
MEASURE C

PROPOSAL TO ISSUE AND SELL BONDS FOR THE PLACER UNION HIGH SCHOOL DISTRICT

To improve Colfax, Del Oro, Foresthill, Placer, Chana and Maidu high schools, and Placer Adult School by renovating/constructing classrooms/educational facilities including Career Technical Education and Science, Technology, Engineering, Arts, Math (STEAM); and upgrading/replacing emergency systems, technology infrastructure, electrical, plumbing, HVAC, and roofing; shall Placer Union High School District issue \$135 million of bonds with interest rates below legal limits, no funds for teacher/administrator salaries, and citizen oversight guaranteeing funds spent only on our local schools?

BONDS -- YES _____

BONDS -- NO _____

IMPARTIAL ANALYSIS BY PLACER COUNTY COUNSEL

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 \$135,000,000 (one hundred thirty-five million dollars) in aggregate principal amount. The proceeds of the bonds would be used for the purposes described in the text of Measure C, 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 also 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 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 reduction, and information technology needs of the District as well as the importance of the projects to student achievement and enhanced instruction 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 expenditure of the bond proceeds until all bond proceeds have been expended.

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 \$135,000,000, 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

ARGUMENT IN FAVOR OF MEASURE C

Schools are the heart of our communities while our communities are the life-blood of our schools. This reciprocal arrangement has been nurtured for years. Your neighborhood high school is a safe, inviting hub for families to learn, play and celebrate. However, after an inclusive community feedback process, it has become clear our students' classrooms do not reflect the changing world of a 21st Century education.

Significant innovations in instruction, technology and programs have been made, but our students need facilities that support their career and college goals. We need to provide our students modern, safe learning spaces to encourage collaboration, critical expression and discovery that mimic today's workplaces. Classrooms must be renovated or replaced and the infrastructure improved to modern standards especially in Career Technical Education (CTE) and Science, Technology, Engineering, Art and Mathematics (STEAM) instruction.

The Placer Union High School District is committed to the development of young people who will participate as

informed, engaged global citizens. Clearly our schools cannot do this alone; healthy communities have healthy schools.

Generations of families, as well as new residents drawn by community pride, support and care deeply for their local high school. Past generations provided the best for the children of yesterday, and we must fully prepare our students for the challenges and opportunities of today and tomorrow.

Vote YES on Measure C to address the critical needs of all our high school campuses: Placer, Del Oro, Colfax, Foresthill, Chana, Maidu and the Placer School for Adults.

Randy B. Tooker, CEO, Boys & Girls Club of Placer County
James W. Holmes, Placer County Supervisor
Bart O'Brien, Retired Superintendent
Edward N. Bonner, Placer County Sheriff
Carolyn Metzker, Realtor

REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE C

The proponents do not even mention that Measure C is a MASSIVE PROPERTY TAX INCREASE. If they cannot be straightforward and honest about that, why would you trust them to spend another \$135,000,000.00 of taxpayers' money? With interest and other costs, this bond might cost more than twice that amount.

TAXPAYERS ARE ALREADY SPENDING OVER \$10,000.00 FOR EVERY STUDENT IN OUR SCHOOL DISTRICT EVERY YEAR. We are currently spending well over \$300,000.00 for each classroom of thirty kids, every single year! \$300,000.00 per classroom is 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 every year, with Internet access. Clearly, more money will not solve this district's real problems.

Measure C is shockingly irresponsible. It would authorize the district to borrow well over \$32,000.00 for every current student. Interest costs and bond expenses could double that amount. This is in addition to over

\$10,000.00 per student that taxpayers are already spending each year. ENOUGH IS ENOUGH!

Instead of tax increases, we need financially-responsible administrators who can live within their generous budgets. Our district needs leaders who respect our community and realize that we have neighbors on fixed incomes who cannot afford such a giant tax increase. Our district needs real reform, not long-term debt that today's schoolchildren will still be paying off long after their own children have graduated!

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

Tom Hudson, Executive Director and Treasurer of the California Taxpayer Protection Committee
Jean Pagnone, Treasurer of the Placer County Taxpayers Association
Ed Rowen, President of the Placer County Republican Assembly
Debra Jackson, Chairman, Placer Tea Party

ARGUMENT AGAINST MEASURE C

Measure C is a MASSIVE PROPERTY TAX INCREASE that our district cannot afford. This would be the largest tax increase in the district's history and it 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 projects and technology improvements that should have been funded with current revenues. Instead of using the district's unanticipated revenue increases to pay for improvements -- or to pay off the debt from the previous bond -- they are asking us to borrow even more money. Today's schoolchildren will still be paying for this bond long after their own children have graduated!

Our district does not even have the "bonding capacity" to borrow the \$135,000,000.00 that this measure would

authorize. This means that they cannot borrow what Measure C would allow because they cannot afford to pay it all back. The district says that they will borrow only a portion of the money now, then borrow the rest many years from now when new developments are built and their "bonding capacity" improves.

THIS CRAZY SCHEME SHOULD BE ILLEGAL. Today's voters should never be asked to approve bonds that cannot be issued until 2024 or 2030 or whenever the district's "bonding capacity" allows such massive borrowing.

Remember that this bond creates a tax increase. Once issued, bonds can never be cancelled. Bonds can only be repaid... with interest.

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

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Jean Pagnone, Treasurer of the Placer County Taxpayers Association
Ed Rowen, President of the Placer County Republican Assembly
Debra Jackson, Chairman, Placer Tea Party

REBUTTAL TO THE ARGUMENT AGAINST MEASURE C

The argument filed against Measure C was written and signed by people who are **NOT residents NOR registered voters** in our district. Consistently, the Placer Union High School District has shown fiscal responsibility and maintained quality programs.

These are the **facts** about the Placer Union High School District's Measure C.

Measure C WILL:

- Expand Science, Technology, Engineering, Arts and Math classrooms
- Upgrade and expand Career Technical Education facilities and learning spaces
- Replace and renovate structures up to 100+ years old
- Install modern fire alarm and emergency communication systems
- Update electrical systems in buildings to support the demands of modern technology
- Require a local independent citizens' oversight committee to ensure that Measure C funds are only spent as promised to voters.

Measure C WILL NOT:

- Fund ongoing maintenance projects or technology devices
- Exceed the District's bonding capacity

-Result in a massive tax increase; a homeowner's property tax will rise less than \$2.50 a month per \$100,000 of **assessed value**

-Fund teacher or administrator salaries, benefits or pensions

Our children, the leaders of tomorrow, need our support and investment to upgrade and improve their educational opportunities. We have the responsibility to fully prepare our children for the future challenges that lay before them.

These are **OUR LOCAL SCHOOLS**. The benefits of quality public schools go beyond just education. Effective schools help protect housing values, create a healthy local economy, lead to safe neighborhoods and are a resource we must protect.

Vote YES on Measure C!

Mike Holmes, Former Mayor of Auburn/Placer High School Graduate
Kathleen Shaffer, American Association of University Women (AAUW) President-Elect
David Johnson, Past President, Auburn Chamber of Commerce
Grace Kamphefner, Community Philanthropist
Brandee Ambrosia, Independent College-Consultant-College-Bound

FULL TEXT OF MEASURE C SUBMITTED BY THE DISTRICT

Upon the passage of Measure C, the Placer Union High School District (the "District") shall be authorized to issue bonds in the aggregate amount of \$135,000,000, 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 January 26, 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 facilities
- Construct new classrooms
- Remove portable classrooms
- Make handicap accessibility (ADA) upgrades and improvements
- Building system upgrades: technology infrastructure, 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 facilities
- Relocate or remove portable classrooms
- Building system upgrades: technology infrastructure, 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 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: technology infrastructure, 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

- Building system upgrades: technology infrastructure, HVAC, mechanical, electrical, & plumbing
- Address unforeseen conditions revealed by construction/renovation (e.g. plumbing or gas line repairs, dry rot, seismic, structural, etc.)

Chana & Maidu High Schools and Placer School for Adults

- Upgrade, renovate, and improve classrooms and facilities
- Make handicap accessibility (ADA) upgrades and improvements
- Building system upgrades: technology infrastructure, 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.)

TAX RATE STATEMENT PREPARED BY THE DISTRICT

An election will be held in the Placer Union High School District (the "District") on June 7, 2016, to authorize the sale of up to \$135,000,000 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 .03¢ per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2017-2018.
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 .02984¢ per \$100 (\$29.84 per \$100,000) of assessed valuation in fiscal year 2026-2027.
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 .03¢ per \$100 (\$30.00 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 .02526¢ per \$100 (\$25.26 per \$100,000) of assessed valuation.

5. The best estimate of the total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold is \$270,671,993

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.

The dates of sale and the amount of bonds sold at any given time will be determined by the District based on the need for construction funds and other factors, including the legal limitations on bonds approved by a 55% vote. 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 County Assessor in the annual assessment and the equalization process.

Dated: 1/26, 2016
 George S. Sziraki, Jr., Ed.D., Superintendent
 Placer Union High School District