



# Measure F

## Kenwood School District

### Measure Question

**55% Majority Needed to Pass**

To improve the quality of educational facilities; repair or replace deteriorating roofs, plumbing and sewer systems; modernize, renovate and construct classrooms, restrooms and school facilities; make health and safety improvements; and provide systems addressing power outages; shall Kenwood School District’s measure to issue \$17,000,000 in bonds at legal interest rates be adopted, raising approximately \$995,000 annually while bonds are outstanding averaging 3¢ per \$100 of assessed value, with oversight, annual audits and all funds improving local schools?

### What Your Vote Means

YES	NO
A “yes” vote on Measure F authorizes the District to issue the bonds and levy taxes to pay for the indebtedness.	A “no” vote on Measure F denies authorization to issue the bonds and levy associated taxes.

### For and Against Measure F

FOR	AGAINST
Daren Bellach Kenwood Fire District Chief  Gregory Hamilton Owner – Hamilton Family Wines  Jay Gamel Retired Journalist  Charles Ensley retired clergyman  Sally A. Doss Retired school secretary	No argument was submitted against Measure F



# Local Ballot Measure: F

## County Counsel's Impartial Analysis of Measure F

California law permits school districts to issue bonds to pay for construction, reconstruction, rehabilitation, or replacement of school facilities, provided 55 percent of voters who vote on Measure F approve the sale of the bonds. The Kenwood School District Governing Board ("District") has called an election on whether to issue \$17,000,000 in bonds for such purposes.

Money raised by bond sales may only be used for the purposes and projects stated in the Bond Project List set forth in Measure F, following this analysis. The Bond Project List includes a complete list of projects and allowed expenditures for construction, repair, upgrades and modernization of school facilities. As required by law, Measure F prohibits using bond proceeds for teacher or administrator salaries or other operating expenses.

The District has certified that it evaluated safety, class size, and information technology needs in developing the Bond Project List. Inclusion of a project on the Bond Project List does not guarantee it will be funded or completed. The District may seek State funds to augment Bond proceeds to advance the Bond Project List. The District will establish the priority and order in which projects are undertaken.

Measure F includes "Accountability Requirements" that require the District to: annually conduct independent financial and performance audits; establish an Independent Citizens' Oversight Committee; and maintain bond proceeds in a separate account established by the District. Measure F further requires the District's chief fiscal officer to provide an annual report on the status of projects undertaken and the amount of bond proceeds received and expended in each year.

If approved, Measure F authorizes the District to issue and sell general obligation bonds in series, at different times, as projects are undertaken. All bonds must mature within the statutory maximum number of years from date of issue. The interest rate on the bonds will depend on the market rate at the time bonds are sold, but cannot exceed the maximum rate set by law. The bonds will be repaid from property taxes levied on real property, which the District anticipates will continue through Fiscal Year 2055-56 based on the value of land and improvements on each property. Those taxes would be in addition to current real property taxes.

The amount of tax needed each year will depend upon the amount needed to repay outstanding principal and interest. The District's Tax Rate Statement, which follows this analysis, estimates the highest tax rate necessary to fund the bonds is \$30.00 per \$100,000 of assessed value. This is a projection that could go up or down depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values. The estimated total debt service (including principal and interest) if all bonds are sold is \$33,800,000.

A "yes" vote on Measure F authorizes the District to issue the bonds and levy taxes to pay for the indebtedness.

A "no" vote on Measure F denies authorization to issue the bonds and levy associated taxes.

ROBERT PITTMAN  
County Counsel

By: s/ Matthew R. Cody  
Deputy County Counsel

## Tax Rate Statement — Measure F

An election will be held in the Kenwood School District (the "District") on November 8, 2022, to authorize the sale of up to \$17.0 million in bonds of the District to finance school facility improvements as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* property 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. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.028 per \$100 of assessed valuation (or \$28 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2055-56.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.03 per \$100 of assessed valuation (or \$30 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2023-24 and following.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$33.8 million.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the Sonoma County's official tax rolls. 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.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations 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.

s/ Nate Myers  
Superintendent  
Kenwood School District



# Local Ballot Measure: F

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

Argument in Favor of Measure F	Argument Against Measure F
<p>Kenwood Elementary School is the foundation of our children's long journey toward achieving rewarding, fulfilling lives.</p> <p>Our school needs your financial support to continue providing the traditional and modern skills children must have to successfully meet an increasingly demanding future.</p> <p>They must have a safe and healthy place to learn and grow, mentally and physically.</p> <p>New state health standards will require kitchen updates. The HVAC system has to cope with ever heavier demands to provide clean air in class. ADA compliance is both necessary and expensive.</p> <p>Our portable classrooms were used when bought 30 years ago and dry rot is setting in. The gym floor is at its end of life. Our roofs are 25 years old -- and the plumbing and septic systems are older.</p> <p>A fully integrated and upgraded internet system is not a luxury. The ability to swiftly navigate ever more complex technology will be critical to future success in any field.</p> <p>Not only must Kenwood School continue to meet today's stringent safety, technological, and educational standards, it must cope with tomorrow's demands.</p> <p>If passed, Measure F will provide a good part of the funding to meet these critical infrastructure improvements. They are real, happening now, and waiting will not reduce costs.</p> <p>Work and expenditures will be addressed as needed. Adequate financial resources will make planning and execution efficient and cost effective.</p> <p>All bond funds must be spent locally for the school, not for administrator or teacher salaries; they cannot be taken by the State.</p> <p>Every year, school spending (including bond revenues) are reviewed and audited by an independent oversight committee of local residents.</p> <p>Measure F bonds are a sound, well protected, and a safe investment in our children's future.</p> <p>Vote Yes On Measure F!</p> <p>s/ Daren Bellach Kenwood Fire District Chief</p> <p>s/ Gregory Hamilton Owner – Hamilton Family Wines</p> <p>s/ Jay Gamel Retired Journalist</p> <p>s/ Charles Ensley retired clergyman</p> <p>s/ Sally A. Doss Retired school secretary</p>	<p><b>No argument was submitted against Measure F</b></p>



# Local Ballot Measure: F

## Full Text of Measure F

### KENWOOD SCHOOL DISTRICT MEASURE F FULL TEXT OF MEASURE

#### INTRODUCTION

The following is the abbreviated form of the bond measure:

“To improve the quality of educational facilities; repair or replace deteriorating roofs, plumbing and sewer systems; modernize, renovate and construct classrooms, restrooms and school facilities; make health and safety improvements; and provide systems addressing power outages; shall Kenwood School District’s measure to issue \$17,000,000 in bonds at legal interest rates be adopted, raising approximately \$995,000 annually while bonds are outstanding averaging 3¢ per \$100 of assessed value, with oversight, annual audits and all funds improving local schools?”

#### BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Kenwood School District (the “District”) will be authorized to issue and sell bonds of up to \$17.0 million in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed under the heading “Bond Project List” below, subject to all the accountability requirements specified below.

#### 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 District Governing Board (the “School Board”) has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. 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.** Following approval of this measure, the School Board will establish an Independent Citizens’ Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of 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 will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

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

**Government Code Accountability Requirements.** As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Sonoma County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to

be filed with the School Board not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

#### NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), being the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

#### STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District’s proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

#### INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated rates of *ad valorem* property taxes, the duration of issued bonds and related levies and collections of *ad valorem* property taxes are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the rate or the duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District’s overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

#### BOND PROJECT LIST

**Scope of Projects.** Bond proceeds will be expended on the construction, reconstruction, rehabilitation, or replacement of school facilities of the Kenwood School District, including furnish and equipping, and the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries or other school operating expenses, in compliance with California Constitution Article XIII A, Section 1(b)(3).

This measure authorizes bond projects to be undertaken at all current and future District properties, sites and campuses.

**Specific School Facility Project List.** The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this measure. The following types of projects are authorized:



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## Full Text of Measure F (Cont.)

- Repair, replace and/or upgrade leaky or deteriorating roofs
- Improve student access to computers and modern technology, including all necessary infrastructure supporting technology and all devices and equipment including instructional equipment
- Replace deteriorating plumbing and sewer systems and install and/or repair other needed infrastructure serving District facilities
- Modernize, renovate, expand and construct classrooms, restrooms and school facilities, including the repurposing of facilities
- Make health, safety and security improvements
- Replace temporary portables with permanent classrooms
- Repair or replace outdated heating, ventilation and air conditioning systems with building code compliant, energy efficient systems
- Replace existing wiring systems to meet current electrical and accessibility codes and increased capacity including acquiring systems/equipment to address power outages such as generators, solar power and battery back-ups or other available technologies
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains and playground equipment, and any other improvements necessary to ensure compliance with all legal and regulatory requirements
- Upgrade P.E. fields and facilities for school and community use
- Make security improvements throughout the District, such as installing security fencing, cameras, lighting, communication systems, and fire alarm and security systems
- Repair and upgrade all building finishes such as walls, flooring, doors, windows, casework and shelving
- Make facility improvements to increase the District's energy efficiency, including replacing outdated lighting and windows
- Upgrade school site parking, utilities and grounds
- Upgrade, expand, repair and/or equip labs, multipurpose rooms, food service facilities, auditoriums, libraries, locker rooms, and other school facilities, including the cafeterias and gymnasiums.
- Improve, expand and/or construct outdoor learning and gathering areas including shade structures, seating and related improvements
- Address unforeseen conditions revealed by construction/modernization (such as plumbing or gas line breaks, dry rot, seismic, structural, etc.).
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades including playground equipment replacement
- Abate and remove hazardous materials identified prior to or during construction
- Repair, replace and/or upgrade facility exteriors and sites including paving, signage, landscaping and irrigation including installation of or replacement of turf, and other grounds improvements

Furnishing and Equipping; Incidental Expenses. Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during

construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular and parking facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

Alternations to Scope; New Construction. The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for or otherwise determined by the Board to be in the best interests of the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. This measure also authorizes the consolidation of schools into a single campus or related campuses.

Interim Financing Included; Joint Use Projects Authorized. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes or lease financings relating to projects and/or equipment previously financed. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Other Funding Sources. Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded beyond what can be completed with funds generated by this bond measure. The District plans to pursue matching funds from the State of California, if available, to provide additional funding to complete certain of the identified facilities projects.

Unforeseen Circumstances. Many factors which the District cannot predict or control may impact its ability to address each of the projects, including but not limited to construction cost issues, supply chain issues which can cause project delays, labor shortages, and unknown environmental factors or site conditions, among others. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

Project List Not in Order of Priority; Board Determines Prioritization. The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board.