

MEASURE Q
South Monterey County
Joint Union High School District

Ballot Question

South Monterey County Joint Union High School District Student Safety/Repair Measure. To upgrade emergency communication systems, safety door locks, security cameras, lighting, repair deteriorating classrooms, restrooms, replace outdated/unsafe portables, electrical wiring, earthquake retrofit classrooms/buildings, construct, acquire, repair classrooms, facilities/equipment, shall this South Monterey County Joint Union High School District measure authorizing \$20,000,000 in bonds at legal rates, levying 2 cents/\$100 assessed valuation, raising approximately \$1,400,000 annually for local schools while bonds are outstanding, be adopted, requiring citizen oversight, audits, **without increasing current tax rates?**

What your vote means?

BONDS YES	BONDS NO
A “yes” vote on this Measure is a vote in favor of the issuance of \$20 million for general obligation bonds to be repaid by collection of taxes on property located within the District.	A “no” vote on this Measure is a vote not to authorize issuance of the bonds.

What will you find in this pamphlet?

County Counsel’s Impartial Analysis
Tax Rate Statement for Measure
*No Argument in Favor was Submitted**
*No Argument Against was Submitted**
Full Text of the Measure

**NOTE: This is a shared measure with Monterey County. No Arguments were filed in San Benito County. However, you may contact Monterey County Elections for Arguments submitted in their County by calling 831-796-1499.*

COUNTY COUNSEL’S IMPARTIAL ANALYSIS OF MEASURE Q

The Board of Trustees of the South Monterey County Joint Union High School District (District) have placed Measure Q on the ballot. Measure Q would authorize the District, which includes King City and Greenfield High Schools, to issue up to \$20 million dollars in bonds for the purpose of repairing, maintaining and upgrading

deteriorating classrooms, restrooms, improving safety, and performing basic repairs to school buildings within the District. In addition to removing lead paint, asbestos and mold, fixing leaky roofs, updating outdated electrical wiring, fire alarms, and sprinkler systems, these bonds would also be used to improve security systems, install fencing, safety door locks, cameras, and for other security upgrades.

Money generated by the bonds can only be used for the purposes that are listed in the Measure and may not be used for teacher and administrator salaries. Inclusion of a project in the Measure does not guarantee that specific project will be funded or completed. These projects are not eligible for state matching funds and are not dependent on state funding for completion.

If approved, Measure Q would authorize the District to issue general obligation bonds that would be repaid from taxes collected on property in the District. The District would levy two cents (\$.02) per \$100,000 of the assessed value of the property, generating approximately \$1,400,000 annually. The District estimates there would not be an increase in current taxes, as the tax rate levied cannot exceed the Proposition 39 limits per year, per \$100,000 in assessed valuation of taxable property.

The District must conduct performance and financial audits yearly to ensure the bond proceeds are spent as specified in the Measure. Additionally, the District would form an independent Citizens' Oversight Committee to oversee expenditures and audits.

Measure Q must be approved by fifty-five percent (55%) of the registered voters who vote in the election, or the bonds may not be issued.

A "yes" vote on this Measure is a vote in favor of the issuance of \$20 million for general obligation bonds to be repaid by collection of taxes on property located within the District.

A "no" vote on this Measure is a vote not to authorize issuance of the bonds.

s/ LAUR A E. ZAGAROLI, Interim County Counsel

TAX RATE STATEMENT FOR MEASURE Q

TAX RATE STATEMENT REGARDING PROPOSED \$20,000,000

SOUTH MONTEREY COUNTY JOINT UNION HIGH SCHOOL DISTRICT GENERAL OBLIGATION BONDS

An election will be held in the South Monterey County Joint Union High School District (the "District") on November 6, 2018 to authorize the sale of \$20,000,000 in general obligation bonds. If such bonds are authorized and sold, principal and interest on

the bonds will be payable only from the proceeds of tax levies made on the taxable property in the District. These estimates are based on projections derived from information obtained from official sources and other demonstrable factors. 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 following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

- i. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02 per \$100 (\$20.00 per \$100,000) of assessed valuation.
- ii. The best estimate of the final fiscal year in which the tax required to fund this bond issue is anticipated to be collected is fiscal year 2050-51.
- iii. 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 \$0.02 per \$100 (\$20.00 per \$100,000) of assessed valuation, which is projected to be the same in every fiscal year the bonds remain outstanding.
- iv. The best estimate from official sources 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 will be approximately \$44 million.

Based upon the forgoing and projections of the District's assessed valuation, 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 and other factors. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the assessment and the equalization process.

Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property in the District as shown on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Dated: 7/26/2018

s/ BRIAN WALKER, Superintendent
South Monterey County Joint Union High School District



FULL TEXT OF MEASURE Q

SOUTH MONTEREY COUNTY JOINT UNION HIGH SCHOOL DISTRICT STUDENT SAFETY AND REPAIR BOND MEASURE ELECTION NOVEMBER 6, 2018

The following is the full proposition presented to the voters by the South Monterey County Joint Union High School District.

“South Monterey County Joint Union High School District Student Safety/Repair Measure. To upgrade emergency communication systems, safety door locks, security cameras, lighting, repair deteriorating classrooms, restrooms, replace outdated/unsafe portables, electrical wiring, earthquake retrofit classrooms/buildings, construct, acquire, repair classrooms, facilities/equipment, shall this South Monterey County Joint Union High School District measure authorizing \$20,000,000 in bonds at legal rates, levying 2 cents/\$100 assessed valuation, raising approximately \$1,400,000 annually for local schools while bonds are outstanding, be adopted, requiring citizen oversight, audits, **without increasing current tax rates?”**

PROJECT LIST

The Board of Trustees (“Board”) of the South Monterey County Joint Union High School District is committed to repairing schools by fixing or replacing deteriorating classrooms and portables, and ensuring the safety and security of all students. To that end, the Board received input from teachers, staff and the community and evaluated the District’s urgent and critical facility needs, including the need for up-to-date technology, safety issues, class size reduction, computer and information technology in developing the types of projects to be funded by this measure, as such are described below.

In approving this Project List, the Board of Trustees determines that the District MUST:

- (i) **Improve student, teacher and staff safety;**
- (ii) **Upgrade emergency communication systems;**
- (iii) **Make all schools accessible for students with disabilities;**
- (iv) **Protect students from hazardous materials, such as asbestos, lead paint and mold;**
- (v) **Repair leaky roofs; and**
- (vi) **Upgrade safety door locks and improve school safety.**

The Project List includes the following types of upgrades and improvements at the District’s several schools, facilities and sites, including King City High School and Greenfield High School:



STUDENT SAFETY PROJECTS

Goals and Purposes: A recent school shooting in Northern California was thwarted and no children were killed because the school was equipped with security cameras, an emergency communication system, door locks and fencing. We need these upgrades for our local schools, so they are prepared for the worst. Our local high schools have outdated or have insufficient security features that need to be improved. These bond measure funds will be used to install security fencing, cameras, and lighting, and upgrade other essential security systems to provide safe learning environments.

- Improve student, teacher and staff safety.
- Upgrade emergency communication systems.
- Upgrade safety door locks.
- Improve school security.
- Upgrade security cameras.
- Upgrade lighting.

REPAIR AND UPGRADE PROJECTS

Goal and Purpose: Many of our local high schools' classrooms and facilities were built more than 70 years ago and are in need of basic health and safety upgrades that will only be more expensive in the future. These bond measure funds will be used to remove asbestos and lead paint, repair leaky roofs and deteriorating restrooms, and update fire alarm and sprinkler systems.

- Protect students from hazardous materials – such as asbestos and lead paint.
- Remove mold.
- Repair leaky roofs.
- Replace outdated electrical wiring.
- Update fire alarms and sprinklers.
- Repair deteriorating restrooms.
- Replace outdated and unsafe portables.
- Earthquake retrofit classrooms and school buildings.

* * *

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program management, a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the payment of the costs of preparation of all facility planning, facility assessment reviews and master plans, environmental studies, construction documentation, inspection and permit fees, and temporary housing of dislocated District activities caused by bond projects, as well as the refinancing of outstanding lease and loan obligations. The upgrading of technology infrastructure includes, but is not limited to, servers, switches, routers, modules, computers, district-

wide computer labs upgrades, smart boards, cameras, sound projection systems, wiring classrooms for internet connectivity, wireless networks, wireless access points and controllers, portable interface devices, mobile device management systems, printers, upgraded voice-over-IP, phone systems, call manager and network security/firewall, and other miscellaneous equipment. The repair and improvement of District school facilities and sites includes the following types of projects: install, acquire or repair energy efficiency improvements for school buildings, energy efficient lighting, air conditioning, heating, insulation and ceiling systems, and windows; upgrade facilities for seismic safety; modernize solar arrays, HVAC systems; construct, upgrade, repair or install school site parking, campus accessibility, utilities, plumbing, gas/ water lines, hard court surfaces, general site paving and curbing, tack boards, cabinets, tutoring rooms, restrooms, school cafeteria kitchens, roofs, interior and exterior lighting, flooring, roofs and tiles, interior and exterior lighting, doors, student lockers, water heaters, boilers, walkway covers and casework, bell/clock systems, signage, electronic marquees, asphalt, fire sensors, shade structures, outdated heating and air conditioning systems, elevators, play areas, locker rooms, fields, accessible bleachers and press box, concessions area, facility lights, regulation and competitive tracks, practice and game fields, storage sheds, scoreboards, new gymnasiums/modernization thereof and auxiliary gyms, multi-purpose rooms, other related facilities and upgrades; remove asbestos; renovate, upgrade classrooms, libraries, AG shop, auditoriums, child care facilities, and administration buildings, storage and operational and maintenance facilities; replace, upgrade and reconfigure parking lots/stalls and drop off/pick up zones to improve student safety; fill in gaps in the fences to protect students; make facility improvements for earthquake safety; upgrade electrical wiring and systems; renovate and paint interior and exterior building surfaces to extend their useful life; improve security, install safety, security and communication systems and equipment, windows and floor coverings (including tiles and carpeting); build or upgrade irrigation systems; upgrade school offices and District operations center,] make improvements and acquire furnishings and/or other electronic equipment and systems.

The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The final cost of each project will be determined as plans are finalized, construction bids are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating enhanced and operationally efficient campuses. Necessary site preparation/ restoration and landscaping, may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

Bond proceeds shall be expended only for the specific purposes identified herein. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to the bond projects. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF TRUSTEES WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION AND WILL INCLUDE PARENTS OF STUDENTS FROM EACH OF THE DISTRICT'S LEARNING COMMUNITIES. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

No Administrator Salaries: Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher and school administrator salaries and other operating expenses. Bond funds shall not be temporarily transferred to the District's general fund for administrative purposes.

END OF MEASURE Q
