



Local ballot measure: I

I

Shasta Union High School District

Ballot question

"To improve the quality of education and provide equity among all District high schools with funding that cannot be taken by the State; construct, modernize, and renovate classrooms, restrooms and school facilities; repair/replace leaky roofs; upgrade inadequate electrical and deteriorating plumbing systems; construct/upgrade science labs; and improve campus safety, shall Shasta Union High School District issue \$56,900,000 of bonds at legal interest rates, have an independent citizens' oversight committee, and have NO money used for administrative salaries?"

What your vote means

YES	NO
A "yes" vote is to authorize the issuance of the bonds.	A "no" vote is against authorizing the issuance of the bonds.

For and against Measure I

FOR	AGAINST
<p>Joe Chimenti Exec. Director SBE</p> <p>James M. Schwerdt District Board Member</p> <p>Tom Armelino Superintendent of Schools</p> <p>Michael L. Wharton Jr. District Trustee</p> <p>Missy McArthur Redding Mayor</p>	<p>Russell K. Hunt Accountant</p>



Local ballot measure: I

Arguments are replies are the opinions of the authors. We print them exactly as submitted, including errors.

Argument for Measure I	Rebuttal Reply to Argument for Measure I
<p>Our schools are the most important assets in our community and should be our number one priority. Quality schools improve student achievement, increase property values, and create greater neighborhood safety. Our teachers and staff do a great job educating local students, but many classrooms and facilities in the Shasta Union High School District are outdated and inadequate to provide students with the school facilities they need to succeed.</p> <p>Although our high schools have been well maintained over the years, our schools are old with an average age of nearly 50 years. Our oldest, Shasta High, was first built in 1950, over 65 years ago. Furthermore, we need ensure all high school students have access to similar classrooms, facilities, and programs. Measure I would allow the District to upgrade our aging infrastructure and improve the quality of education provided to local students. By investing in our schools, we can meet today's safety, technological, and educational standards as well as better our community.</p> <p>If passed, Measure I will provide funding to construct, modernize and renovate classrooms, restrooms and school facilities to local high schools including:</p> <ul style="list-style-type: none"> • Repairing or replacing leaky roofs • Constructing and upgrading science labs • Repairing deteriorating plumbing, sewer and drainage systems • Upgrading inadequate electrical systems • Improving campus safety including fencing, communication systems, and door locks <p>Measure I makes financial sense and protects taxpayers.</p> <ul style="list-style-type: none"> • By law, spending must be reviewed annually and audited by an independent citizens' oversight committee. • All bond funds must be spent locally and cannot be taken by the State. • Funds are required to be spent only on local high schools, not for educator salaries. <p>Measure I upgrades and renovates old and inadequate classrooms, improves the education of local students, and maintains the quality of our community. That's something we can all support. Please join us and VOTE YES ON MEASURE II!</p> <p>/s/ Joe Chimenti, Exec. Director, Builders Exchange /s/ Tom Armelino, Superintendent of Schools /s/ Missy McArthur /s/ James M. Schwerdt /s/ Michael L Wharton Jr.</p>	<p>No Reply to Argument for Measure I was submitted.</p>



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Argument against Measure I

What is going on in the district? I'll tell you. They are budgeting little funds for maintenance and spending it instead on classified and certified salaries. And everyone got a raise this year. Thus the need for almost \$57 million plus interest to repair plumbing roofs, and electrical systems. Shifting these repairs off budget and into a school bond. Have you been in the schools? Are they falling apart? They look to be in excellent condition. You should know the district has borrowed heavily with the existing buildings as collateral. And the District argues that bond funds cannot be taken by the state. This is not true. The legislature and the governor can authorize the taking of all funds if they so desire. The schools are a subdivision of the state. They are not independent.

The language of the measure is deliberately vague so it can be spent on any project that falls into these broad categories. The Citizens Oversight Committee is nothing more than a handpicked group that will do whatever the administration tells it to do. And did you know the district has not made full payments into the employees' retirement funds? Thus even more liabilities. Bond interest rates are not set in stone. So any estimate of cost, is unpredictable. If property values go down, your taxes go up.

How much suffering do you have to endure to correct the mismanagement of this school district? Your vehicle taxes have been raised, two sales tax increases are on the ballot, and there are already 3-4 school bonds upon every property owner. When does it stop? Stop the wasteful spending today.

/s/ Russell K. Hunt
Accountant

Rebuttal

Reply to Argument against Measure I

Quality schools are key to providing an excellent education, preserving property values, and maintaining our great community.

Don't be misled by arguments against Measure "I". Consider the facts and ignore the false statements:

FACT: The District has done a great job maintaining classrooms and schools for local students over the years dedicating a substantial portion of its budget annually to keep classrooms in good shape. However, outdated schools need major renovations, upgrades, and modernization; not minor repairs.

FACT: Strict taxpayer safeguards are in place. By law, spending must be reviewed and annually audited by an independent citizens' oversight committee.

FACT: Local bond funds cannot be taken by the State per California Constitution Article XIII A Section 1(b)(3)(A). Measure "I" keeps our tax dollars out of Sacramento and here locally in Shasta County.

FACT: Interest rates are at all-time lows and now is a tremendous time to borrow to improve schools. In addition, interest rates ARE "set in stone" at the time of pricing and are locked in.

The last time local voters were asked to help the Shasta Union High School District was 15 years ago. The District has been responsible stewards, routinely maintaining classrooms and facilities and will continue to do so. However, the time has come for a major investment in our community's greatest assets – local children and the schools they attend. Measure "I" is a carefully considered program that will upgrade outdated schools, improve education, and maintain the quality of our community.

Join us and Vote YES on Measure "I"!

/s/ Missy McArthur, Redding Mayor
/s/ Joe Chimenti, Exec. Director, SBE
/s/ Tom Armelino, County Superintendent of Schools
/s/ Michael Wharton Jr., District Trustee
/s/ Ron W. Zufall, DDS, District Trustee



Local ballot measure: I

Impartial analysis of Measure I

This analysis of the general obligation bond measure for the Shasta Union High School District (“District”), Measure I, is provided in accordance with Elections Code section 9500, *et seq.* The electors entitled to vote on the measure are those residing within the District’s boundaries.

Section 1 of Article XIII A and section 18 of Article XVI of the California Constitution and Education Code sections 15264, *et seq.* authorize school districts to adopt a proposal, subject to the approval of the District’s voters, to issue general obligation bonds for specific school district purposes. The District adopted such a proposal and is submitting it to the District electors for their consideration.

If 55% of the qualified electors voting on Measure I vote for approval, the District would be authorized to issue bonds in the principal amount not to exceed \$56,900,000 and to levy ad valorem taxes on taxable property within the District to pay for the bonded indebtedness plus interest. The bonds may be issued and sold in several series and may mature in 40 years or such shorter period as determined by the District Board. The interest rate on the bonds would not exceed the statutory limit.

The projects to be financed by the bonds at one or more of the District’s sites may include: (1) repairing, upgrading, acquiring, equipping, modernizing, or replacing infrastructure, classrooms, equipment, and facilities as described in the full text of the measure (the “Full Text”); (2) upgrading mechanical systems; (3) improving information technology infrastructure and systems; (4) improving safety, disabled access, emergency preparedness, and security systems; (5) other projects listed in the Full Text; (6) refinancing outstanding lease obligations and interim funding incurred to advance fund projects from the list enumerated in the Full Text; and (7) expenses associated with the foregoing purposes as described in the Full Text. Some projects may be joint-use with other public entities. The proceeds will not be used for any purpose not identified in the measure, including teacher or administrator salaries or be taken by the state. The District’s Board of Trustees shall establish a citizen’s oversight committee to ensure that the proceeds of the bonds are spent only on the specific projects and the specific school sites identified in Measure I.

According to the tax rate statement submitted by Jim Cloney, Superintendent of the District, the best estimate of the maximum ad valorem tax which would be levied on taxable real property to repay the bonds over their term is \$19.00 per year for property having an assessed value of \$100,000. These calculations are estimates only and are not binding upon the District.

If Measure I is not approved by 55% of the qualified electors voting on the measure, the District will not be authorized to issue bonds for the aforementioned purposes.

A “yes” vote is to authorize the issuance of the bonds.

A “no” vote is against authorizing the issuance of the bonds.

/s/ Rubin E. Cruse, Jr.

County Counsel



Local ballot measure: I

Tax Rate Statement for Measure I

An election will be held in the Shasta Union High School District (the "District") on November 8, 2016 to authorize the sale of up to \$56,900,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.01900 per \$100 (\$19.00 per \$100,000) of assessed valuation in fiscal year 2017-18.
2. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.01900 per \$100 (\$19.00 per \$100,000) of assessed valuation in fiscal year 2026-27.
3. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$.01900 per \$100 (\$19.00 per \$100,000) of assessed valuation. This vote is projected to apply in each fiscal year that the bonds are outstanding.
4. The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$118,200,000.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

Dated: 7/25/2016
/s/Jim Cloney
Superintendent, Shasta Union High School District



Local ballot measure: I

Full text of Measure I

This proposition may be known and referred to as the Shasta Union High School District General Obligation Bond of 2016, or Measure I.

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the Shasta Union High School District (the "District") shall be authorized to issue and sell bonds of up to \$56.9 million in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List below, and in order to qualify to receive State matching grant funds, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the District's voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the District, all 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 Governing Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Limitation on Use of Bond Proceeds. The State of California does not have the power to take locally approved school district bond funds for any State purposes. The Constitution allows proceeds from the sale of bonds authorized by this proposition to be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities listed in this proposition, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff only when performing work on or necessary and incidental to the bond projects.

Independent Citizens' Oversight Committee. The Governing Board shall establish an independent Citizens' Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date on which the Governing Board enters the election results on its minutes.

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

Annual Financial Audits. The Governing Board shall conduct an annual, independent financial audit of the bond proceeds (which shall be separate from the District's regular annual financial audit) until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Governing Board shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent or the Chief Business Official of the District (or such other employee as may perform substantially similar duties) shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31 of the year in which bonds are first issued, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as such officer shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

FURTHER SPECIFICATIONS

Specific Purposes. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.



Local ballot measure: I

Joint Use. The District may enter into agreements with the City of Redding, County of Shasta, or other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Governing Board shall determine.

Rate of Interest. The bonds shall bear interest at a rate per annum not exceeding the statutory maximum, payable at the time or times permitted by law.

Term of Bonds. The number of years the whole or any part of the bonds are to run shall not exceed the legal limit, though this shall not preclude bonds from being sold which mature prior to the legal limit.

BOND PROJECT LIST

The Bond Project List below describes the specific projects the Shasta Union High School District proposes to finance with proceeds of the bonds. Listed projects will be completed as needed at a particular school site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Until all project costs and funding sources are known, the Governing Board cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals or appropriation by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed.

Unless otherwise noted, the projects in the Bond Project List are authorized to be completed at each or any of the District's sites, as shall be approved by the Board of Trustees. Specifically, bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, rebuild and furnish the District's classrooms, restrooms, and other educational and joint-use facilities including those located at:

Enterprise High School – Built in 1955 Foothill High School – Built in 1999

Shasta High School – Built in 1950 Shasta Learning Center/University Prep – Built 1927

- Repair or replace leaky roofs
- Replace or renovate deteriorating plumbing, sewer and drainage systems
- Construct or upgrade science labs in the District
- Upgrade inadequate electrical systems
- Make safety and security improvements including installing security cameras, communication systems, door locks, fencing, and lighting; provide Sheriff/RPD sub stations
- Replace outdated heating, ventilation and air-conditioning systems
- Upgrade and modernize 50-year old classrooms, restrooms and school facilities
- Make energy-efficiency improvements, including replacing outdated windows and lighting
- Improve student access to computers and modern technology
- Install solar panels to reduce electrical costs
- Construct new permanent classrooms to replace temporary portable classrooms
- Upgrade P.E. fields and facilities for school and community use
- Improve student drop-off and pick-up areas
- Upgrade vocational education classrooms and facilities including the Ag Program
- Install a swimming pool at Foothill High School, the only high school in the District without one
- Replace existing wiring systems to meet current electrical and accessibility codes and increased capacity
- Upgrade, expand, construct/provide, repair and/or equip student support facilities including labs, multipurpose rooms, cafeterias, auditoriums, gymnasiums, and other school facilities
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades including playground equipment replacement
- All Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.



Local ballot measure: I

- Upgrade school site parking, roadways, utilities and grounds
- Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards
- Abate and remove hazardous materials identified prior or during construction
- Necessary site acquisition and preparation/restoration 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 (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property

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 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 list; installation of signage 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: renovation of student and staff restrooms; repair and replacement of heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and replacement of worn-out and leaky roofs, windows, walls, doors and drinking fountains; installation wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrades or construction of support facilities, including administrative, physical education/athletic facilities and performing arts buildings and maintenance yards; repair and replacement of fire alarms, emergency communications and security systems; resurfacing or replacing of hard courts, pools, turf and irrigation systems and campus landscaping and play fields; expand parking; install interior and exterior painting and floor covering; demolition; and construction of various forms of storage and support spaces, upgrade classrooms, bleachers, kitchens, repair, upgrade and install interior and exterior lighting systems; replace outdated security fences and security systems. The upgrading of technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment and software. The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District will not be able to complete some of the projects listed above. The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District, such as gyms, fields and performing arts facilities, 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. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects and the costs of issuing the bonds. 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.

The Bond Project List shall be considered a part of this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.