

**VOTER'S PAMPHLET**  
**MEASURES, ANALYSES AND ARGUMENTS**

(whichever is applicable to your ballot)

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

**PETALUMA JOINT UNION HIGH SCHOOL DISTRICT**  
**MEASURE C**

**C** To improve the quality of education with funding that cannot be taken by the State; repair deteriorating plumbing and sewer systems; upgrade inadequate electrical systems; increase student access to 21<sup>st</sup> century technology; renovate P.E. fields and facilities for school and community use, and modernize/ renovate classrooms, restrooms and school facilities; shall the Petaluma Joint Union High School District issue \$68,000,000 of bonds at legal rates, have an independent citizens' oversight committee and have no money used for administrative salaries?

**COUNTY COUNSELS' IMPARTIAL ANALYSIS OF MEASURE C**

The California Constitution allows school districts to borrow money by issuing bonds to pay for construction, repair, replacement, and acquisition of school facilities if 55 percent of the voters who vote on the measure approve the sale of the bonds. The Petaluma Joint Union High School District Board has called for an election and placed on the ballot the question of whether to issue bonds in the amount of \$68 million for construction, upgrades, and improvements at a number of District school sites.

Money raised by bond sales can be used for the purposes and projects stated in the Bond Project List set forth in the Measure. Projects include repairing deteriorating plumbing and sewer systems; upgrading inadequate electrical systems; increasing student access to computers and technology; renovating P.E. fields and facilities for school and community use; and modernizing classrooms, restrooms, and school facilities. Additional bond projects may include constructing performance arts theaters and pools for school and community use; replacing temporary portables; upgrading fire alarm and security systems; increasing energy efficiency and access for those with disabilities; and removing hazardous materials. As required by state law, the measure prohibits using bond proceeds for teacher or administrator salaries or other operating expenses.

The inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed. The District's Board will establish the priority and order in which projects will be completed.

If the Measure is adopted, the District's Board will conduct annual, independent financial and performance audits to ensure that bond proceeds have been expended only on the projects on the Bond Project List. In addition, an Independent Citizens' Oversight Committee will be established within sixty days of the report of election results to the Board. The proceeds of the bonds will be maintained in a separate account, and the Board must receive an annual report on the status of projects undertaken and the amount of bond proceeds received and expended in that year. These requirements are set out as "Accountability Requirements" in the Measure.

If the Measure is approved, the District expects to sell the bonds in series over time. The funds to repay the bonds would be raised by an increase in property taxes based upon the value of land and improvements in the District. The interest rate on the bonds would depend on the market rate at the time the bonds are sold, but cannot exceed the rate set by state law. The Tax Rate Statement prepared by the District Superintendent, which follows this analysis, estimates the property tax levies required to pay off the bonds. The estimated tax rates are a projection, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed value of property in the District.

s/ Steven Woodside  
Marin County Counsel

s/ Bruce Goldstein  
Sonoma County Counsel

**TAX RATE STATEMENT — MEASURE C**

An election will be held in the Petaluma Joint Union High School District (the "District") on June 3, 2014 to authorize the sale of \$68,000,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

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 \$.0290 per \$100 (\$29.00 per \$100,000) of assessed valuation in fiscal year 2014-15.

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 \$.0290 per \$100 (\$29.00 per \$100,000) of assessed valuation in fiscal year 2019-20.

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 \$.0290 per \$100 (\$29.00 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.

s/ Steve Bolman  
Superintendent  
Petaluma Joint Union High School District

**REQUIRED STATEMENT REGARDING  
STATE MATCHING FUNDS  
MEASURE C**

Approval of Measure C does not guarantee that the proposed project or projects in the Petaluma Joint Union High School District that are the subject of bonds under Measure C will be funded beyond the local revenues generated by Measure C. The District's proposal for the project or projects assumes the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. California Education Code §15122.5

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**ARGUMENT IN FAVOR OF MEASURE C**

Our schools are the most important assets in our community and should be our number one priority. From higher achieving students, to greater neighborhood safety and improved property values, quality schools make a difference. While our teachers and staff do a great job in educating our children, many classrooms and school facilities at the Petaluma Joint Union High 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 C!

Although our high schools have been well maintained over the years, aging classrooms and facilities must be upgraded since many do not meet 21st century standards. Measure C 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.

If passed, Measure C will provide funding to make facility improvements at the Petaluma Joint High School District, including: repairing deteriorating plumbing and sewer systems; upgrading inadequate electrical systems; replacing outdated heating, ventilation and air-conditioning systems; improving student access to computers and modern technology; and upgrading/renovating P.E. fields and facilities for school and community use.

Measure C makes financial sense and protects taxpayers. 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. Also, funds can only be spent to improve our local schools, not for teacher or administrator salaries.

Measure C upgrades and renovates old and inadequate school facilities, 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 C!

s/ Michael F. Tomasini  
Community Member

BOARD OF EDUCATION  
s/ Mike Baddeley, Clerk

s/ Elece Hempel  
E.D., Petaluma People Services

s/ Dr. Frank Chong, Ed.D  
Superintendent/President SRJC

s/ David Rabbitt  
Sonoma County Supervisor

**NO ARGUMENT WAS SUBMITTED AGAINST MEASURE C**

**FULL TEXT OF MEASURE C**

**APPENDIX A**

**INTRODUCTION**

"To improve the quality of education with funding that cannot be taken by the State; repair deteriorating plumbing and sewer systems; upgrade inadequate electrical systems; increase student access to 21<sup>st</sup> century technology; renovate P.E. fields and facilities for school and community use, and modernize/ renovate classrooms, restrooms and school facilities; shall the Petaluma Joint Union High School District issue \$68,000,000 of bonds at legal rates, have an independent citizens' oversight committee and have no money used for administrative salaries?"

**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 \$68.0 million in aggregated principal at interest rates not to exceed 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.

**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 Sections 15278 and following, to ensure 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.

**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 Education 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 acquisition, construction, reconstruction, rehabilitation, and/or replacement of school facilities, including the furnishing and equipping of school facilities and/or the acquisition or lease of real property for school facilities, and not for any other

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### FULL TEXT OF MEASURE C, CONT.

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 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.

#### BOND PROJECT LIST

The Bond Project List shown below is a part of the ballot measure and must be reproduced in any official document required to contain the full statement of the bond measure.

**Scope of Projects.** Bond proceeds will be expended on the acquisition, construction, reconstruction, rehabilitation, and/or replacement of school facilities of the Petaluma Joint Union High School District, including the furnishing and equipping of such school facilities and/or the acquisition or lease of real property by the Petaluma Joint Union High School District to be used for school facilities. Whenever specific items are included in the following list, they are presented to provide an example and are not intended to limit the generality of the broader description of the types of authorized projects.

**School Facility Projects.** The specific school facilities projects to be funded include the following:

- Repair/replace deteriorating plumbing and sewer systems
- Upgrade/replace inadequate electrical systems, including the installation of solar panels to achieve energy efficiency
- Replace temporary portables with other classroom facilities
- Replace older heating, ventilation, air conditioning systems with building code compliant, energy efficient systems
- Improve technology infrastructure and provide for student access to computers and modern technology, including modernizing and constructing computer and science labs and acquiring related equipment
- Provide ongoing 21<sup>st</sup> century technology needs, including the acquisition of one to one devices and other digital tools to provide a modern educational experience
- Repair or replace leaky or outdated roofs
- Modernize and renovate outdated classrooms, restrooms and school facilities, including replacing deteriorating floors, ceilings, walls, lighting, wiring and plumbing and furnishing and equipping classrooms and related facilities to provide a modern learning environment
- Construct, upgrade, renovate and equip labs, multipurpose rooms, cafeterias, classrooms, food service facilities, auditoriums, libraries, gymnasiums and other school facilities, including the acquisition of land for such facilities
- Acquire school and related support facilities through the payment and prepayment of existing lease payments, including leases relating to outstanding certificates of participation
- Renovate, repair, expand and/or upgrade the interior and/or exterior of existing classrooms and school facilities, including infrastructure improvements, new paint, doors, hardware, cabinetry, carpet/tile, curtains/blinds, partitions and exhaust fans, cafeteria and kitchen facilities and equipment and improvements to landscaping, outdoor learning environments and parking
- Construct performing arts theaters for school and community use

- Improve student safety, including upgrading fire alarm and security systems, communication systems upgrades, installing fencing and lighting and making seismic improvements to ensure structural safety
- Construct and/or renovate swimming pools for school and community use, including the acquisition, construction and/or renovation of all facilities relating to indoor and/or outdoor pools
- Improve, rehabilitate and/or construct P.E. fields and facilities for school and community use, including, but not limited to, track and field facilities, tennis courts, gymnasiums, outdoor equipment, resurfacing of outdoor areas, constructing related parking facilities and installing outdoor lighting
- Make Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking and access to playfields and playgrounds
- Acquire/purchase land for potential future school and support sites, including the construction and equipping of facilities at such sites
- Abate and remove hazardous materials identified prior to or during construction
- Necessary site preparation/restoration in connection with new construction, renovating or remodeling, or installation or removal of relocatable classrooms

Each project includes the expenses of furnishing and equipping, architectural, engineering, design and planning costs, program/project management expenses (including project management performed by District personnel) and a customary contingency for unforeseen design and construction costs. In the event a project has been financed on an interim basis, including through the issuance of certificates of participation or other financing vehicle, the bond project includes the payment of such interim financing. Each bond project described above includes all work incidental to such projects, including but not limited to, demolition, rental or construction of storage facilities and other space on an interim basis and interim classrooms for students and school functions or other storage for classroom materials displaced during construction, addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act and access requirements of the Americans with Disabilities Act, installation of irrigation and utility lines, governmental fees and permit costs, and all costs relating to the issuance of the bonds authorized hereunder and the costs of preparing the performance and financial audits required by this measure. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies.

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