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## BOND MEASURE H

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### WESTERN PLACER UNIFIED SCHOOL DISTRICT

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**“Shall the measure to improve schools and student safety with funding that cannot be taken by the State, upgrade safety/security communication systems, qualify for State matching funds; provide health science labs/classrooms, college/job training facilities; aquatic center/physical education facilities, shall Western Placer Unified School District issue \$60,000,000 in bonds with an average of \$3,600,000 raised annually for 32 years at average tax rates of 2.5¢ per \$100 of assessed value, requiring independent audits/oversight be adopted?”**

**BONDS – YES \_\_\_\_\_**

**BONDS – NO \_\_\_\_\_**

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#### 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 Western Placer Unified School District (herein, 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 H, 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 by the District in this case, they must meet additional accountability requirements.

In order to meet these additional accountability requirements, the District Board of Trustees has committed to the following:

- use of bond proceeds shall be only for the purposes set forth in the ballot measure, and not for administrators' or teachers' salaries or pensions or other operating expenses;
- safety, class size reduction, and information technology needs have been evaluated prior to determining that bond issuance was necessary;

- annual independent performance audits of the expenditure of the bond proceeds will be conducted to ensure the bond funds were expended only on the specific identified projects and;
- annual independent financial audits of the expenditure of the bond proceeds will be conducted until all bond proceeds have been expended, and;
- a Citizens' Oversight Committee will be established to monitor expenditure of bond proceeds.

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

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## ARGUMENT IN FAVOR OF MEASURE H

If you value maintaining the quality of education in our Lincoln, Auburn, Thermalands, Sun City, Catta Verdera, 12 Bridges, Foscett Ranch, and Sheridan communities, **there's nothing more important on the November ballot than Measure H. Please VOTE YES.**

**Measure H** provides a prudent, responsible plan to continue modernizing all Western Placer Unified School District (WPUSD) schools for improved student safety and equal access to quality instruction and learning.

### **Measure H will:**

- **Upgrade** school safety and security, including security lighting, fencing, fire safety, and emergency communication systems
- **Provide** classrooms and labs for health sciences, Career Technical Education, college, and job training courses
- **Improve** access to colleges and careers in fields like medical/biomedical research, physiology, engineering, technology, and agriculture
- **Upgrade** deteriorated play equipment, physical education facilities, and fields to improve student safety
- **Construct** an aquatic center
- **Increase** access to school facilities for individuals with disabilities

### **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

**Passing Measure H also qualifies Western Placer Unified School District to receive millions in State matching funds when they become available, leveraging local taxpayer dollars even further.**

Our community has generously supported WPUSD in the past and our local schools are improving with that support. Measure H 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. The longer we wait to make these improvements, the more expensive they will be. 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 safe, quality, Western Placer schools.

### **Please VOTE YES on Measure H.**

Paul Carras, WPUSD Board President/Sun City Resident

Paul Long, WPUSD Vice-President/Thermalands Resident

Brian Haley, WPUSD Board Clerk/Sheridan Resident

Kris Wyatt, WPUSD Board Member/Community Champion

Damian Armitage, WPUSD Board Member/Lincoln Crossing Resident

By: Scott Leaman, Superintendent, Western Placer Unified School District

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## REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE H

### **WARNING: Measure H is a major tax increase!**

The proponents failed to mention that a "YES" vote is a vote to increase your property taxes. How can we trust such dishonest people with our hard-earned money?

The Argument in Favor of this tax increase sounds just like the arguments for the two bonds that passed in 2014 and 2016. They said the same kind of stuff in 1993 when they passed Measure Q, which we are still paying off after 25 years.

The special interests that control this debt-ridden school district refuse to live within their means. Every two years, they demand more money to pay for the same things over and over again, making all the same promises, even though their budgets have been growing like never before and they keep setting new spending records every year.

President Ronald Reagan said, "Government does not tax to get the money it needs; government always finds a need for the money it gets." Our government has an

insatiable appetite for more and more taxpayers' money and they will always find ways to spend it or give it away. We need to tell this school district to stop borrowing and start paying down the mountains of debt they have created.

Vote for fiscal sanity and a debt-free future for our children. Tell WPUSD to live within its means like taxpayers do. Say NO to higher taxes!

### **Vote NO on Measure H!**

Kathy Arts, Lincoln Resident

Carol Wilson, Lincoln Resident

Dianne Herfindahl, Lincoln Resident

Jennifer Thuesen, Lincoln Resident

Ronald F. Bergstrom, Lincoln Resident

By: Ken Campbell, Former Chair, Placer County Republican Party/Lincoln Resident

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## ARGUMENT AGAINST MEASURE H

Unbelievable! Here they go again with another tax increase!

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. Now they are demanding yet another 60-million-dollar bond! Clearly, these people will not stop until we stop them! We are still paying off the debt from three previous bonds, but they want to borrow more and more. It is time for them to learn to live within their means, the way taxpayers do.

Bonds are not free money. **Measure H is a massive tax increase.** Proposition 13 does not protect homeowners from tax increases to pay back voter-approved bonds like this one. If some people cannot pay higher taxes for the next 30 years, government will take away their homes and sell them to pay the taxes. The people who want higher taxes always argue that each new bond only costs a small amount, but when you add up all the bonds and taxes they keep passing, it's a lot of money that many of us cannot afford.

Furthermore, it's irresponsible for us to continue borrowing money that our kids will be paying back over

30 years from now, even after their own children have graduated from school. Future generations will have their own spending needs, so it is wrong for us to spend all the money now and leave them with the bill!

Vote No! Send a message to the politicians and special interests who control this district that we will not stand for their reckless spending, irresponsible borrowing, and endless tax increases. Their budget has grown explosively in the last three decades and they have already taken enough from taxpayers in the district.

Ken Campbell, Former Chair, Placer County Republican Party/Lincoln Resident

Thomas N. Hudson, Executive Director, California Taxpayer Protection Committee

Phyllis Jean Wing, Placer County Taxpayers Assn./Lincoln Resident

Daniel P. Catania, Chairman Liberty California/Lincoln Resident

Ed Rowen, President PCRA/Lincoln Resident

By: Ken Campbell, Former Chair, Placer County Republican Party/Lincoln Resident

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## REBUTTAL TO THE ARGUMENT AGAINST MEASURE H

Measure H's opponents are either misinformed about the District's management or being intentionally deceptive. Apparently, they haven't visited Western Placer Unified School District schools recently, or they would know that Measure H is a needed and worthy investment.

We must continue to invest in our children and schools to protect the outstanding education they receive. Measure H is designed to fix the schools we already have, making them safe and up-to-date for improved teaching and learning.

Measure H is the result of a transparent, multi-year facilities planning process that included community members, teachers, students and parents. This detailed facilities plan catalogs the most critical needs of every school in our district.

### Measure H will:

- **Upgrade** school safety/security, including security lighting, fencing, fire safety, and emergency communication systems
- **Provide** classrooms/labs for health sciences, Career Technical Education, college, and job training courses

- **Construct** an aquatic center
- **Improve** access to colleges/careers in fields like medical/biomedical research, physiology, engineering, technology, and agriculture
- **Upgrade** deteriorated play equipment, physical education facilities, and fields to improve student safety
- **Increase** access to school facilities for individuals with disabilities

Passing Measure H qualifies Western Placer USD to receive millions in State matching money. Without Measure H, those funds will go to districts that have passed local measures.

Mandatory taxpayer safeguards including: Independent Citizens' Oversight and annual audits ensure funds are spent properly.

Don't be deceived by the opponents inaccurate and misleading statements. Take a positive step to protect the outstanding quality of education in our Western Placer Unified School District.

### Vote YES on Measure H.

By: Paul Carras, WPUSD Board President

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## FULL TEXT OF MEASURE H SUBMITTED BY THE DISTRICT

### WESTERN PLACER UNIFIED SCHOOL DISTRICT

#### BOND PROJECT LIST

The Western Placer Unified School District ("District") currently serves a population of almost 7,000 students in 11 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 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.

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.

#### Student Safety and Security Improvement Projects

- *Safety and security systems installation and/or replacement projects are planned to be completed at school sites throughout the District and may include:*
  - Installation of enhanced door security locks, controlled access systems, fencing, gates, public address/communications systems, security cameras, window coverings, intruder and fire alarms, sidewalks/fire vehicle access

#### Youth Athletics and Aquatics Center Projects

- *Youth athletic improvements are planned to be completed at the following school sites:*
  - New High School - Phase 2
    - Construction of health and biomedical career training classrooms and labs, stadium completion, lighting, field and hardcourt surface installation, parking for fields and public library, construction of auxiliary gymnasium and new aquatics center
  - Lincoln High School
    - Stadium improvements, scoreboard installation, hardcourt improvements, baseball field fencing, weight room/team room improvements
  - Glen Edwards Middle School
    - Replace and repair decomposed granite track, natural grass fields, and irrigation systems
  - New Elementary School
    - Installation of athletic playing fields and backstops

- Districtwide Physical Education Facilities

- Outdoor safety enhancements and improvements of fields and playgrounds, installation of outdoor and athletic equipment

Each project is assumed to include its share of costs of the bond issuance, architectural, engineering, and similar planning costs, furniture, equipment, construction management, and a customary contingency for design and construction costs. Projects may also include the preparation of 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. 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.

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.

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 performed.

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.

In order to maximize the effectiveness of the bond proceeds in meeting the need for public school facilities, charter schools receiving allocations of bond proceeds shall have the greatest amount of flexibility possible to lease, purchase, develop, and finance charter school facilities so as long as consistent with State laws applicable to charter school facilities projects and Board approval.

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## TAX RATE STATEMENT PREPARED BY THE DISTRICT

An election will be held in the Western Placer Unified School District (the "District") on November 6, 2018, to authorize the sale of up to \$60,000,000 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 2.5 cents per \$100 of assessed valuation (\$25 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 3 cents per \$100 of assessed valuation (\$30 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 2021-22.

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 \$115,000,000.

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 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.

By: Scott Leaman

Superintendent

Western Placer Unified School District