

Jefferson Union High School District

Measure E

To continue renovating, equipping and constructing classrooms /school facilities including Jefferson, Oceana, Terra Nova, Thornton and Westmoor High Schools and reduce overall borrowing costs, shall \$41,900,000 of Jefferson Union High School District bonds, previously approved by voters in November 2006, be reauthorized through issuance of new bonds, with no increase in total authorized District debt, interest rates below legal limits, independent citizen oversight, no money for administrator salaries, and funds spent locally and not taken by the State?

Full Text

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$41.9 million in aggregated principal at interest rates not in excess of the legal limit and to provide financing for the specific school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts. The Bonds may be issued in series by the District from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

District voters previously approved Measure N at an election held in the District on November 7, 2006. However, due to State law limitations imposed on the issuance of bonds under Measure N, the District estimates that it will be unable to issue any additional Measure N Bonds in the immediate future. The Board of Trustees of the District has found and determined that there continues to be an urgent need in the District for the completion of the educational projects approved by District voters under Measure N, and that no other District resources are available to finance such projects. If the Bonds are approved and issued, the Board of Trustees of the District has covenanted that it will cancel and shall not authorize the issuance of Measure N Bonds in a like amount.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be 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 Education Code Sections 15264 and following).

Evaluation of Needs. The School Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond at this time. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

Independent Citizens' Oversight Committee. The School Board shall establish an Independent Citizens' Oversight Committee under Education Code Section 15278 and following to ensure that bond proceeds are expended only on the school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the School Board.

Performance Audits. The School Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The School Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction and/or rehabilitation of school facilities including the furnishing and equipping of school facilities or 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.

BOND PROJECT LIST

Projects Subject to Available Funding. The following list of projects is subject to the availability of adequate funding to the District. Approval of the bond measure does not guarantee that the proposed projects in the District that are the subject of bonds under the measure will be funded beyond the local revenues generated by the bond measure. The District's proposal for the projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

Scope of Projects. Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, furnish, rebuild and otherwise improve educational and support facilities within the District. Projects which are described below include all related and incidental costs, including their share of the costs of the election and bond issuance and costs of design, engineering, architect and other professional services, inspections, site preparation, utilities, landscaping, construction management and other planning, legal, accounting and similar costs, independent annual financial and performance audits, a customary construction contingency, and other costs incidental to and necessary for completion of the listed projects.

Bond proceeds may also be expended to acquire real property (or any interest in real property) for future educational and support facilities and to acquire and install furniture, fixtures and equipment at any classrooms and other educational facilities within the District. The District may alter the scope and nature of any of the specific projects which are described below as required by conditions that arise during the course of design and construction.

A portion of the facilities described in the following list have previously been financed by the District from the proceeds of its Bond Anticipation Notes which were issued in anticipation of the issuance of the bonds authorized under Measure N. Approval of the Bonds will authorize such facilities to be financed by applying a

Jefferson Union High School District

portion of the proceeds of the Bonds to refund the Bond Anticipation Notes.

Whenever specific items are included in the following list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion.

RENOVATION AND REPAIR OF EXISTING SCHOOLS AND FACILITIES

Bond proceeds will be expended to modernize, replace, renovate, construct, equip, furnish and otherwise improve the facilities of the District located at the following locations:

Jefferson High School Built 1922

Oceana High School (Alternative) Built 1962

Terra Nova High School Built 1961

Thornton High School (Continuation) Rebuilt 2001

Westmoor High School Built 1957

Such projects shall include the following:

Improve student access to computers and modern technology by providing additional computers and upgrading electrical and technological systems.

Make health and safety improvements including removal of asbestos and other hazardous materials, upgrades to fire sprinkler systems, fire suppression systems, fire alarms, intrusion alarms, camera surveillance systems, structural upgrades to improve building earthquake resistance, safety lighting for walkways and parking areas, and improved fencing and gates.

Renovate and replace plumbing systems including restroom facilities, water, sewer and gas systems, and outdated drinking fountains.

Upgrade electrical systems including power, lighting, communications, and low voltage systems.

Modernize and upgrade classroom interiors including doors and door hardware, cabinetry, sinks, ceilings, walls and flooring.

Replace and upgrade heating, ventilation, air conditioning (HVAC) and exhaust systems.

Upgrade systems to improve energy efficiency including new energy management systems, new windows, and insulation and weather-stripping.

Make improvements to comply with Americans with Disabilities Act (ADA) standards including improving stairs and ramps, parking, sidewalks and restrooms.

Repair and replace roofs, gutters, roof drains and downspouts. Upgrade and renovate athletic facilities and playfields including courtyards, tracks, and play courts; swimming pools, pool buildings, and pool filtration and heating systems; lockers and locker room facilities; indoor and outdoor bleachers, concession stands, announcer's booths, and field storage.

Repair and renovate school facility and classroom exteriors including storm drains, irrigation, landscaping, signage, marquees, and trash and utility enclosures.

Modernize, expand, and upgrade other student support facilities.

ACQUISITION AND CONSTRUCTION OF NEW SCHOOL FACILITIES

Bond proceeds will also be expended to construct new classrooms, libraries, and other educational facilities, including site improvements, acquisition of furniture and equipment, and science and technology upgrades.

Facility replacement and new construction shall include but not be limited to:

Construct and upgrade science and computer labs to meet current standards.

Build new libraries/media centers to accommodate a larger student population.

Provide new classrooms including vocational classrooms to reduce student overcrowding throughout the District.

Construct and expand additional student support facilities including kitchens, multi-purpose spaces, exterior covered walkways, exterior covered lunch structures, theaters, and gymnasiums.

Approval of Measure E does not guarantee that the proposed project or projects in the Jefferson Union High School District that are the subject of bonds under Measure E will be funded beyond the local revenues generated by Measure E. The school district's proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

Jefferson Union High School District

Tax Rate Statement

An election will be held in Jefferson Union High School District (the "District") on November 6, 2012 to reauthorize the sale of \$41,900,000 in general obligation bonds, previously approved by voters in November 2006 through the issuance of new bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.01925 per \$100 (\$19.25 per \$100,000) of assessed valuation in fiscal year 2013-14.

2. The best estimate of the tax rate that would be required 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 \$.01925 per \$100 (\$19.25 per \$100,000) of assessed valuation in fiscal year 2013-14.

3. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$.01925 per \$100 (\$19.25 per \$100,000) of assessed valuation.

4. The best estimate of the average tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$.01183 per \$100 (\$11.83 per \$100,000) of assessed valuation.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

Dated August 6, 2012

/s/ **Thomas Minshew**
Superintendent
Jefferson Union High School District

Impartial Analysis of Measure E

The California Education Code, beginning at Section 15100, authorizes a school district to issue bonds for certain purposes. However, voters must first approve the issuance of the bonds at an election. Education Code Section 15266 provides the measure passes if 55% of those voting on the measure vote for it.

In 2006, voters approved issuing up to \$136.9 million of bonds to improve Jefferson Union High School District facilities, of which the District has issued approximately \$95.0 million. The District's Board of Trustees states that, owing to a general economic downturn, it does not anticipate being able to issue the remaining \$41.9 million in bonds approved in 2006 without incurring excessive borrowing costs. Accordingly, the District's Board of Trustees has proposed this measure authorizing the District to issue new bonds in an amount not to exceed \$41.9 million, which is the unissued balance of the bonds approved in 2006. If this measure passes, the District will cause to be cancelled and not issued the remaining unissued bonds approved in 2006. The bonds under this measure will have an interest rate not exceeding the legal maximum and will mature within 40 years from their date of issuance. The District's best estimate of the tax rate for fiscal year 2013-2014, and the highest tax rate levy per year per \$100,000 of assessed valuation to fund this bond, is \$19.25.

The California Constitution requires listing the specific school facilities projects to be funded from the bond revenue and certification that the Board of Trustees has evaluated safety, class size reduction, and information technology needs in the development of that list. The District's "Bond Project List"—attached to the measure's full text—generally contains the following: purchasing computers; improving electrical/technological systems/equipment; making health and safety improvements; improving plumbing, electrical, climate control, and roofing systems; improving athletic facilities; improving school exteriors; improving classroom interiors; improving accessibility for those with disabilities; acquiring real property; constructing new classrooms, libraries, and other facilities, including furniture/equipment; and refunding \$4.9 million in bond anticipation notes already issued in relation to the 2006 bonds. The Bond Project List contains further specifics.

The California Constitution and Education Code require the District to take certain steps to account for the proceeds from the sale of the bonds. The District will direct the funds to be deposited into a special account, appoint a citizens' oversight committee, conduct annual independent performance and financial audits to assure that funds are spent only on the improvements listed in the Bond Project List, and prepare annual reports listing the amount of funds collected and expended and the status of any funded project.

A "yes" vote on this measure would authorize the Jefferson Union High School District to issue bonds in an amount not to exceed \$41.9 million for the purposes listed in the "Bond Project List."

A "no" vote would preclude the Jefferson Union High School District from issuing the bonds.

This measure passes if 55% of those voting on the measure vote "yes."

Jefferson Union High School District

Arguments in support of or in opposition to the proposed laws are the opinions of the authors.

Argument in Favor of Measure E	Rebuttal to Argument in Favor of Measure E
<p>In November 2006, Jefferson Union High School District voters overwhelmingly passed a general obligation bond to improve our local high schools. Since that time, tremendous improvements have been made in repairing and rehabilitating our schools and classrooms.</p> <p>But much remains to be done. Measure E will reauthorize \$41.9 million of previously approved 2006 bonds. By voting YES on Measure E, we can continue the job of improving our local public schools while at the same time SAVING MILLIONS OF TAXPAYER DOLLARS. Here's how:</p> <p>Measure E will let us continue the job of fixing our schools by:</p> <ul style="list-style-type: none"> • Expanding District vocational education programs/ facilities including welding, automotive technology, medical and health technology, and construction trades. • Constructing and upgrading science labs. • Improving student access to computers and modern technology. • Repairing and replacing leaky roofs. • Reovating and replacing outdated plumbing systems. <p>Measure E makes financial sense and has taxpayer protections in place:</p> <ul style="list-style-type: none"> • Reauthorizing the 2006 bonds will allow the District to borrow at much lower interest rate, saving taxpayers millions of dollars in interest. • Iron-clad restrictions that money can only be spent on improving our schools. No funds can be spent on administrator salaries, pensions, or benefits. • The reauthorized bonds will NOT cause any increase in total District debt. • Required annual review of all expenditures by an independent citizens' oversight committee. • Legally required annual audits. • All Measure E funds MUST be used to improve our children's schools and CANNOT BE TAKEN AWAY BY THE STATE AND SPENT ELSEWHERE! <p>Our local schools are our most important asset and should be our number one priority. Measure E will improve our schools, help improve housing values, create jobs for our local economy and save taxpayers millions of dollars in interest.</p> <p>Please join us by voting YES on Measure E!</p>	<p>In 2006, voters passed a \$136,900,000 bond measure to "Renovate/ upgrade facilities, upgrade technology, and increase safety," on top of a 1995 bond measure for \$30,000,000. (Source: www.Ed-Data.K12.ca.us)</p> <p>Now they're back for another \$41,900,000, even though "\$41,901,326.55 of Measure N bonds have been authorized but unissued by the District"--and for what?</p> <p>Answer: "Repairing and replacing leaky roofs" and "Constructing and upgrading science labs."</p> <p>Sounds pretty similar, doesn't it?</p> <p>And this for a district with declining student (from 5,143 in school year 2009-10 to 4,960 in 2010-11) and teacher (236.8 full- time-equivalents to 224.1) populations.</p> <p>Undoubtedly it will ask for the money to acquire, construct, repair classrooms, sites, facilities and equipment.</p> <p>Fool me once, shame on you. Fool me twice, shame on me.</p> <p>Budgets set priorities. Clearly the School Board doesn't consider those items a priority, because they're missing from their current budget.</p> <p>Passage of this bond measure will allow the District to increase salary and pensions of administrators and teachers even higher.</p> <p>But California public school teachers are the highest paid in America. California students rank 48th in math achievement, 49th in reading. (Source: www.LAO.Ca.gov/reports/2011/calfacts/calfacts_010511.aspx)</p> <p>Is it smart to reward poor academic performance and sub-standard maintenance practices with more money? No, it's not!</p> <p>Send a message to the School Board that you want <u>real results</u> before they ask for another <u>dime</u> in tax increases.</p> <p>You can be for children, for schools, for teachers, and against Measure E.</p> <p>Vote NO on Measure E.</p> <p>Want more? www.SVTaxpayers.org/measure-e</p>
<p>/s/ Marvin Morganti August 17, 2012 Chairperson, Jefferson Union High School Bond Oversight Committee</p>	<p>/s/ John Roeder August 17, 2012 President, Silicon Valley Taxpayers Association</p>
<p>/s/ Jean E. Brink August 16, 2012 Former Trustee, Jefferson Union High School District</p>	<p>/s/ Harland Harrison August 27, 2012 Chair, Libertarian Party of San Mateo County CA</p>
<p>/s/ Michael D. Nevin August 17, 2012 Former President, San Mateo County Board of Supervisors</p>	<p>/s/ Bonnie Louisa B. Mendoza August 17, 2012 Parent Leader</p>
<p>/s/ Thomas A. Nuris August 17, 2012 Board Member, Jefferson Union High School District</p>	

Jefferson Union High School District

Arguments in support of or in opposition to the proposed laws are the opinions of the authors.

Argument Against Measure E

When school boards put bond measures like **Measure E** before the voters, they are admitting that everything they are currently spending your tax dollars on now is more important than the projects for which this tax increase is being sought. Budgets set priorities. **They are saying every educational dollar spent today is a higher priority than spending to “make health and safety improvements” or to “upgrades to fire sprinkler systems” to district schools.**

Do you agree?

The website: www.ed-data.k12.ca.us says there are at least 4,363 students in the district, which means the expense is \$9,603 per student before adding interest costs. When you buy a home, truth in lending laws require you be informed about the real cost of buying a home. Consumer laws should apply to bond issues. For example borrowing **\$41,900,000** and paying 3 percent interest for 40 years means monthly payments of **\$150,000** in principle and interest payments for total cost of **\$72,000,000**. As a consumer, you deserved to know the full truth about Measure E.

Instead of paying **\$1,800,000 (interest & principal)** a year “to improve building earthquake resistance”, your educational dollars will go to big banks, investment brokers, and other wealthy people to be used as a tax shelter. Is this the best use of your tax dollars?

What’s more important to you?

1. **Spending \$1,800,000 a year on your child’s safety and health in the schools.**
2. **Spending \$1,800,000 a year to fund tax shelters for big banks, investment brokers, and the rich.**

If you value “removal of asbestos” more than funding tax shelters, vote NO on Measure E.

If you value “Improve(d) student access to computers” more than making interest payments for 40 years, vote NO on Measure E.

Want more? <http://www.SVTaxpayers.org/measure-e>

/s/ **John Roeder** August 17, 2012
President, Silicon Valley Taxpayers Association

/s/ **Harland Harrison** August 17, 2012
Chair, Libertarian Party of San Mateo County CA

Rebuttal to Argument Against Measure E

The facts are the facts.

- Measure E will SAVE taxpayers MILLIONS of dollars in interest. Period.
- Measure E will let us continue the job of improving our local high schools.
- Measure E will create new construction jobs to help our community.
- Measure E will NOT increase total District debt by one penny.
- Measure E money can only be spent on our community’s schools and can’t be used to fund administrative salaries, benefits or pensions.
- Measure E funds must, BY LAW, be used to improve our LOCAL SCHOOLS and cannot be taken by the State and spent elsewhere.

By reauthorizing \$41.9 million of bonds that WERE ALREADY APPROVED by you, the voters, in 2006, we can ensure that we get the best deal possible at the lowest price.

Remember, these are OUR COMMUNITY’S SCHOOLS. They benefit everyone and are a resource that we must protect.

But the benefits of strong public schools go beyond just education. Strong schools help protect housing values, create a stronger local economy and lead to safer neighborhoods.

So what IS more important to you? Wasting millions of dollars on interest? Or saving that money and improving our community’s high schools?

Join us. Vote YES on Measure E!

/s/ **Cristina Bernal** August 23, 2012
Parent Leader, Jefferson HS

/s/ **Alyssa Jenkins** August 23, 2012
Parent

/s/ **Jeanne L. Matysiak** August 21, 2012
President, Jefferson Union High School District Board

/s/ **Dolores “Dee” Canepa** August 24, 2012
Community Leader

/s/ **Kevin Barry Dever** August 24, 2012
Member, JUHSD Bond Oversight Committee