



Measure E

Sebastopol Union School District

Measure Question

To improve the quality of local schools; increase energy-efficiency by installing solar panels; make health and safety improvements; and modernize outdated classrooms, restrooms and school facilities; shall Sebastopol Union School District's measure be adopted authorizing \$17,500,000 in bonds at legal interest rates, generating approximately \$1.0 million annually while bonds are outstanding with levies of approximately 2.5 cents per \$100 assessed value, with annual audits, citizens' oversight, no money for salaries and all money for local projects?

What Your Vote Means

YES	NO
A "yes" vote on Measure E will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.	A "no" vote on Measure E will not authorize either the issuance of bonds or the associated levy of taxes.

For and Against Measure E

FOR	AGAINST
Deborah Drehmel Board President, Sebastopol SD Michael Carey Former District Superintendent Karen Miller District Volunteer of the Year Pauline Pellini Realtor & Interact Advisor Sarah Glade Gurney Council Member City of Sebastopol	No argument was submitted against Measure E



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County Counsel's Impartial Analysis of Measure E

California law permits school districts to issue bonds to pay for construction, repair, replacement, and acquisition of school facilities provided 55 percent of voters who vote on the measure approve the sale of the bonds. The Sebastopol Union School District Board of Trustees has placed on the ballot the question of whether to issue \$17,500,000 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 E, following this analysis. Proceeds could be used to modernize, renovate, construct, acquire, equip, expand, or otherwise improve educational and support facilities. The Bond Project List includes a complete list of projects and allowed expenditures. As required by law, Measure E prohibits using bond proceeds for teacher or administrator salaries or other operating expenses.

The Board of Trustees 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 Board of Trustees will establish the priority and order in which projects are undertaken.

If adopted, Measure E includes "Accountability Safeguards" that require the Board of Trustees to: annually conduct independent financial and performance audits; establish an Independent Citizens' Oversight Committee; and maintain bond proceeds in a separate account in the County Treasury. Measure E further requires District Superintendent to provide an annual report to the Board on the status of projects undertaken and the amount of bond proceeds received and expended in each year.

If approved, Measure E authorizes Sebastopol Union School District to issue and sell general obligation bonds in series, at different times, as projects are undertaken. Bonds of any series 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. Bonds will be repaid from property taxes levied on real property within the District through Fiscal Year 2053-54 based on the value of land and improvements on each property. Those taxes would be in addition to current real property taxes within the District.

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 \$25.00 per \$100,000 of assessed value. Those tax levies are projections, and 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 in the District.

If all bonds are sold, the total debt service (including principal and interest) will be \$34,600,000. The tax will raise approximately \$1,000,000 annually.

A "yes" vote on Measure E will authorize the District to issue the bonds and levy taxes to pay for the indebtedness. A "no" vote on Measure E will not authorize either the issuance of bonds or the associated levy of taxes.

BRUCE D. GOLDSTEIN
County Counsel

By: s/ Robert Pittman
Assistant County Counsel

Tax Rate Statement — Measure E

An election will be held in the Sebastopol Union School District (the "District") on March 3, 2020, to authorize the sale of up to \$17.5 million in bonds of the District to finance school facilities 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* 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 \$0.024 per \$100 of assessed valuation (or \$23.47 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2053-54.
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 \$0.025 per \$100 of assessed valuation (or \$25.00 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2020-21 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 \$34.6 million.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the 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.

By: s/ Linda Irving
Superintendent
Sebastopol Union 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 E	Argument Against Measure E
<p>Sebastopol schools are the most important assets in our community and should be our number one priority. From higher achieving students, to higher home values, to greater neighborhood safety, quality schools make a difference. While our teachers and staff do their best in educating our children, many classrooms and school facilities in the Sebastopol Union School District are outdated and inadequate to provide local children with the school facilities they need to succeed.</p> <p>Although our schools have been well maintained over the years, it is now time to finish our plan to fully renovate our schools into sustainable 21st Century learning environments. Measure E would allow the District to improve our schools and the quality of education provided to local students. By investing in our schools, we can meet today's safety, technological, and educational standards and better our community.</p> <p>Measure E will provide funding to make critical facility improvements at our elementary schools by: increasing energy-efficiency at school sites, including installing solar panels; making health and safety improvements; replacing deteriorating plumbing systems; upgrading inadequate electrical systems; and modernizing outdated classrooms, restrooms and school facilities.</p> <p>Measure E makes financial sense and protects taxpayers. Measure E raises funds needed to improve our schools. By law, spending must be reviewed and annually audited by an independent citizens' oversight committee; and all bond funds must be spent locally and cannot be taken by the state. In addition, funds can only be spent to improve our local elementary schools, not for teacher or administrator salaries.</p> <p>Measure E upgrades and renovates old and inadequate classrooms, improves the education of local children, and maintains the quality of our community. That's something we can all support. Please join us and vote Yes on Measure E!</p> <p>s/ Deborah Drehmel Board President, Sebastopol SD</p> <p>s/ Michael Carey Former District Superintendent</p> <p>s/ Karen Miller District Volunteer of the Year</p> <p>s/ Pauline Pellini Realtor & Interact Advisor</p> <p>s/ Sarah Glade Gurney Council Member City of Sebastopol</p>	<p>No argument was submitted against Measure E</p>



Local Ballot Measure: E

Full Text of Measure E

INTRODUCTION

To improve the quality of local schools; increase energy-efficiency by installing solar panels; make health and safety improvements; and modernize outdated classrooms, restrooms and school facilities; shall Sebastopol Union School District's measure be adopted authorizing \$17,500,000 in bonds at legal interest rates, generating approximately \$1.0 million annually while bonds are outstanding with levies of approximately 2.5 cents per \$100 assessed value, with annual audits, citizens' oversight, no money for salaries and all money for local projects?

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Sebastopol Union School District will be authorized to issue and sell bonds of up to \$17.5 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 in the Bond Project List described 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 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 Board of Trustees 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 Board of Trustees of the District 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), those being for 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

This measure authorizes the issuance of general obligation bonds to finance the types of projects set forth on the Bond Project List set forth below, to be repaid by tax collections for the years that bonds are outstanding. The measure presented to District voters on the Ballot, as set forth above under the heading "INTRODUCTION", includes information regarding the expected average amount of money to be raised annually to pay issued bonds, the estimated rate of the approved tax per \$100 of assessed valuation, and the year through which it is approximated the proposed tax will be levied and collected. Each of these estimates and approximations are provided as informational only. Such amounts are estimates only, and are not maximum amounts or limitations on the terms of the bonds or the tax rate or duration supporting repayment of bonds. The approximations and estimates provided 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 have been 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.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the Sebastopol Union School District, including the furnishing and equipping of such school facilities. This measure authorizes bond projects to be undertaken at all District sites, including current and future sites.

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

- Make energy-efficiency improvements to reduce utility costs, including installing solar panels
- Make health and safety improvements, such as replacing aging building materials, including removal of hazardous materials identified either prior to or during construction including asbestos, and seismic reinforcements



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Full Text of Measure E (Cont.)

- Make improvements to school safety and security, including fire alarms, sprinkler systems, school communication systems, security cameras, surveillance systems, lighting and fencing
- Repair or replace deteriorating plumbing and sewer systems
- Replace inadequate wiring and electrical systems to meet current electrical and accessibility codes, increase capacity, and relieve currently overloaded electrical systems.
- Ensure and upgrade handicapped accessibility to District facilities, including to meet all federal and state-mandated Americans with Disabilities Act (ADA) accessibility to schools, and as mandated by the Division of the State Architect (DSA), including upgrades to site access, parking, staff and student restrooms, relocation of certain existing electrical devices, drinking fountains, playground equipment, and other necessary improvements.
- Repair or replace outdated heating, ventilation and air-conditioning systems
- Modernize/renovate outdated classrooms, restrooms and school facilities to meet 21st century educational standards, including providing updated furnishings and other equipment to facilitate a modern learning environment
- Improve student access to computers and modern technology, including providing all necessary infrastructure, hardware, software, computers, devices and other modern instructional equipment
- Make water conservation improvements to restrooms and playfields
- Upgrade/improve P.E. fields, playgrounds, play structures and similar facilities for school and community use
- Upgrade, expand, construct, repair and/or equip school facilities, including library/media centers, labs, multipurpose rooms, and other school facilities.
- Renovate, repair, expand and/or upgrade the interior and/or exterior of existing outdated classrooms, restrooms and school facilities
- Modernize outdated classroom interiors including new paint, carpet/vinyl, white marker boards, tackable surface and increased secure storage capacity for instructional materials and equipment
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades, including playground equipment replacement
- Upgrade, repair and/or expand school site parking, roadways, grounds and other infrastructure such as utility systems, including installing exterior lighting, repairing pathways, walkways, ADA access ramps and related landscaping

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 the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Governing Board. 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. 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, and including payment and prepayment of lease payments relating to projects and/or equipment previously financed.

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 local funds generated by the bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects.

The order in which school facilities projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project priorities will be determined by the Board of Trustees. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

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 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.