

RESOLUTION No. 31 : 17-18

**RESOLUTION OF THE BOARD OF TRUSTEES
OF THE PLACER UNION HIGH SCHOOL DISTRICT
ORDERING A SCHOOL BOND ELECTION ON NOVEMBER 6, 2018
WITHIN SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2
AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION THEREWITH**

WHEREAS, the Placer Union High School District ("District") is committed to maintaining Del Oro High School's tradition of excellence and of preparing students to be college, career and life-ready by the time they graduate;

WHEREAS, Del Oro High School provides a high-quality education, but state budget cuts have reduced funding in the District by \$32 Million over the past five years, leaving the District without sufficient funds to adequately maintain Del Oro High School;

WHEREAS, Del Oro High School was built nearly 60 years ago with a capacity for 700 students and now requires facility repairs and improvements to meet the needs of the 1,750 students currently enrolled;

WHEREAS, most Del Oro High School students attend class in portable classrooms that need to be replaced with permanent classroom buildings to maintain high academic standards;

WHEREAS, leaking roofs and decaying classroom walls need to be fixed, and broken plumbing and bathrooms require updates;

WHEREAS, upgrades are needed to air conditioning, heating, electrical systems and wiring for computer technology;

WHEREAS, accessibility improvements are needed to ensure students with disabilities can learn in a safe academic environment;

WHEREAS, Del Oro High School's vocational and career education programs need upgraded equipment, technology and classrooms to prepare students for 21st-century jobs;

WHEREAS, the Board of Trustees ("Board") desires to address those needs by repairing and replacing deteriorating classrooms to attract and retain highly qualified teachers; repairing leaky roofs, gas lines, plumbing and bathrooms; maintaining safe drinking water; upgrading science, math, computer and engineering labs to help prepare students for college and careers; upgrading security and safety systems, including safety doors, smoke alarms and smoke detectors; and providing space and technology to prepare students for available local jobs in fields such as agriculture, business, engineering and law enforcement;

WHEREAS, passing a bond measure provides a source of local funding that can be used to maintain local school facilities and help protect student safety;

WHEREAS, the Board has determined that a local source of funding, such as a school facilities improvement district bond measure, is the only way to provide funds that can then be used to repair and improve the aging facilities at Del Oro High School and ensure that the high quality of education at Del Oro High School is maintained;

WHEREAS, any such Board-approved local school facilities improvement district bond measure would ensure that bond proceeds are only used for Del Oro High School and not for other schools;

WHEREAS, funding from a bond measure could not be taken away by the State;

WHEREAS, this bond measure would include mandatory taxpayer protections, including a Citizens' Oversight Committee and mandatory, independent annual audits to ensure funds are spent as promised;

WHEREAS, no bond funds could ever be used for administrators' or teachers' salaries or pensions;

WHEREAS, a local school facilities improvement district bond measure, if approved by the voters, would enable the District to qualify for millions of dollars of State matching funds;

WHEREAS, whether or not the residents of the Del Oro High School enrollment area have school-age children, improving the local high school makes the community a more desirable place to live, do business and raise a family, which enhances property values;

WHEREAS, the District and leadership at Del Oro High School have solicited stakeholder and community input on school priorities from parents, teachers, staff, the community and civic leaders;

WHEREAS, the District previously established Del Oro High School Facilities Improvement District No. 2 of Placer Union High School District ("SFID No. 2");

WHEREAS, the Board is authorized, upon a two-thirds vote, to pursue the authorization and issuance of bonds by a 55% vote of the electorate on the question of whether bonds of the District shall be issued and sold for specified purposes, under Article XIII A Section 1 paragraph (b) of the California Constitution ("Article XIII A") and under Education Code Sections 15264 *et seq.* (the "Act");

WHEREAS, under the Act, the election may be ordered at a primary or general election, a regularly scheduled local election, or a statewide special election;

WHEREAS, under California Elections Code Sections 10403 *et seq.*, it is appropriate for the Board to request consolidation of the election with any and all other elections to be held on Tuesday, November 6, 2018, and to request the Placer County Registrar of Voters (the "County Registrar") to perform certain election services for the District;

WHEREAS, the Board is specifically authorized to order elections, pursuant to Education Code Sections 15340 *et seq.*, for the purpose of submitting to the electors within the boundaries of SFID No. 2 the question of whether the bonds of the SFID No. 2 shall be issued and sold for purpose of raising money to repair and improve facilities at Del Oro High School;

WHEREAS, the Board deems it necessary and advisable to submit a bond proposition to the electors within the boundaries of SFID No. 2 that, if approved by the requisite amount of electors voting on the measure, would permit the District to issue the bonds on behalf of SFID No. 2; and

WHEREAS, it is desirable that the election to determine whether the bonds shall be issued and sold be consolidated with such other election or elections as may be held on the same day in the same territory or in territory that is in part the same.

NOW, THEREFORE, the Board of Trustees of the Placer Union High School District hereby resolves, determines and orders as follows:

Section 1. Recitals. The foregoing recitals are true and correct, and are incorporated herein as if fully set forth in the body of this Resolution.

Section 2. Specifications of Election Order. The Board hereby orders an election and submits to the electors of SFID No. 2 the question of whether general obligation bonds of the District shall be issued and sold in the principal amount of \$40.3 Million for the purposes described in the ballot measure approved under Section 4 and attached hereto as **Exhibit A** ("Full Text of the Measure") and **Exhibit B** ("Abbreviated Ballot Measure"), and paying costs incident thereto. This Resolution constitutes the order of the District to call such election and shall constitute the "specifications of the election order" pursuant to Education Code Section 5322.

Section 3. Authority for the Election; Election Date. Pursuant to Education Code Sections 5304, 5322, 15264 *et seq.*, and Article XVI, Section 18(b) of the California Constitution, an election shall be held within the boundaries of SFID No. 2 on November 6, 2018, for the purpose of submitting to the registered voters of SFID No. 2 of the District the full ballot proposition contained in **Exhibit A** ("Full Text of Measure"), which is hereby approved. The County Registrar shall provide for the performance of its duties in accordance with Education Code section 5303.

Section 4. Purpose of Election; Ballot Measure. The purpose of the election shall be for the voters in SFID No. 2 to vote on a measure, a full copy of which is attached hereto as **Exhibit A** ("Full Text of the Measure"), containing the question of whether the District shall issue the bonds on behalf of SFID No. 2 for the purposes stated therein, together with the accountability requirements of Article XIII A and the requirements of Section 15272 of the Act. The Full Text of the Measure, which commences with the heading "FULL TEXT OF MEASURE" and includes all of the text thereafter on **Exhibit A**, shall be printed in the voter information pamphlet provided to voters, with such measure designation as is assigned to the measure.

As required by Elections Code Section 13247 and Education Code Section 5322, the abbreviated form of the measure to appear on the ballot is attached hereto as **Exhibit B** ("Abbreviated Ballot Measure"). The Abbreviated Ballot Measure does not stand alone as a complete and binding statement of the measure, nor is it possible for the Abbreviated Ballot Measure to contain all of the project and financial information that a voter might wish to consider in casting a vote. Voters are urged to review the Full Text of the Measure and the Tax Rate Statement (set forth in **Exhibit C** attached hereto) to obtain a complete understanding of the measure, including all of the financial projections and estimates upon which the measure is based.

Section 5. Use of Bond Proceeds, Facilities Specifications and Audit Requirements.

(a) Proceeds from the sale of the bonds may be used only for the purposes specified in Article XIII A, section 1(b)(3) of the California Constitution.

(b) The school facilities projects (the "Projects") to be funded are listed in **Exhibit A**. As required by Article XIII A, the Board hereby certifies that it has evaluated safety, class

size reduction, and information technology needs in developing the list of Projects set forth in **Exhibit A**.

(c) The Board shall conduct an annual, independent performance audit to ensure that the bond funds have been expended only on the specific Projects listed in **Exhibit A**.

(d) The Board shall conduct an annual, independent financial audit of the proceeds from the sale of the Bonds until all of the proceeds have been expended for the Projects listed.

Section 6. Government Code Accountability Requirements. Pursuant to Government Code sections 53410 and 53411, the District hereby finds or directs that:

(a) the purpose of the Bonds is to fund the facility needs as set forth in the Full Text of the Measure;

(b) the bond proceeds shall only be used on the Projects authorized in the Full Text of the Measure;

(c) all proceeds of the Bonds shall be placed in a separate account; and

(d) the Assistant Superintendent, Business Services of the District shall issue an annual report to the Board containing the amount of funds collected and expended as well as the status of the Projects authorized in the Full Text of the Measure.

Section 7. Independent Citizens' Oversight Committee. It is the intent of the Board that, within sixty days of the passage of the Measure, an independent citizens' oversight committee be appointed to ensure that the proceeds of the Bonds are spent only for the specific purposes and Projects identified in **Exhibit A**. The membership requirements and procedures for such committee shall be established by the Board in accordance with the requirements of law.

Section 8. Required Vote. Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the State Constitution, the bond measure shall become effective upon the affirmative vote of at least fifty-five percent (55%) of those voters voting on the measure.

Section 9. Delivery of this Resolution; Request to County Officers to Call and Conduct Election. The Superintendent is hereby directed to send a copy of this Resolution to (1) the Placer County Superintendent of Schools, (2) the County Registrar, and (3) the Placer County Clerk of the Board of Supervisors. Pursuant to Education Code Section 5322, the Resolution shall be received by the County Registrar no later than 88 days prior to the election date, unless otherwise permitted by law.

Pursuant to Section 5303 of the Education Code, the County Registrar is hereby requested to print the Full Text of the Measure in the ballot materials as it appears on **Exhibit A** hereto, to publish a notice of school bond election in a newspaper of general circulation within SFID No. 2, and to take all steps to prepare for and hold the election within the boundaries of SFID No. 2 in accordance with law and these specifications.

Section 10. Consolidation of Election. Pursuant to Sections 5342, 15121, and 15266 of the Education Code and Part 3 (commencing with Section 10400) of Division 10 of the Elections Code, the County Registrar and the Placer County Board of Supervisors (the "Board of Supervisors") are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 6, 2018 within the District. Pursuant to Section 10403 of the Elections Code, the Board hereby acknowledges that the consolidated election will be held and conducted in the manner prescribed by Section 10418 of the Elections Code.

Section 11. Services of County Registrar of Voters. Pursuant to Section 5303 of the Education Code and Section 10002 of the Elections Code, the Board of Supervisors is requested to permit the County Registrar to render all services incident to the preparation for and holding of the election, for which services the District agrees to reimburse County in full from District funds upon presentation of a bill from the County, such services to include the publication of a formal notice of school bond election and the mailing of the sample ballot and tax rate statement (described in Section 9401 of the Elections Code) pursuant to the terms of Section 5363 of the Education Code and the Elections Code. The Board hereby requests the County Registrar to publish the Full Text of the Measure, the Abbreviated Ballot Measure, and the Tax Rate Statement (attached hereto as **Exhibit C**) in the ballot materials.

Section 12. Canvass of Returns. The Board of Supervisors is authorized to canvass the returns of the election pursuant to Section 10411 of the Elections Code.

Section 13. Ballot Arguments; Tax Rate Statement. Any and all members of this Board are hereby authorized to act as an author of any ballot argument prepared in connection with the election, including a rebuttal argument. Pursuant to Section 15268 of the Education Code, as applied to bonds of school facilities improvement districts under Section 15350 of the Education Code, if the measure is approved by the voters in SFID No. 2, bonds may only be issued if the tax rate levied to meet the debt service requirements would not exceed thirty dollars (\$30) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the District to increase in accordance with Article XIII A of the California Constitution. The Board hereby approves the form of the Tax Rate Statement attached hereto as **Exhibit C**. The President of the Board, the Superintendent, the Assistant Superintendent, Business Services or any designee of the foregoing, are hereby authorized to execute the attached Tax Rate Statement or other document and to perform all acts necessary to place the bond measure on the ballot.

Section 14. Authority for the Bonds; Tax Rate. The Bonds shall be issued under the Act, under the provisions of Section 53506 *et seq.* of the California Government Code, if lawfully available to the District, or under any other provision of law authorizing the issuance of general obligation bonds by school districts. No series of Bonds shall be issued if such issuance would cause the tax rate levied to pay debt service on all of the outstanding Bonds to exceed the Proposition 39 limits per one hundred thousand dollars (\$100,000) of taxable property (as defined in Section 15268 of the Act), based on projections made by the District at the time of issuance of such series of Bonds.

Section 15. State Matching Funds. Certain of the Projects may require state matching funds for completion. Approval of SFID No. 2's bond measure does not guarantee that the proposed Projects will be funded beyond the local revenues generated by this bond measure. The District's proposal for the Projects may assume receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. Reductions in state funds may result in a subsequent reduction in funding of Projects provided for herein.

Section 16. Authorization with Respect to the Bond Measure. The Superintendent and Assistant Superintendent, Business Services, or their designee, are hereby authorized and directed to make any changes to the Full Text of the Measure, the Abbreviated Ballot Measure, and/or the Tax Rate Statement as required to conform to any requirements of Article XIII A, the Act, the Elections Code, the Registrar of Voters, the Office of the Placer County Counsel or the District's bond counsel.

The Superintendent and Assistant Superintendent, Business Services, are hereby further authorized and directed to select the final text of the Full Text of the Measure and/or the Abbreviated Ballot Measure to be filed with the County Registrar. This Resolution and all of its Exhibits that are filed with the County Registrar by the Superintendent and/or Assistant Superintendent, Business Services shall constitute the final, binding ballot measure of the District.

The members of the Board, the Superintendent, the Assistant Superintendent, Business Services, and the other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this Resolution, including, without limitation, to prepare and submit a tax rate statement for inclusion in the voter information pamphlet and an argument in favor of passage of the ballot proposition. All actions heretofore taken by the officers and agents of the District that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

Section 17. Financial Advisor. The firm of Dale Scott & Company is hereby retained as financial advisor with respect to the Bonds. The Superintendent, the Assistant Superintendent, Business Services, and their respective designees, and each of them individually, are hereby authorized to execute and deliver a legal services agreement with such firm in the form of such agreement on file with the Secretary of the Board.

Section 18. Bond and Disclosure Counsel. The law firm of Dannis Woliver Kelley is hereby retained to provide pre-election services and, following passage of the bond measure, as bond and disclosure counsel to the District with respect to the Bonds. The Superintendent, the Assistant Superintendent, Business Services, and their respective designees, and each of them individually, are hereby authorized to execute and deliver a legal services agreement with such firm in the form of such agreement on file with the Secretary of the Board.

Section 19. Official Intent to Reimburse Expenditures. The District intends to undertake the Projects as identified in **Exhibit A**. The District intends to use the proceeds of the general obligation bonds described in this Resolution to finance the Projects. The District may pay certain capital expenditures (the "Reimbursement Expenditures") in connection with the Projects prior to the issuance of the Bonds. The District reasonably expects that Bonds in an amount not expected to exceed \$40.3 Million will be issued by it for the purpose of financing the Projects on a long-term basis and that certain of the proceeds of such debt obligations may be used to reimburse the District for the Reimbursement Expenditures. The Board hereby declares the District's official intent to use a portion of the proceeds of the Bonds to reimburse the District for the Reimbursement Expenditures. The foregoing statement is a declaration of official intent that is made under and only for the purpose of establishing compliance with the requirements of Treasury Regulations section 1.150-2.

Section 20. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the following vote of the members of the Board of Trustees of the Placer Union High School District, Placer County, California, this 19th day of June 2018:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

President, Board of Trustees

ATTEST:

Secretary, Board of Trustees

EXHIBIT A

FULL TEXT OF THE MEASURE

[AB 195]

MEASURE ____: Del Oro High School Repair and Student Safety Measure

To repair/upgrade aging classrooms and facilities at Del Oro High School, including repairing deteriorating roofs/plumbing, upgrading science, math, computer, engineering labs and career education classrooms; maintaining safe drinking water, reducing overcrowding; improving safety/security; shall Del Oro High School Facilities Improvement District No. 2 of Placer Union High School District issue \$40,300,000 in bonds at legal interest rates, averaging \$2,341,000 raised annually until 2050, rates estimated at \$27 per \$100,000 assessed valuation, with citizen oversight, independent audits, funding used for Del Oro High School only?

Bonds—YES ____

Bonds—NO ____

INTRODUCTION

The Board of Trustees ("Board") of the Placer Union High School District ("District") is committed to maintaining Del Oro High School's tradition of excellence and of preparing students to be college, career and life-ready by the time they graduate. However, State budget cuts have reduced funding in the District by \$32 Million over the past five years, leaving the District without sufficient funds to adequately maintain Del Oro High School, which was built nearly 60 years ago and is in need of facility repairs and improvements. The types of facility repairs and improvements that are needed at Del Oro High School include fixing leaking roofs and decaying walls; updating broken plumbing and bathrooms; upgrading air conditioning, heating, electrical systems and wiring for computer technology; making accessibility improvements for students with disabilities; and upgrading equipment, technology and classrooms for the vocational and career education programs.

The District has conducted a project prioritization process with input from parents, teachers, staff and members of the community to identify the upgrades needed at Del Oro High School in order to meet modern safety standards, the District's goals for supporting current academic standards and address specific priorities.

The Board has determined that a local source of funding, such as a school facilities improvement district bond measure, is the only way to provide funds that can then be used to repair and improve the aging facilities at Del Oro High School and ensure that the high quality of education at Del Oro High School is maintained. The bond proceeds from a school facilities improvement district bond would be used to repair and replace deteriorating classrooms to attract and retain highly qualified teachers; repair leaky roofs, gas lines, plumbing and bathrooms; maintain safe drinking water; upgrade science, math, computer and engineering labs to help prepare students for college and careers; upgrade security and safety systems, including safety doors, smoke alarms and smoke detectors; and provide space and technology to prepare students for available local jobs in fields such as agriculture, business, engineering and law enforcement.

Any such Board-approved local school facilities improvement district bond measure would ensure that bond proceeds are only used for Del Oro High School and not for other schools; would provide bond proceeds that could not be taken away by the State; would include mandatory taxpayer protections, including a Citizens' Oversight Committee and mandatory, independent annual audits to ensure funds are spent as promised; and provide that no bond funds could ever be used for administrators' or teachers' salaries or pensions.

In addition, a local school facilities improvement district bond measure, if approved by the voters, would enable the District to qualify for millions of dollars of State matching funds.

Whether or not the residents of the Del Oro High School enrollment area have school-age children, improving our local high school will help make the community a more desirable place to live, do business and raise a family, all of which will enhance property values and help to keep our community strong.

BOND AUTHORIZATION

By approval of this proposition by at least 55 percent of the registered voters voting on the measure within Del Oro High School Facilities Improvement District No. 2 of the Placer Union High School District ("SFID No. 2"), the Placer Union High School District (the "District") will be authorized to issue and sell bonds on behalf of SFID No. 2 of up to \$40.3 Million in aggregated principal at interest rates not in excess of the legal limit and to provide financing for the specific projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts. The Bonds may be issued in series by the District from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

FINANCING PLAN

The District intends to use the Bonds to modernize, renovate, construct, upgrade, equip, furnish and otherwise improve Del Oro High School, as set forth on the Bond Project List. No series of Bonds will be issued if such issuance would cause the tax rate levied to pay debt service on all of the outstanding Bonds to exceed the Proposition 39 limits per one hundred thousand dollars (\$100,000) of taxable property, based on projections made by the District at the time of issuance of such series of Bonds.

In preparing this information, the District obtained reasonable and informed projections of assessed property valuation that took into consideration projections of assessed property valuations made by the County Assessor, if any, in accordance with Education Code Section 15100(c).

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in SFID No. 2 may be assured that their money will be spent wisely. Expenditures to address specific facility 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 Board of Trustees of the District (the “Board of Trustees”) has identified detailed facility needs of the District and has determined which projects to finance from a local bond at this time. The Board of Trustees 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 Board of Trustees shall establish an Independent Citizens’ Oversight Committee under Education Code Section 15278 and following to ensure that 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 Board of Trustees.

Performance Audits. The Board of Trustees shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List below.

Financial Audits. The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects described in the Bond Project List below.

Annual Report. The Assistant Superintendent, Business Services of the District will cause an annual report to be filed with the Board of Trustees, the first report to be filed not later than one year after the issuance of the first series of the bonds, which report will 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 applicable California law.

Expenditure of Bond Proceeds. The proceeds from the sale of the SFID No. 2’s bonds will be used only for the purposes specified in this measure, and not for any other purpose. Such proceeds will be deposited into a Project Fund to be held by the Placer County Treasurer, as required by the California Education Code.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the school facilities projects on the Bond Project List below, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

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

Other Terms of the Bonds. The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Trustees pursuant to requirements of law.

BOND PROJECT LIST

The Board of Trustees of the Placer Union High School District is committed to protecting the quality of education at Del Oro High School with safe, secure, upgraded classrooms and labs so that all students are prepared for college and/or good paying jobs. To that end, the Board evaluated the District's facility's needs and prepared a comprehensive 2016 Facilities Master Plan to develop the scope of projects to be funded. The Board, in developing the project list and priorities, solicited input from parents, teachers, staff and community and civic leaders.

Proceeds of the Bonds will be used to upgrade, repair, construct, renovate, furnish and equip schools, facilities and classrooms (as listed below) at Del Oro High School. The exact size, configuration and location of each project will be determined by the Board of Trustees based on the needs of the District.

Major repairs, renovations, improvements, constructions and equipment acquisitions shall include but not be limited to:

- Upgrade, renovate, and improve classrooms and classroom buildings
- Expand STEAM (Science, Technology, Engineering, Arts, and Math) classrooms
- Construct new classrooms
- Renovate Career Technical Education (CTE) facilities
- Relocate or remove portable classrooms
- Building system upgrades (HVAC, mechanical, electrical, & plumbing)
- Make handicap accessibility (ADA) upgrades and improvements
- Upgrade fire alarm and emergency communication systems
- Refurbish locker rooms and restrooms
- Roofing repairs or replacement
- Parking lot expansion
- Address unforeseen conditions revealed by construction/renovation (e.g., asbestos removal, plumbing or gas line repairs, dry rot, seismic, structural, etc.)
- Improve campus security, which includes but is not limited to fencing and surveillance cameras

Scope of Projects. The Projects which are described above include all related and incidental costs, including their share of the costs of the election and bond issuance and costs of design, engineering, architect and other professional services, inspections, site preparation, site allowance, demolition, utilities, and other planning, legal, accounting and similar costs, independent annual financial and performance audits, a customary contingency, and other costs incidental to and necessary for completion of the listed Projects.

In addition to the Projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; installation of signage, clocks, bells and fencing; repair and replace heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, windows, walls, doors and drinking fountains; improve school facilities for disability access; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade support facilities, repair and replace gas, water and sewer systems and lines, fire alarms, emergency communications and security systems; resurface or replace hard courts, asphalt, turf and irrigation systems and campus landscaping; interior and exterior painting and floor covering; demolition; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve or reconstruct

playgrounds, athletic fields and play apparatus; and replace outdated security fences and security systems (including access control systems).

The scope and nature of any of the specific Projects described 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 will result in higher costs than relocation and construction, this bond measure authorizes land acquisition, relocation and reconstruction, and all costs relating thereto, for said reasons or based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, this measure authorizes the acquisition of real property required to expand or provide school facility projects at Del Oro High School. Bond proceeds may also be expended to acquire equipment in any classroom or other educational facility within the District. Property, buildings and equipment on the Project list may be acquired through lease, sale, lease-purchase, lease-leaseback or other project delivery or acquisition methods determined appropriate by the Board of Trustees.

The District may alter the scope and nature of any of the specific projects that are described above as required by conditions that arise over time. Whenever specific items are included in the Project list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion. The itemization of projects in the list does not guarantee that all such projects will be undertaken.

Projects Subject to Available Funding. The foregoing list of projects is subject to the availability of adequate funding to the District for Del Oro High School. Approval of the bond measure does not guarantee that the proposed projects at Del Oro High School that are the subject of bonds under the measure will be funded beyond the local revenues generated by the bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified Projects. The District's proposal for the 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.

FULL TEXT OF THE MEASURE
[NON-AB 195]

MEASURE ____: Del Oro High School Repair, Upgrade and Student Safety Measure

To repair/upgrade aging classrooms, labs and facilities at Del Oro High School, including repairing leaky roofs, deteriorating plumbing and bathrooms; upgrading science, math, computer, engineering labs and vocational/career education classrooms to prepare students for jobs; maintaining safe drinking water; reducing overcrowding; improving safety/security; shall Del Oro High School Facilities Improvement District No. 2 of Placer Union High School District issue \$40,300,000 in bonds at legal interest rates, with citizen oversight, annual independent audits, all funds used for Del Oro High School only?

Bonds—YES ____

Bonds—NO ____

INTRODUCTION

The Board of Trustees ("Board") of the Placer Union High School District ("District") is committed to maintaining Del Oro High School's tradition of excellence and of preparing students to be college, career and life-ready by the time they graduate. However, State budget cuts have reduced funding in the District by \$32 Million over the past five years, leaving the District without sufficient funds to adequately maintain Del Oro High School, which was built nearly 60 years ago and is in need of facility repairs and improvements. The types of facility repairs and improvements that are needed at Del Oro High School include fixing leaking roofs and decaying walls; updating broken plumbing and bathrooms; upgrading air conditioning, heating, electrical systems and wiring for computer technology; making accessibility improvements for students with disabilities; and upgrading equipment, technology and classrooms for the vocational and career education programs.

The District has conducted a project prioritization process with input from parents, teachers, staff and members of the community to identify the upgrades needed at Del Oro High School in order to meet modern safety standards, the District's goals for supporting current academic standards and address specific priorities.

The Board has determined that a local source of funding, such as a school facilities improvement district bond measure, is the only way to provide funds that can then be used to repair and improve the aging facilities at Del Oro High School and ensure that the high quality of education at Del Oro High School is maintained. The bond proceeds from a school facilities improvement district bond would be used to repair and replace deteriorating classrooms to attract and retain highly qualified teachers; repair leaky roofs, gas lines, plumbing and bathrooms; maintain safe drinking water; upgrade science, math, computer and engineering labs to help prepare students for college and careers; upgrade security and safety systems, including safety doors, smoke alarms and smoke detectors; and provide space and technology to prepare students for available local jobs in fields such as agriculture, business, engineering and law enforcement.

Any such Board-approved local school facilities improvement district bond measure would ensure that bond proceeds are only used for Del Oro High School and not for other schools; would provide bond proceeds that could not be taken away by the State; would include mandatory taxpayer protections, including a Citizens' Oversight Committee and mandatory,

independent annual audits to ensure funds are spent as promised; and provide that no bond funds could ever be used for administrators' or teachers' salaries or pensions.

In addition, a local school facilities improvement district bond measure, if approved by the voters, would enable the District to qualify for millions of dollars of State matching funds.

Whether or not the residents of the Del Oro High School enrollment area have school-age children, improving our local high school will help make the community a more desirable place to live, do business and raise a family, all of which will enhance property values and help to keep our community strong.

BOND AUTHORIZATION

By approval of this proposition by at least 55 percent of the registered voters voting on the measure within Del Oro High School Facilities Improvement District No. 2 of the Placer Union High School District ("SFID No. 2"), the Placer Union High School District (the "District") will be authorized to issue and sell bonds on behalf of SFID No. 2 of up to \$40.3 Million in aggregated principal at interest rates not in excess of the legal limit and to provide financing for the specific projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts. The Bonds may be issued in series by the District from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

FINANCING PLAN

The District intends to use the Bonds to modernize, renovate, construct, upgrade, equip, furnish and otherwise improve Del Oro High School, as set forth on the Bond Project List. No series of Bonds will be issued if such issuance would cause the tax rate levied to pay debt service on all of the outstanding Bonds to exceed the Proposition 39 limits per one hundred thousand dollars (\$100,000) of taxable property, based on projections made by the District at the time of issuance of such series of Bonds.

In preparing this information, the District obtained reasonable and informed projections of assessed property valuation that took into consideration projections of assessed property valuations made by the County Assessor, if any, in accordance with Education Code Section 15100(c).

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in SFID No. 2 may be assured that their money will be spent wisely. Expenditures to address specific facility 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 Board of Trustees of the District (the "Board of Trustees") has identified detailed facility needs of the District and has determined which projects to finance

from a local bond at this time. The Board of Trustees 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 Board of Trustees shall establish an Independent Citizens' Oversight Committee under Education Code Section 15278 and following to ensure that 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 Board of Trustees.

Performance Audits. The Board of Trustees shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List below.

Financial Audits. The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects described in the Bond Project List below.

Annual Report. The Assistant Superintendent, Business Services of the District will cause an annual report to be filed with the Board of Trustees, the first report to be filed not later than one year after the issuance of the first series of the bonds, which report will 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 applicable California law.

Expenditure of Bond Proceeds. The proceeds from the sale of the SFID No. 2's bonds will be used only for the purposes specified in this measure, and not for any other purpose. Such proceeds will be deposited into a Project Fund to be held by the Placer County Treasurer, as required by the California Education Code.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the school facilities projects on the Bond Project List below, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

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

Other Terms of the Bonds. The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Trustees pursuant to requirements of law.

BOND PROJECT LIST

The Board of Trustees of the Placer Union High School District is committed to protecting the quality of education at Del Oro High School with safe, secure, upgraded classrooms and labs so that all students are prepared for college and/or good paying jobs. To that end, the Board evaluated the District's facility's needs and prepared a comprehensive 2016 Facilities Master Plan to develop the scope of projects to be funded. The Board, in developing the project list and priorities, solicited input from parents, teachers, staff and community and civic leaders.

Proceeds of the Bonds will be used to upgrade, repair, construct, renovate, furnish and equip schools, facilities and classrooms (as listed below) at Del Oro High School. The exact size, configuration and location of each project will be determined by the Board of Trustees based on the needs of the District.

Major repairs, renovations, improvements, constructions and equipment acquisitions shall include but not be limited to:

- Upgrade, renovate, and improve classrooms and classroom buildings
- Expand STEAM (Science, Technology, Engineering, Arts, and Math) classrooms
- Construct new classrooms
- Renovate Career Technical Education (CTE) facilities
- Relocate or remove portable classrooms
- Building system upgrades (HVAC, mechanical, electrical, & plumbing)
- Make handicap accessibility (ADA) upgrades and improvements
- Upgrade fire alarm and emergency communication systems
- Refurbish locker rooms and restrooms
- Roofing repairs or replacement
- Parking lot expansion
- Address unforeseen conditions revealed by construction/renovation (e.g., asbestos removal, plumbing or gas line repairs, dry rot, seismic, structural, etc.)
- Improve campus security, which includes but is not limited to fencing and surveillance cameras

Scope of Projects. The Projects which are described above include all related and incidental costs, including their share of the costs of the election and bond issuance and costs of design, engineering, architect and other professional services, inspections, site preparation, site allowance, demolition, utilities, and other planning, legal, accounting and similar costs, independent annual financial and performance audits, a customary contingency, and other costs incidental to and necessary for completion of the listed Projects.

In addition to the Projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; installation of signage, clocks, bells and fencing; repair and replace heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, windows, walls, doors and drinking fountains; improve school facilities for disability access; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade support facilities, repair and replace gas, water and sewer systems and lines, fire alarms, emergency communications and security systems; resurface or replace hard courts, asphalt, turf and irrigation systems and campus landscaping; interior and exterior painting and floor covering; demolition; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve or reconstruct playgrounds, athletic fields and play apparatus; and replace outdated security fences and security systems (including access control systems).

The scope and nature of any of the specific Projects described 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 will result in higher costs than relocation and construction, this bond measure authorizes land acquisition, relocation and reconstruction, and all costs relating thereto, for said reasons or based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, this measure authorizes the acquisition of real property required to expand or

provide school facility projects at Del Oro High School. Bond proceeds may also be expended to acquire equipment in any classroom or other educational facility within the District. Property, buildings and equipment on the Project list may be acquired through lease, sale, lease-purchase, lease-leaseback or other project delivery or acquisition methods determined appropriate by the Board of Trustees.

The District may alter the scope and nature of any of the specific projects that are described above as required by conditions that arise over time. Whenever specific items are included in the Project list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion. The itemization of projects in the list does not guarantee that all such projects will be undertaken.

Projects Subject to Available Funding. The foregoing list of projects is subject to the availability of adequate funding to the District for Del Oro High School. Approval of the bond measure does not guarantee that the proposed projects at Del Oro High School that are the subject of bonds under the measure will be funded beyond the local revenues generated by the bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified Projects. The District's proposal for the 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.

EXHIBIT B

ABBREVIATED BALLOT MEASURE

[AB 195]

MEASURE ____: Del Oro High School Repair and Student Safety Measure

To repair/upgrade aging classrooms and facilities at Del Oro High School, including repairing deteriorating roofs/plumbing, upgrading science, math, computer, engineering labs and career education classrooms; maintaining safe drinking water, reducing overcrowding; improving safety/security; shall Del Oro High School Facilities Improvement District No. 2 of Placer Union High School District issue \$40,300,000 in bonds at legal interest rates, averaging \$2,341,000 raised annually until 2050, rates estimated at \$27 per \$100,000 assessed valuation, with citizen oversight, independent audits, funding used for Del Oro High School only?

Bonds—YES ____

Bonds—NO ____

ABBREVIATED BALLOT MEASURE
[NON-AB 195]

MEASURE ____: Del Oro High School Repair, Upgrade and Student Safety Measure

To repair/upgrade aging classrooms, labs and facilities at Del Oro High School, including repairing leaky roofs, deteriorating plumbing and bathrooms; upgrading science, math, computer, engineering labs and vocational/career education classrooms to prepare students for jobs; maintaining safe drinking water; reducing overcrowding; improving safety/security; shall Del Oro High School Facilities Improvement District No. 2 of Placer Union High School District issue \$40,300,000 in bonds at legal interest rates, with citizen oversight, annual independent audits, all funds used for Del Oro High School only?

Bonds—YES ____

Bonds—NO ____

EXHIBIT C

TAX RATE STATEMENT

An election will be held within the boundaries of Del Oro High School Facilities Improvement District No. 2 of the Placer Union School District ("SFID No. 2") on November 6, 2018 to authorize the sale of up to \$40.3 Million in bonds to finance facilities as described in the proposition. If the bonds are approved, the School District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within SFID No. 2. The following information is provided in compliance with Sections 9400-9404 of the California Elections Code.

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 estimated assessed valuations available at the time of filing of this statement, is \$0.02661 per \$100 (\$26.61 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 2049-50.

2. The best estimate of the highest tax rate which 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 \$0.03 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2019-20.

3. The best estimate of the total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$72,582,646.

Voters should note that the 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. Taxpayers eligible for property tax exemption, such as the homeowner's exemption will be taxed at a lower effective tax rate than described above, and certain taxpayers may be eligible for a postponement of their property taxes. Property owners should consult their own property tax bills 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, nor are the summary estimates, if any, provided in the Abbreviated Ballot Measure. The actual tax rates, debt service, and the years in which they will apply 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 the need for construction funds and other factors, including the legal limitations on bonds approved by a 55% vote. 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.

Dated: June 19, 2018

George Sziraki, Superintendent

APPROVED by the Governing Board of the Placer Union High School District on Tuesday, June 19, 2018 by the following vote:

Member	AYES	NOES	ABSENT	ABSTENTIONS
Geary				
MacDonald				
Oates				
Underwood				
Ward				

Attest:

George S. Sziraki, Jr., Ed.D., Superintendent
Placer Union High School District

Maureen (Mo) Ward, President
Placer Union High School District