



Measure B

Calistoga Joint Unified School District

Measure Question

55% Majority Needed to Pass

To improve educational facilities; construct career technical education classrooms and facilities; upgrade classroom technology and improve technology infrastructure, shall the Calistoga Joint Unified School District measure authorizing \$41,000,000 in bonds, at legal interest rates, and levying approximately 3.5 cents per \$100 of assessed valuation (raising \$2,200,000 annually) while bonds are outstanding, with a board appointed citizens' oversight committee and annual independent audits to assure proper expenditure of funds, be adopted?

What Your Vote Means

YES	NO
A "yes" vote means you support the proposed school bonds, to be secured by a property tax increase on lands located within the District.	A "no" vote means you oppose the proposed school bonds.

For and Against Measure B

FOR	AGAINST
Laurel Rios Small Business Owner Matthew Reid Winemaker Julie Elkeshen Estate Director Erin Smith-Hagberg Retired Superintendent Marcela A. Rodriguez Education Program Manager	No argument was submitted against Measure B



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County Counsels' Impartial Analysis of Measure B

The Board of Trustees of the Calistoga Joint Unified School District placed this measure on the ballot. This measure will authorize the issuance and sale of up to \$41,000,000 in general obligation bonds, if approved by at least 55% of the votes cast on this measure. The bonds would be repaid through an increase in property taxes to be levied and collected upon lands located within the District. The Tax Information Statement, which appears following the full text of the measure in this voter information pamphlet, reflects the District's current best estimate of the property tax increases that will be needed to service the bonds. The District estimates the average annual tax rate that would need to be levied to fund the proposed bonds is \$32 per \$100,000 of assessed value of taxable property within the District, with the highest annual tax rate estimated to be \$35 per \$100,000 of assessed value. The District estimates the total debt service, including principal and interest, to be \$77,600,000 if the entire amount of bonds proposed by this measure is issued and sold.

The California Constitution limits the use of proceeds from the sale of these bonds to 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. This measure further limits the use of the bond proceeds to the projects described in the Bond Project List included in this voter information pamphlet. Inclusion of a particular project in the Bond Project List, however, is not a guarantee that the project will actually be funded or completed. These bond proceeds cannot be used for salaries or other school operating expenses.

If this measure is approved by the voters, bonds may be issued in series and under state law must mature within 40 years of issuance and may not have interest rates that exceed 12%. The actual interest rates at which the bonds are sold will depend on the bond market at the time of each sale.

If this measure is approved by the voters and bonds are issued and sold, state law requires the District to appoint a citizens' oversight committee and conduct annual independent audits to assure that the bond proceeds are spent in accordance with state law and this measure. The District will also report at least annually to the Board of Trustees regarding the amount of funds collected and expended that year and the status of projects to be funded from bond proceeds.

This measure will not amend any existing laws.

A "YES" VOTE MEANS you support the proposed school bonds, to be secured by a property tax increase on lands located within the District.

A "NO" VOTE MEANS you oppose the proposed school bonds.

s/ Thomas C. Zeleny
Interim Napa County Counsel

s/ Robert Pittman
Sonoma County Counsel

Tax Rate Statement — Measure B

An election will be held in the Calistoga Joint Unified School District (the "District") on November 8, 2022, to authorize the sale of up to \$41,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bond proposition is approved by at least 55% of the voters of the District voting on the bond proposition, the District expects to issue the bonds in multiple series over time. 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 through 9405 of the California Elections Code.

1. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 3.2 cents per \$100 (\$32.00 per \$100,000) of assessed valuation. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2056-57.
2. 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 3.5 cents per \$100 (\$35.00 per \$100,000) of assessed valuation in fiscal year 2023-24 and such tax rate is expected to continue through fiscal year 2050-51.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$77,600,000.

Voters should note that 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, which could be more or less than the assessed value. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors 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 average annual tax rate, the highest tax rate, the final fiscal year in which the tax is anticipated to be collected and the year or years in which they will apply, and the actual total debt service, may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds sold, market conditions 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 or amortization of bonds sold at any given time will be determined by the District based on need for project funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and 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. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: July 19, 2022.

s/ Audra Pittman
Superintendent
Calistoga Joint Unified School District



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Arguments and rebuttals are the opinions of the authors. They are printed exactly as submitted, including errors.

Argument in Favor of Measure B	Argument Against Measure B
<p>Everyone knows the importance and value of having quality schools. From higher achieving students, to greater neighborhood safety and improved property values, quality schools make a difference. While our teachers and staff do their best in educating our children, many classrooms and school facilities at Calistoga Joint Unified School District are outdated and inadequate to provide students with the facilities they need to succeed. This is why our students need your YES vote on Measure B!</p> <p>Although our schools have been well maintained over the years, aging classrooms and facilities must be upgraded since many do not meet 21st century standards. Measure B would allow the District to improve our schools and the quality of education provided to local students. By investing in Calistoga schools, we can meet today's safety, technological, and educational standards and better our community.</p> <p>If passed, Measure B will provide funding to make facility improvements at local Calistoga schools by:</p> <ul style="list-style-type: none"> • Constructing Career Technical Education classrooms and facilities • Increasing student access to computers and modern technology • Replacing temporary portables with permanent classrooms • Constructing and renovating classrooms, restrooms and school facilities, including kitchens and multi-purpose rooms/gymnasiums • Improving playgrounds, fields, and outdoor learning areas <p>Measure B makes financial sense and protects taxpayers.</p> <ul style="list-style-type: none"> • All funds must be spent locally and cannot be taken by the State. • By law, spending must be reviewed and annually audited by an independent citizens' oversight committee. • Funds can only be spent to improve our local elementary school, not for teacher or administrator salaries. <p>Measure B upgrades and renovates old and inadequate school facilities, improves the education of local students, and maintains the quality of our community. That's something we can all support. Please join us and VOTE YES ON MEASURE B!</p> <p>s/ Laurel Rios Small Business Owner</p> <p>s/ Matthew Reid Winemaker</p> <p>s/ Julie Elkeshen Estate Director</p> <p>s/ Erin Smith-Hagberg Retired Superintendent</p> <p>s/ Marcela A. Rodriguez Education Program Manager</p>	<p>No argument was submitted against Measure B</p>



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Full Text of Measure B

CALISTOGA JOINT UNIFIED SCHOOL DISTRICT CLASSROOM TECHNOLOGY, RENOVATION AND CONSTRUCTION MEASURE

This proposition may be known and referred to as the "Calistoga Joint Unified School District Classroom Technology, Renovation and Construction Measure" or as "Measure B".

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the voters of the Calistoga Joint Unified School District (the "District") voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$41,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled "BOND PROJECT LIST" below (the "Bond Project List"), subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code).

Evaluation of Needs. The Board of Trustees of the District (the "Board") has evaluated the facilities needs of the District in order to determine which projects to finance from a local bond at this time. In order to address the facilities needs of the District, the Board deems it necessary and advisable to fund the specific school facilities projects listed in the Bond Project List. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Limitations on Use of Bonds. Proceeds from the sale of bonds authorized by this proposition shall be used only for 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, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

Independent Citizens' Oversight Committee. In accordance with and pursuant to California Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens' oversight committee, within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the California Education Code, to ensure that (a) bond revenues are expended only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and (b) that no funds are used for any teacher or administrative salaries or other school operating expenses. In accordance with Section 15282 of the California Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

Annual Performance Audits. In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the California Education Code.

Annual Financial Audits. In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the California Education Code.

Special Bond Proceeds Account; Annual Report to Board. In compliance with the requirements of California Government Code Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of California Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief fiscal officer of the District shall cause a report to be filed with the Board at least once a year, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief fiscal officer of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

FURTHER SPECIFICATIONS

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to California Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to California Government Code Section 53410.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

ESTIMATED BALLOT INFORMATION

The District is required by law to include in the statement of the bond proposition to be voted on estimates of the amount of money to be raised annually to repay the bonds and the rate and duration of the tax to be levied for the bonds. As of the time this proposition was placed on the ballot, the District estimated a tax rate of approximately 3.5 cents per \$100 of assessed valuation (annual repayment amount of \$2,200,000) while the bonds are outstanding (estimated to be approximately 35 years). Attention of all voters is directed to the fact that such information is based upon the District's projections and estimates only, which are not binding upon the



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Full Text of Measure B (Cont.)

District. The amount of money to be raised annually and the rate and duration of the tax to be levied for the bonds 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 project 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 County Assessor in the annual assessment and the equalization process.

BOND PROJECT LIST

The Bond Project List below lists the specific projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. In so far as permitted by law, each project is assumed to include its share of costs of the election and bond issuance, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for completion of the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain project funds expected from non-local bond sources have not yet been secured. Therefore, the Board cannot guarantee that the bond proceeds will provide sufficient funds to allow completion of all listed projects. Alternatively, if the District obtains unexpected funds from non-local bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available).

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

CALISTOGA JOINT UNIFIED SCHOOL DISTRICT CLASSROOM TECHNOLOGY, RENOVATION AND CONSTRUCTION MEASURE PROJECTS
The following projects are authorized to be financed at all school facilities sites District wide:
<ul style="list-style-type: none"> • Modernize, upgrade, renovate, rehabilitate, re-configure, relocate, expand, and/or equip classrooms, classroom buildings, labs, restrooms, common areas, auditoriums, and school support/administrative facilities (including, but not limited to, library, multipurpose room, auditorium, food storage, preparation and service, cafeteria and office/staff support facilities), whether permanent, portable or modular. • Construct or acquire and/or install classrooms, labs, classroom buildings, restrooms, and related facilities, including, but not limited to, such facilities for career technical education. • Replace portable classrooms with permanent classroom facilities. • Upgrade and/or acquire and install security systems, networks, fixtures, infrastructure, equipment and controls, including, but

- not limited to, fencing, security gates, master key and door lock and other access controls, exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, clock, bell, data, voice and audio-visual communication (including, but not limited to, telephone and public address) systems, fixtures, infrastructure, equipment and controls.
- Replace, upgrade and/or install major building and utility systems, equipment and infrastructure, including, but not limited to, roofing, electrical, lighting, heating, ventilation and cooling, plumbing, refrigeration, sewer, storm drain, gas, water service, and energy management.
- Construct, acquire, install and/or upgrade renewable, sustainable and efficient energy and/or water systems, equipment and features including, but not limited to, electricity generation, distribution and storage systems.
- Improve, correct, restore, renovate and/or construct any facilities and/or grounds, including, but not limited to, playgrounds, play fields/ball fields, stadiums, and other structures or portions thereof, to eliminate or mitigate health and safety risks and/or comply with local, state and federal building, health, safety, access and other related requirements, including, but not limited to, access requirements of the Americans with Disabilities Act (ADA).
- Reconfigure, renovate, resurface, improve and/or expand roads, sidewalks, pathways, walkways, driveways, paved areas, parking lots and related areas, and pick-up/drop-off areas.
- Modernize, upgrade, renovate, rehabilitate, re-configure, expand, construct, acquire and/or install gymnasiums, stadiums, pools, tracks, tennis courts, hard courts, play fields, ball fields and other physical education facilities, including, but not limited to, lighting, physical education classrooms, restrooms, concession facilities, locker rooms and weight rooms.
- Renovate, replace, repair, upgrade, expand, construct, acquire, install and/or improve play areas and spaces, hard courts, play structures, play fields, turf, landscape, gardens, hardscape and outdoor learning areas, including, but not limited to, shade/rain structures, other outdoor covered structures and sitting areas.
- Upgrade, acquire and/or install technology equipment, fixtures and infrastructure, including, but not limited to, computers, laptops, tablets, mobile devices, televisions, interactive educational technology, audio/visual systems, digital projectors, document cameras, smartboards, computer science tools and equipment, amplification devices, monitors, printers, 3D printers, copiers, scanners, announcement displays, wireless microphones, audio systems, video systems, network equipment (including, but not limited to, servers, network interface devices, data backup systems, network switches and routers, storage area network equipment, firewalls, network security equipment, racking, power and cooling equipment, wiring and uninterruptible power supplies, and wireless WAN equipment). Such upgrades, acquisitions and installations of technology equipment, fixtures and infrastructure include initial purchases and scheduled and necessary replacements, upgrades and updating of technology. Technology equipment, fixtures and infrastructure includes existing technology equipment, fixtures and infrastructure as well as technology equipment, fixtures and infrastructure developed in the future.



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MISCELLANEOUS

All listed bond projects include the following as needed:

- Planning, designing and providing temporary housing necessary for listed bond projects.
- The inspection, sampling and analysis of grounds, buildings and building materials to determine the presence of hazardous materials or substances, including asbestos, lead, etc., and the encapsulation, removal, disposal and other remediation or control of such hazardous materials and substances.
- Seismic and historical evaluations, site surveys (including topographic, geological and utility surveys), and infrastructure analyses.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings or other temporary buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; and relocating fire access roads or ingress/egress pathways.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Acquire or construct other improvements required to comply with building codes, including seismic safety requirements, the Field Act, and access requirements.
- Acquisition of any rights-of-way, easements, licenses and/or real property made necessary by listed bond projects, or lease of real property made necessary by the listed bond projects.
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel.
- Furnishing and equipping of classrooms and other school facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- All other costs and work necessary or incidental to the listed bond projects.

PROJECTS INVOLVING RENOVATION, REHABILITATION OR REPAIR

For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition) if the Board of Trustees determines that replacement new construction is more practical than renovation, rehabilitation or repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.

Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, California Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs. The school facilities projects on the Bond Project List only authorize capital expenditures.

Headings. The headings or titles of the sections of the bond proposition, including any headings or titles included in the Bond Project List, are solely for convenience of reference and shall not affect the meaning, construction or effect of the bond proposition.

Severability. The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

GENERAL PROVISIONS

Interpretation. The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, California Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds