

UKIAH UNIFIED SCHOOL DISTRICT

FULL TEXT OF MEASURE A

INTRODUCTION

To improve the quality of Ukiah Unified schools; repair or replace leaky roofs; make health and safety improvements; and modernize/construct classrooms, restrooms and school facilities; shall Ukiah Unified School District issue \$75,000,000 of bonds at legal rates, generating on average \$4,000,000 annually as long as bonds are outstanding at a rate of approximately 5 cents per \$100 assessed value, with annual audits, independent citizens' oversight committee, NO money for salaries and no money taken by the State?

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Ukiah Unified School District will be authorized to issue and sell bonds of up to \$75.0 million in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

Evaluation of Needs. The School Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

Independent Citizens' Oversight Committee. Following approval of this measure, the Board of Education will establish an Independent Citizens' Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the School Board.

Performance Audits. The School Board will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The School Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Mendocino County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of Education of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

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NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), those being for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

This measure authorizes the issuance of general obligation bonds to finance the types of projects set forth on the Bond Project List set forth below, to be repaid by tax collections for the years that bonds are outstanding. The measure presented to District voters on the Ballot, as set forth above under the heading "INTRODUCTION", includes information regarding the expected average amount of money to be raised annually to pay issued bonds, the estimated rate of the approved tax per \$100 of assessed valuation, and the year through which it is approximated the proposed tax will be levied and collected. Each of these estimates and approximations are provided as informational only. Such amounts are estimates only, and are not maximum amounts or limitations on the terms of the bonds or the tax rate or duration supporting repayment of bonds. The approximations and estimates provided depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations have been provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District.

BOND PROJECT LIST

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

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

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UKIAH UNIFIED SCHOOL DISTRICT		
The following projects are authorized to be financed at all school sites and District support facilities, including:		
Calpella Preschool	Frank Zeek Elementary	Eagle Peak Middle School
Preschool Village	Grace Hudson Elementary	Pomolita Middle School
Small Wonders State Preschool	Nokomis Elementary	South Valley High School
Yokayo State Preschool at Nokomis	Oak Manor Elementary	Ukiah High School
Calpella Elementary	Yokayo Elementary	Ukiah Adult School
	Ukiah Independent Study Academy	

- Modernize, renovate, replace, re-configure, expand, acquire and install, and/or upgrade classrooms, classroom buildings, labs, gymnasium, multi-purpose rooms, restrooms, common areas and grounds, and school support facilities (including library, multipurpose room/auditorium, storage areas, food storage, preparation and service, cafeteria and office/staff support facilities), whether permanent, portable or modular, including interior and exterior doors, windows, door and window hardware, roofs, rain gutters and downspouts, walls, ceilings and floors and finishes, paint, siding, insulation, cabinets, storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, and signage.
- Renovate, replace, upgrade, acquire, and install roofing and insulation.
- Upgrade, expand and/or acquire and install fencing, gates, locks (including electronic locking systems), security lighting, security alarm, video surveillance, intercom, bell and communication systems, and fire alarms and related systems.
- Renovate, re-configure and/or modernize portable buildings or replace such buildings with permanent, portable or modular buildings.
- Acquisition of land, rights-of-way and easements made necessary for construction of new school facilities.
- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, ventilation and air-conditioning (HVAC) water, sewer, gas, plumbing, and energy management systems, networks, fixtures, equipment and controls.
- Acquire, install, upgrade and/or construct renewable energy and/or energy-saving systems, improvements and equipment, including electricity generation and distribution systems and/or water heating systems, natural light improvements, upgraded insulation and roofing, efficient lighting, windows and window coverings, shade structures, energy management and conservation systems, and other passive technologies, and structures to support such systems, improvements and equipment and related infrastructure.
- Reconfigure, renovate, resurface, improve and/or expand roads, sidewalks, pathways, paved areas, parking lots and related areas, and pick-up/drop-off areas.
- Acquire, install, expand, and/or replace landscape, hardscape, irrigation and drainage.

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- Construct/install and/or acquire outdoor learning areas, including shade/rain structures and sitting areas.
- Improve, correct, restore or renovate grounds, buildings and structures or portions thereof to eliminate or mitigate health and safety risks and/or comply with local, state and federal building, health, safety, access and other related requirements, including access requirements of the Americans with Disabilities Act (ADA).
- Modernize, renovate, replace, re-configure, expand, acquire and install, and/or play areas, play grounds, play fields, and related facilities.
- Construct new classrooms, classroom buildings, restrooms, administrative/staff support facilities and related school facilities, whether permanent, portable or modular, and furnish and equip such classrooms, labs, restrooms and facilities.

All or portions of these projects may be used as joint-use projects within the meaning of Section 17077.42(c) of the Education Code (or any successor provision).

MISCELLANEOUS

All listed bond projects include the following as needed:

- Planning, designing and providing temporary housing necessary for listed bond projects.
- The inspection, sampling and analysis of grounds, buildings and building materials to determine the presence of hazardous materials or substances, including asbestos, lead, etc., and the encapsulation, removal, disposal and other remediation or control of such hazardous materials and substances.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings or other temporary buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; and relocating fire access roads or ingress/egress pathways.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Acquire or construct other improvements required to comply with building codes, including seismic safety requirements, the Field Act, and access requirements.
- Acquisition of any rights-of-way, easements, licenses and/or real property made necessary by listed bond projects, or lease of real property made necessary by the listed bond projects.
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel.
- Furnishing and equipping of classrooms and other school facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- Acquisition of all or a portion of any school site or facility, or an interest therein, or make lease payments with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects.
- All other costs and work necessary or incidental to the listed bond projects.

**PROJECTS INVOLVING RENOVATION
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition) if the Board of Trustees determines that replacement new construction is more practical than renovation, rehabilitation or repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.

Each of the bond projects described in this Bond Project include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Governing Board. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and including payment and prepayment of lease payments relating to projects and/or equipment previously financed.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded beyond what can be completed with local funds generated by the bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects.

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

MEASURE A

**A Measure by the Ukiah Unified School District to Authorize the
Issuance of School Bonds of up to \$75,000,000**

This measure was placed on the ballot by the Ukiah Unified School District Board of Education to seek voter approval for the issuance and sale of bonds in the amount of Seventy-Five Million Dollars (\$75,000,000). The bonds would issue at legal interest rates, to generate an average of Four Million Dollars (\$4,000,000) annually at a rate of approximately Five Cents (\$.05) per One Hundred Dollars (\$100) of assessed value. The money raised by the sale of these bonds can only be used for the purposes stated in the bond measure and not for any other purpose, including teacher and administrative salaries and other school operating expenses.

The purposes stated in the Bond Project List are the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities. They include the repair or replacement of roofs; health and safety improvements; modernization/construction of classrooms, labs, gymnasium, multi-purpose rooms, restrooms, grounds and school facilities; acquisition and upgrade of fencing and security; construction and alteration of roads, sidewalks and pathways; acquisition or upgrade of renewable energy and/or energy saving systems and infrastructure; and other miscellaneous projects at school sites.

Approval of this measure does not guarantee that the proposed projects that are the subject of these bonds will be funded beyond the local revenues generated by the measure. The District's proposal for the projects may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

This measure includes the accountability requirements set forth in the California Constitution and the Education Code, including the creation of an Independent Citizen's Oversight Committee.

Pursuant to Elections Code section 9400 et seq., the District has prepared a Tax Rate Statement which estimates the property tax levies required to pay off the bonds. The information provided is based on the District's projections and estimates and are not binding on the District.

This measure was placed on the ballot by the Ukiah Unified School District Board of Education.

This measure shall become effective only upon the affirmative vote of fifty-five percent (55%) of those electors voting on the measure.

A YES vote is a vote in favor of the issuance of the bonds.

A NO vote is a vote against the issuance of the bonds.

The above statement is an impartial analysis of the Ordinance or Measure A. If you desire a copy of the ordinance or measure, please call the elections official's office at (707) 234-6819 and a copy will be mailed at no cost to you.

Dated: December 3, 2019

s/Christian M. Curtis
Acting County Counsel
County of Mendocino

MEASURE A– continued

TAX RATE STATEMENT

**REGARDING PROPOSED
\$75.0 MILLION
UKIAH UNIFIED SCHOOL DISTRICT
GENERAL OBLIGATION BONDS**

An election will be held in the Ukiah Unified School District (the "District") on March 3, 2020, to authorize the sale of up to \$75.0 million in bonds of the District to finance school facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.046 per \$100 of assessed valuation (or \$46.00 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2055-56.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.05 per \$100 of assessed valuation (or \$50.00 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2020-21 and following.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$149.5 million.

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

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

By: Debra Kubin
s/Debra Kubin
Superintendent
Ukiah Unified School District

Argument In Favor of Measure A

Ukiah Unified School District

Vote YES on Measure A to make critical repairs and updates at our aging elementary, middle and high schools to ensure all students in Ukiah, Redwood Valley, Calpella and Hopland have access to safe, secure and updated classrooms.

For decades, UUSD schools have provided a comprehensive education to local students, helping keep our community strong. Now our schools need repairs and updates to provide our students with a high-quality education for years to come.

Every penny from Measure A goes directly to benefit ALL students at Ukiah Unified School District schools.

No Measure A funds can be used for administrator salaries or pensions. All funds stay here and cannot be taken away by the State. A Citizens' Oversight Committee and independent audits will ensure all funds are spent as promised.

We need Measure A to repair and replace deteriorating roofs, aging plumbing and sewer systems and inadequate electrical and ventilation systems. Aging temporary portable classrooms need to be replaced with permanent classrooms, as well as modernizing workshops so our students have the resources they need to succeed.

Measure A ensures local schools are able to continue their quality education and attract the best teachers.

Vote YES on A: Safe and Modern Classrooms for Every Student

- Replace deteriorating roofs, aging plumbing and sewer systems, inadequate electrical, heating and ventilation systems
- Enhance security and emergency communications systems, including security fencing
- Modernize outdated classrooms, including career and technical classrooms, and other school facilities
- Update physical education facilities for year-round use by the school and community

Measure A will cost the typical homeowner less than \$12 per month. This modest investment will protect the quality of our local schools, which will protect the value of our homes.

Join parents, teachers and respected leaders in supporting our schools and our community. Vote YES on A.

s/Martha Barra
Vintner, Small Business Owner

s/Raymond Chadwick
President, Ukiah Host Lions Club

s/Chris Dewey
Retired Chief, City of Ukiah Police Dept.

s/Antonio Lopez
Dean of Counseling and Student Programs, Mendocino College

s/Brad McClanahan
Teacher, Ukiah High School

No Argument Against Measure A was received.