whether you have children or not, protecting the local quality of education is a wise investment. Good schools protect property values and strengthen our community.

Please join teachers, parents, business, community leaders, and residents throughout Lincoln in VOTING YES for safe, quality schools.

VOTE YES on N!

Damian Armitage

Kris Wyatt

Brian Haley

Paul Carras

Paul Long

WPUSD Board President /

WPUSD Board Vice President /

WPUSD Board Member /

WPUSD Board Member /

WPUSD Board Clerk /

Lincoln Crossing Resident

Community Champion

Sheridan Resident

Sun City Resident

Thermalands Resident

Rebuttal to argument in favor of Measure N

Measure N is a MAJOR TAX INCREASE that could cost local taxpayers well over \$120,000,000.00, including interest, principal and other bond costs-- but the proponents never even mentioned that in their ballot argument.

This new debt is in addition to the \$120 million (principal and interest) tax increase passed by voters in November 2014 and the massive bond passed by voters in the 1990s.

Measure N would substantially increase the debt of the Western Placer Unified School District long before the older debt has been paid off. We love our schools, but borrowing even more and piling debts on our children and grandchildren is morally wrong and fiscally irresponsible. This is generational theft where we spend now and leave the debt to future generations.

We are already spending over \$10,300.00 for every student in our school district every year. That amounts to \$310,000.00 for each classroom of thirty kids every year, which is certainly enough to pay teachers' salaries and still repair leaky roofs, fix plumbing, lighting, electrical, heating and air conditioning and any other routine maintenance. Clearly, the answer to this district's problems is not higher taxes and more debt, but better fiscal management.

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 N. Our taxes are already too high!

Phyllis Jean Wing
Resident, Lincoln

Thomas N. Hudson
Executive Director, California
Taxpayer Protection Committee

Jean Pagnone
Treasurer, Placer County
Taxpayers Association

Debra Jackson
Chairman, Placer Tea
Party

Ken Campbell
Past Chairman, Placer
County Republican Party

Argument against Measure N

Measure N is a TAX INCREASE that will be difficult for some residents to afford, especially with all of the other tax increases on the ballot this year. The LAST thing we need is higher taxes and more debt!

(Proposition 13 does not protect us from this voter-approved tax increase. Senior citizens and poor people are not exempt and they may lose their homes if they cannot pay.)

This bond is on top of the \$60 million bond voters approved in November 2014 and the massive bond approved in the 90's, both of which we will be paying back for years to come.

Little of this money will go to the new elementary school construction. Most of this money will go to on-going maintenance and upgrades that should have been funded with current revenue.

The April 12, 2011 Placer County Grand Jury Report took WPUSD to task for failing to maintain their facilities. Five years later nothing has changed.

The upgrades that this bond will supposedly fund will likely be obsolete long before the bond is paid off. **Today's schoolchildren will still be paying for this bond long after their own children have graduated---paying for those obsolete upgrades.** Is this what we want to leave our children?

The fiscally responsible course would be to fully pay off the old bonds before the district incurs new debt.

Remember that bonds increase property taxes. Once issued, bonds can never be cancelled, even if the improvements that we were promised are never completed. Bonds can only be repaid... with interest.

VOTE NO on Measure N. We cannot afford another bond!

Ken Campbell

Debra Jackson

Jean Pagnone

Thomas N. Hudson

Dan Sokol

Past Chairman, Placer

Chairman, Placer Tea

Treasurer, Placer County

Executive Director, California

Past President, League of

County Republican Party

Party

Taxpayers Association

Taxpayer Protection Committee

Placer County Taxpayers

Rebuttal to argument against Measure N

Measure N opponents miss the point! Apparently they haven't visited Western Placer Unified School District schools recently or they would know that Measure N is absolutely needed and a worthy investment.

Here are the FACTS:

FACT: Measure N is about one thing - maintaining the quality of education in our local elementary and middle schools.

FACT: Measure N will help relieve overcrowding and improve student learning.

FACT: Protecting the local quality of education is a wise investment. Good schools protect property values and strengthen our community.

FACT: Our school district makes every effort to use resources wisely, but with limited help from the State, our school facility and technology needs are growing.

FACT: Every penny from Measure N will benefit WPUSD schools. By law, no Measure N funds can be taken by the State or used for administrator salaries or pensions.

FACT: Measure N requires strict independent oversight and annual audits to ensure that WPUSD is held accountable.

FACT: 23 years ago voters approved a bond to upgrade WPUSD **elementary and middle schools**. It will be fully paid off in two years. Projects were completed on time and within budget. Measure A approved by voters in 2014 authorized building a second **high school** and CRITICALLY needed repairs/modernizations.

FACT: Measure N qualifies Western Placer Unified School District for State matching funds when available, leveraging local taxpayer dollars even further.

Local homeowners, realtors, businesses, seniors, teachers, and parents agree; voting YES on N is the most fiscally prudent way to give our kids safe and quality schools.

YES on N!

Damian Armitage

Kris Wyatt

Brian Haley

Paul Carras

Paul Long

WPUSD Board President /
Lincoln Crossing Resident

WPUSD Board Vice President /
Community Champion

WPUSD Board Member /
Sheridan Resident

WPUSD Board Member /
Sun City Resident

WPUSD Board Clerk /
Thermalands Resident

Full text of Measure N

INTRODUCTION

The Western Placer Unified School District ("District") currently serves a population of over 6,700 students in 11 schools, including Glen Edwards Middle School. Glen Edwards Middle School is an aging facility requiring repair, modernization, retrofit and technology and safety upgrades, and it faces other challenges to its capacity to adequately house all of its middle school students. Further, as the student population grows, in order to prevent overcrowding at existing elementary schools, a new elementary school is needed.

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 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.

In May 2014, the District Board adopted an updated School Facility Master Plan that identified improvements needed at each school site and new school construction necessary to prevent overcrowding at existing school sites. Due to large magnitude of school improvements needs and the financial limitations of the District and its taxpayers, the Facility Master Plan recommended separating the projects into phases. The District has obtained funding to address the phase one needs at the high school level, but needs to fund phase two, including improvements to Glen Edwards Middle School and the construction of a new elementary school.

It is imperative that our students are housed in safe schools. In addition, our students would benefit from complete, comprehensive, and efficient schools. We need to act locally to build safe and modern schools to ensure our students have the educational opportunities they deserve.

BOND PROJECT LIST

To complete improvements to Glen Edwards Middle School, construct a new elementary school and protect the quality of education in our schools, the District has placed a bond measure on the ballot to:

- Protect quality education in core subjects like math, science, reading and writing
- Update science, math and computer labs for all students
- Provide up-to-date computers and academic technology
- Update classrooms and facilities to meet current fire, seismic, emergency and safety codes
- Prevent student overcrowding
- Ensure school drinking water continues to be safe
- Improve energy efficiency to provide ongoing savings to fund teachers and instruction
- Provide essential facilities per California Department of Education guidelines

By constructing, upgrading and repairing Glen Edwards Middle school now, as well as acquiring land, completing design and constructing a new elementary school now, we can take advantage of State matching funds, historically low interest rates and low construction costs, while creating good paying jobs for local residents to help get our economy back on track. Plus, the local measure would improve energy-efficiency in our classrooms, providing savings so our schools can protect core academic classes and retain qualified teachers.

Every penny from the measure would benefit the District's schools. The funds would be controlled locally and could not be taken away by the State or go to other communities. No funds could be used to increase benefits, salaries or pensions for administrators, teachers or other school employees. Independent citizens' oversight would ensure all funds are spent appropriately and as promised.

Bond funds may be spent on the following projects, although there is no guarantee that the bonds will provide sufficient funds to allow completion of all listed projects:

The land acquisition, design and construction of a new elementary school and the repair, upgrade, acquisition and construction projects at Glen Edwards School, including:

- Provide modern technology and computers to support 21st-century education
- Provide classrooms and instructional facilities that prepare students for college and careers
- Modernize, renovate or replace, and equip aging classrooms and other school facilities
- Replace aging portables with new classrooms

- Modernize classrooms and educational facilities to meet current safety codes
- Provide modern fire-detection, alarms, and emergency communications systems and other upgrades to ensure safety
- Provide seismic upgrades to classrooms and school facilities
- Provide additional classrooms to accommodate growth in student enrollment
- Upgrade, renovate, repair, construct, and equip, as needed, facilities supporting student services, including food services, gymnasium, multi-purpose, library, music, athletic fields and hard courts, administration and counseling buildings, and other school facilities
- Improve energy and operational efficiency to reduce maintenance and operating costs
- Improve campus entry and accessible paths of travel throughout campus
- Improve parking lots and bus driveways, including the addition of covered parking
- Repair or replace outdated heating, ventilation, air conditioning systems, lighting, electrical, low voltage, or water, sewer, and drainage systems

* * *

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, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, and other miscellaneous equipment and software.

The budget for each project, as defined in the Capital Investment Program, is an estimation 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.

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 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.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF TRUSTEES 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.

NO ADMINISTRATOR SALARIES: PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF SCHOOL FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF SCHOOL FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND SCHOOL ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.

Tax rate statement for Measure N

An election will be held in the Western Placer Unified School District (the "District") on November 8, 2016, to authorize the sale of up to \$60 million 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, the District expects to sell the bonds in one 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 California Elections Code.

(1) The best estimate of the tax rate that would be required to be levied to fund the bonds 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 \$0.022 per \$100 of assessed valuation (\$22 per \$100,000 of assessed valuation) in fiscal year 2016-17.

(2) The best estimate of the tax rate that would be required to be levied to fund the bonds during the first fiscal year after the last sale of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.042 per \$100 of assessed valuation (\$42 per \$100,000 of assessed valuation) in fiscal year 2018-19.

(3) The best estimate of the highest tax rate that would be required to be levied to fund the bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.042 per \$100 of assessed valuation (\$42 per \$100,000 of assessed valuation) in fiscal year 2019-20..

(4) The best estimate of the average tax rate which would be required to be levied to fund the bonds during the life of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.029 per \$100 of assessed valuation (\$29 per \$100,000 of assessed valuation).

(5) The best estimate 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 \$110,000,000 (\$60,000,000 of principal and \$50,000,000 of interest). This estimate is based on assumptions regarding future interest rates and the term, timing, structure and amount of each series of bonds.

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 the District or any other overlapping public agency.

Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on 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: June 30, 2016.

Superintendent
Western Placer Unified School District