

**ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT  
MEASURE D**

**D** “Local High School Improvement Measure. To upgrade local high schools with funding that cannot be taken by the State, shall Roseville Joint Union High School District upgrade science, engineering, math, career technology and core academic classrooms/ facilities, support academic instruction and prepare students for 21<sup>st</sup> Century jobs, replace electrical wiring, leaky roofs, ensure classroom accessibility, construct, acquire, repair classrooms, schools, sites/ equipment, by issuing \$96,000,000 in bonds, at legal rates, with citizen oversight, annual audits, no money for administrators?”

**IMPARTIAL ANALYSIS OF MEASURE D**

Prepared by County Counsel

This measure, if approved by fifty-five percent of the voters voting thereon, would authorize the sale of general obligation bonds by the Roseville Joint Union High School District (the “District”) in the amount of up to \$96,000,000 (ninety-six million dollars) in aggregate principal amount. The proceeds of the bonds would be used for the purposes described in the text of Measure D, which precedes this analysis. Principal and interest on the bonds would be paid from a tax placed on the taxable property within the District. The District’s estimate of the highest tax rate that would be required to fund this bond issue follows this analysis.

A general obligation bond is a form of borrowing used to fund school facilities. By law, local general obligation bonds, financed through an increase in local property taxes, can be used for renovating, reconstructing, and building new facilities and for acquiring certain new equipment. To authorize such bond issuance, school districts can seek either two-thirds or 55% voter approval. If districts seek the 55% approval, as has been done by the District, they must meet additional accountability requirements.

In order to meet these additional accountability requirements, the District Board of Trustees has committed to the following:

- To use the bond proceeds only for the purposes set forth in the ballot measure, and not for any other purpose, such as teacher and administrator salaries and other school operating expenses.
- The safety, class size reduction, and information technology needs of the District as well as the importance of the projects to improve college readiness and student learning in core subjects like math, science, writing and technology have been evaluated prior to determining that bond issuance was necessary.
- To conduct annual independent performance audits to ensure that the bond proceeds are expended only for the projects in the ballot measure.
- To conduct annual, independent financial audits of the expenditure of the bond proceeds until all bond proceeds have been expended.
- To appoint a Citizen’s Oversight Committee in compliance with state law to monitor bond expenditures.

The District has confirmed that the proposed bonds would bear interest at a rate not exceeding the statutory limit per annum and the maturity of the bonds will not exceed the statutory maximum.

A “YES” vote on this Measure would authorize the District to borrow money through the sale of bonds in an amount not exceeding \$96,000,000, such bonds to be repaid by revenue derived from an annual tax levied upon the taxable property within the District.

A “NO” vote on this Measure is a vote against authorizing the sale of bonds by the District.

This analysis is submitted by the Office of the County Counsel of Placer County pursuant to the requirements of Section 9500 of the Elections Code of the State of California.

Gerald O. Carden  
County Counsel

s/Brian R. Wirtz  
Deputy County Counsel

## FULL TEXT OF MEASURE D

### FULL TEXT BALLOT PROPOSITION OF THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT BOND MEASURE ELECTION NOVEMBER 8, 2016

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

**“Local High School Improvement Measure.** To upgrade local high schools with funding that cannot be taken by the State, shall Roseville Joint Union High School District upgrade science, engineering, math, career technology and core academic classrooms/ facilities, support academic instruction and prepare students for 21<sup>st</sup> Century jobs, replace electrical wiring, leaky roofs, ensure classroom accessibility, construct, acquire, repair classrooms, schools, sites/ equipment, by issuing \$96,000,000 in bonds, at legal rates, with citizen oversight, annual audits, no money for administrators?”

#### PROJECT LIST

The Board of Trustees of the Roseville Joint Union High School District is committed to maintaining the quality of education in local schools with safe, secure, upgraded classrooms and labs for career and technology education to keep pace with 21<sup>st</sup> century technologies and learning standards. To that end, the Board evaluated the District’s urgent and critical facility needs, including safety issues, class size, computer and information technology, and enrollment trends, in developing the scope of projects to be funded. The District conducted a facilities evaluation and received public input in developing this Project List. Teachers, staff, community members and the Board have prioritized **preparing students for college and career** success so that the most critical facility needs are addressed. Therefore, in approving this Project List, the **Board of Trustees determines that the District must:**

- (i) **Upgrade or replace classrooms, science labs and school buildings which support core academics that are worn out or do not meet current safety codes; and**
- (ii) **Adapt classrooms for more hands-on science, mathematics and modern instruction; and**
- (iii) **Ensure that students who plan to go to college are prepared to succeed, and those that don’t go to college receive the career training they need to compete for good-paying jobs; and**
- (iv) **Update instructional technology infrastructure in the classroom for improved student learning in core subjects like science, technology, engineering and math (STEM); and**
- (v) **ADHERE TO SPECIFIC FISCAL ACCOUNTABILITY SAFEGUARDS SUCH AS:**
  - (a) **All funds must be locally controlled, go to our local schools and cannot be taken by the State.**
  - (b) **All expenditures must be subject to annual independent financial audits.**
  - (c) **No funds can be used for administrators’ salaries and pensions.**
  - (d) **An independent citizens’ oversight committee must be appointed to ensure that all funds are spent only as authorized.**

The Project List includes the following types of upgrades and improvements at District schools and sites:

#### **IMPROVE STUDENT LEARNING AND COLLEGE PREPAREDNESS:**

##### **Basic School Repair and Upgrade Projects**

**Goals and Purposes:** Upgraded classrooms will ensure that students who plan to go to college are prepared to succeed, and those that don’t plan to go to college receive career training they need to compete for good-paying jobs in fields like science, engineering, technology and skilled trades.

Repairing old buildings to cut utility bills, will save hundreds of thousands of dollars a year, so our schools can protect core academic classes, job training classes, and retain qualified teachers.

- Upgrade aging and worn out classrooms and science labs to support quality academic instructions.
- Modernize outdated science, technology and engineering classrooms and facilities to meet modern academic standards.
- Ensure all classrooms are accessible for students with disabilities.
- Make structural repairs and fix leaky roofs, failing windows and floors.
- Repair and replace electrical, plumbing, roofing and mechanical systems.
- Update school security, fire safety and emergency systems.
- Upgrade and construct classrooms, science labs, career-training facilities and computer systems to keep pace with technology.
- Repair or replace outdated classrooms and school buildings with safe, modern facilities.

**IMPROVE JOB AND CAREER SUCCESS:**

**Classroom and Technology Improvement Projects**

**Goals and Purposes: If we want students to succeed in college and careers, they must be skilled in the use of today’s technologies and have a solid background in math, science, engineering and technology. This measure will update instructional technology in the classroom for improved student learning in core subjects like reading, math, science and technology.**

**As our community grows, a sixth high school is needed to avoid student overcrowding at our current schools and allow students to attend a neighborhood school.**

- Update career technology classrooms and infrastructure to prepare students for 21<sup>st</sup> Century jobs.
- Upgrade electrical wiring and expand reliable high-speed wireless networks to support modern education.
- Construct a sixth comprehensive high school to prevent overcrowding at current sites.
- Upgrade classrooms and labs for career and technical education classes and computer systems to keep pace with technology.

**FISCAL ACCOUNTABILITY**

**This bond measure has strict accountability requirements including:**

1. All money will benefit local high schools and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for ADMINISTRATOR SALARIES or administration
3. Require CITIZENS’ OVERSIGHT and yearly reports to the community to keep the District accountable for how the funds are spent.
4. 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 or administrator salaries, pensions and other operating expenses.
5. **FISCAL ACCOUNTABILITY. 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. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS’ OVERSIGHT COMMITTEE.**

\* \* \*

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/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund

projects from the Project List; upgrade or install signage, clocks and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction 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; 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; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade or construct support facilities, including administrative, physical education (including upgrading or adding gyms, stadiums, wrestling rooms, press box, locker and equipment rooms) and performing arts buildings and maintenance facilities and yards; repair and replace fire alarms, emergency communications and security systems; resurface or replace hard courts, turf, irrigation and drainage systems and campus landscaping; expand parking and drop-off areas; acquire land; interior and exterior painting, floor covering and tile replacement; demolition; upgrade pools; upgrade central kitchen and school cafeterias; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve shade structures, including adding solar shade structures, and athletic fields; replace outdated security fences, gates and security systems (including access control systems); provide outdoor seating; upgrade auto shops into engineering rooms, wood shops into engineering labs, industrial arts buildings, and engineering labs. The upgrading of technology infrastructure includes, but is not limited to, servers, switches, routers, modules, sound projection systems, call manager and network security/firewall, wireless technology systems, and other miscellaneous equipment. The allocation of bond proceeds may be affected by the District's receipt of State matching funds and the final costs of each project. 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 and construction documents are finalized, construction bids are received, construction contracts 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 more enhanced and operationally efficient campuses. Necessary site preparation/restoration 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, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Bond proceeds shall only be expended for the specific purposes identified herein. 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. 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.**

## TAX RATE STATEMENT

### TAX RATE STATEMENT CONCERNING MEASURE D

#### TAX RATE STATEMENT REGARDING PROPOSED

\$96,000,000

#### ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT GENERAL OBLIGATION BONDS

An election will be held in the Roseville Joint Union High School District (the "District") on November 8, 2016, to authorize the sale of up to \$96,000,000 in bonds of the District to finance school facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors. Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.01499 per \$100 of assessed valuation (or \$14.99 per \$100,000 of assessed value) for fiscal year 2017-18.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.01499 per \$100 of assessed valuation (or \$14.99 per \$100,000 of assessed value) for fiscal year 2021-22.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.01499 per \$100 of assessed valuation (or \$14.99 per \$100,000 of assessed value), which is projected to be the same in every fiscal year that the bonds remain outstanding.
4. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$208,000,000.

Voters should note the estimated tax rate is based on the ASSESSED VALUE of taxable property on the County's official tax rolls, not on the property's market value. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which are not binding upon the District. The actual debt service, the tax rates 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 date of sale and the amount of bonds sold at any given time will be determined by the District based on the need for project funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.



## ARGUMENT IN FAVOR OF MEASURE D

*Roseville Joint Union High School District*

Vote YES on Measure D to improve Antelope High School, upgrade local schools and prevent overcrowding so that students are prepared for success in college and careers in the 21st Century.

Our Antelope High School has outstanding academic programs, excellent teachers and high-performing students. Yet, we need urgent improvements to maintain high quality education.

In addition, some Roseville Joint Union High School District schools are between 50 and 100 years old and need repairs to meet modern safety and academic standards. Classrooms, science labs and career technology classrooms must be upgraded to support quality instruction in math, science, writing and the arts.

As more students attend our schools, we need a sixth high school and more classrooms to prevent overcrowding. Your yes vote will provide local control and local funding that will directly improve our local high schools.

Vote Yes—Build, Repair and Upgrade Local High Schools: Provide a performing arts building for Antelope High School by 2020; modernize aging classrooms and labs for science, engineering and computer science instruction; help construct a sixth high school to prevent overcrowding and allow students to attend a neighborhood school; update career technology classrooms and equipment; ensure all classrooms are accessible for students with disabilities; make structural repairs and replace leaking roofs, worn out windows, walls and floors; improve energy efficiency to reduce utility bills by hundreds of thousands of dollars annually; upgrade electrical wiring and install reliable high-speed wireless networks to support modern education.

Strong Fiscal Accountability is Required: Every penny will stay in our school district; Measure D funds cannot be taken away by the State; no funds can be used for administrators' salaries; independent citizens' oversight and annual audits are required.

Vote yes on D so local high school students are prepared to succeed in the 21st Century.

[www.voteyesonmeasured.com](http://www.voteyesonmeasured.com)

s/John Becker  
Principal - Antelope High School

s/Roberta MacGlashan  
Sacramento County Supervisor, District 4

s/Brad Tooker  
Superintendent, Dry Creek Joint Elementary School District

s/Jack Duran  
Placer County, District 1 Supervisor

s/Gayle Garbolino-Mojica  
Placer County Superintendent of Schools

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE D

*(The \$96 million Bond for the Roseville Joint Union High School District  
For the Presidential General Election on November 8, 2016)*

Measure D is yet another *tax increase* on a ballot that is over-filled with tax increases. Many people in our community are unemployed or struggling to survive on fixed incomes, so they cannot afford this property tax increase.

Measure D would also substantially increase the debt of the Roseville Joint Union High School District long before the older debt has been paid off. We love our schools, and we love our district's talented leaders and hard-working staff, so we are not seeking to criticize or assign blame for our district's debt load. However, we believe that borrowing even more and digging ourselves deeper into a financial hole is a step in the wrong direction.

We believe that our district already has adequate revenues to repair and upgrade aging classrooms and facilities. In

fact, district revenues have increased substantially, far in excess of the inflation rate, and we anticipate more growth ahead. Taxpayers are already providing this district with well over \$10,000.00 per student (every year), which is over \$300,000 per year for a high school classroom with just thirty students. Student enrollment has been fairly stable or declining slightly in recent years, so tax increases do not seem necessary at this time.

Remember that Proposition 13 does not protect us from voter-approved tax increases like this one. Senior citizens and poor people are not exempt and they may lose their homes if they cannot pay.

Please vote NO on Measure D.

s/Thomas N. Hudson  
Executive Director, California Taxpayer Protection Committee

s/Dan Sokol  
Past President, League of Placer County Taxpayers

s/Jean Pagnone  
Treasurer, Placer County Taxpayers Association

s/Debra Jackson  
Chairman, Placer Tea Party

s/Ken Campbell  
Past Chairman, Placer County Republican Party

### **ARGUMENT AGAINST MEASURE D**

*(The \$96 million Bond for the Roseville Joint Union High School District  
For the Presidential General Election on November 8, 2016)*

Measure D is a tax increase that will be difficult for some residents to afford, especially with all of the other tax increases on the ballot this year. The last thing we need is higher taxes and more debt!

*(Proposition 13 does not protect us from this voter-approved tax increase. Senior citizens and poor people are not exempt and they may lose their homes if they cannot pay.)*

We can be proud of our school board and their competent staff for the planning that went into this bond, and we should commend them for the exemplary way they have run this district, but now is the wrong time to approve another tax increase. We believe that there will be opportunities for matching state funds in future years. There may also be viable alternatives to tax increases and new debt, including boundary adjustments, public-private partnerships, portable classrooms, and funding from new development. We would also prefer to see the old bonds fully paid off before the district incurs new debt.

Only about one-third of the funds from Measure D would be used to build a new high school, so most of the bond funds will be dedicated to deferred maintenance, repairs, and improvements that should have been funded with on-going revenues. District revenues have increased substantially, so tax increases should not be necessary to pay for such items.

Remember that bonds increase property taxes. Once issued, bonds can never be cancelled, even if the improvements that we were promised are never initiated. Bonds can only be repaid with interest.

We respectfully urge you to vote NO on Measure D.

s/Thomas N. Hudson  
Executive Director, California Taxpayer Protection Committee

s/Debra Jackson  
Chairman, Placer Tea Party

## REBUTTAL TO ARGUMENT AGAINST MEASURE D

The opponents don't understand how school funding works. In fact, most of them don't even live in our district. Here are the facts:

The State has eliminated funding for school construction. All other options have been pursued—no other source of funding exists to update our schools. Developers will continue to pay their share of school construction costs as more families move to our community.

Our District has been a careful steward and done an excellent job managing a tight budget, particularly in light of limited funding over the past few years. In fact, the District recently refinanced existing bonds, directly saving taxpayers \$20 million.

Measure D will improve Antelope High School and make essential modernizations and safety upgrades to support 21<sup>st</sup>-century education. Our schools are outdated—some are 50 – 100 years old. Without Measure D, these critical improvements cannot be made.

We need more classrooms and a sixth high school to prevent overcrowding. Without Measure D, overcrowding will only get worse, which will undermine the academic quality and safety of our schools.

We cannot wait any longer to modernize our schools. These are the consequences of waiting: the cost of school construction becomes more expensive; Antelope High School will not be improved; essential safety upgrades will not be made; classrooms, science labs and career- training facilities will not be updated to support 21<sup>st</sup>-century education; classrooms will become more overcrowded.

Take a look for yourself. Measure D is about protecting quality education and the future of our students. Vote YES—make essential improvements and prevent overcrowding.

s/Kevin McCarty

Assemblymember, 7th District, Chair of the Assembly Budget Subcommittee on Education Finance

s/Scott B Otsuka

Board President, Dry Creek Joint Elementary School District

s/Kim Dierdorff

President, Antelope Band Booster Association and Parent

s/Brice W. Harris

Chancellor Emeritus, Los Rios Community College District

s/Robyn Soliman

Teacher