

# VOTER'S PAMPHLET MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

## KELSEYVILLE UNIFIED SCHOOL DISTRICT MEASURE "Q"

# Q

To improve quality of education; repair/replace leaky roofs; modernize and upgrade outdated classrooms, restrooms and school facilities; replace deteriorating plumbing and sewer systems; shall the Kelseyville Unified School District measure authorizing \$35,500,000 of bonds at legal rates be adopted, generating on average \$2.0 million annually while bonds are outstanding at a projected rate of approximately \$60 per \$100,000 assessed value, with annual audits, citizens' oversight, NO money for salaries and all money staying local?"

Bonds Yes \_\_\_ Bonds No \_\_\_

### EXHIBIT A FULL TEXT OF BOND MEASURE

#### BOND AUTHORIZATION

By approval of this measure by at least 55% of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$35,500,000 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 included 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.)

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 community college 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.

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

**Performance Audits.** The Board of Education 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 Board of Education 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 Lake County Treasurer, as required by the 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.

#### 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), specifically 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 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 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

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated tax rates, the duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such estimates 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 are 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. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

#### 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 District, including the furnishing and equipping of school facilities, at all current and future sites and properties.

**School Facility Project List.** The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of

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projects described and authorized by this measure. The following types of projects are authorized at all current and future school sites of the District, including:

- Repair or replace roofs.
- Upgrade inadequate electrical systems.
- Provide ventilation and air-conditioning systems to classrooms where none exist and replace outdated heating, ventilation and air-conditioning systems.
- Repair/replace deteriorating plumbing systems, including drainage, irrigation and sewer systems.
- Make health, safety and handicapped accessibility improvements.
- Improve student access to computers and modern technology.
- Replace outdated temporary portable classrooms with permanent classrooms and/or construct new classrooms to replace temporary portable classrooms.
- Modernize classrooms to meet 21st century teaching and learning standards and renovate, upgrade, and modernize restrooms and school facilities.
- Upgrade physical education fields and facilities for school and community use.
- Make energy-efficient upgrades including "green" building projects and sustainable building practices to promote energy-efficiency (e.g., windows, lighting, electrical systems panel, HVAC etc.).
- Upgrade fire alarm, emergency exit lighting, and security systems.
- Repair, replace and/or upgrade paved surfaces including parking, turf, and other grounds to eliminate safety hazards and improve outside instructional areas.
- Modernize, renovate, repair, expand and/or upgrade the interior and/or exterior of existing classrooms and school facilities (including but not limited to doors, windows, casework, fencing, painting, signage, and railings).
- Address unforeseen conditions revealed by construction/modernization (such as plumbing or gas line breaks, dry rot, seismic, structural, etc.).
- Remove, repair, and refinish building and site areas damaged by dry rot, water, termites, etc.
- Abate and remove hazardous materials identified prior or during construction.
- Other improvements required to comply with existing building codes, including the Field Act, and handicapped access requirements of the Americans with Disabilities Act.
- Necessary 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.
- Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.
- Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under leases for any of these authorized facilities.
- For any project involving rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new construction instead, if the Board of Trustees determines that replacement and new construction is more economically practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, and other relevant factors.
- All work necessary and incidental to specific projects described above, including demolition of existing structures.

Incidental Expenses. Each of the bond projects described in this Bond Project List 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, bond project construction management, administration 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; and costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

Furnishing and Equipping. Each project is assumed to include its share of furniture, fixtures, 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. 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, telephone system, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment and software.

Alternations to Scope; New Construction. The scope and nature of any of the specific projects described above may be altered by the District as required by conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for or otherwise determined by the Board to be in the best interests of the District to be undertaken as new construction, this bond measure authorizes said new construction including land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. 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.

Interim Financing Included; Joint Use Projects Authorized. Authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the Bond Project List, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to facilities and/or equipment previously financed. Projects may also be undertaken on a joint use basis with other public entities.

Bond Project List Not in Order of Priority; Board Determines Prioritization. Approval of this bond measure does not guarantee that the proposed projects will be funded beyond the local revenues generated by the measure. The District's capital needs currently exceed the amount of bonds the voters are being asked to authorize. The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list above does not guarantee that all such projects will be undertaken. Project priorities will be determined by the Board of Education. The ability of the District to undertake and complete the listed projects is subject to numerous variables including the adequacy and availability of sufficient funding sources. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

Interpretation. The terms of this bond measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school

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facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 et seq. and the Strict Accountability in Local School Construction Bonds Act of 2000. Words used in the Bond Project List such as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used to describe school facilities projects in plain English but are not intended to expand the nature of such projects beyond what is authorized by law. As such, in accordance with legal requirements, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

Severability. The District Board hereby declares, and the voters by approving this Bond Measure concur, that every section and part of this bond proposition has independent value, and the District Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this measure by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond measure are severable.

**IMPARTIAL ANALYSIS OF  
KELSEYVILLE UNIFIED SCHOOL DISTRICT  
SCHOOL BOND MEASURE "Q"**

Measure "Q", a Kelseyville Unified School District ("District") bond measure, seeks voter approval to authorize the District to issue general obligation bonds in an aggregate principal amount not to exceed \$35,500,000 to provide financing for the specific school facilities projects listed in the Bond Project List of the Ballot Measure at interest rates within the statutory maximum per year. The maximum term of the bonds will not exceed the legal limit.

Both the School Bond Law and the General Obligation Bond law authorize the governing board of a school district to issue and sell general obligation bonds to finance various school acquisitions and improvements if approved by at least 55 percent of the voters voting on the measure, provided certain accountability safeguards are included in the measure.

The bonds and interest thereon would be financed by ad valorem taxes levied annually on taxable real property within the District. The District's tax rate statement reflects an estimate of the maximum property tax levies required to service the bonds.

The measure includes the following accountability safeguards:

1. That the proceeds from the bond sale shall be used only for the purposes listed in the bond measure and not for any other purpose.
2. A list of the specific projects to be funded (the "Bond Project List") and certification that the District Board of Education has evaluated safety, class size reduction, enrollment growth and information technology needs is developing that list.
3. That the District Board of Education conduct an annual, independent performance audit to ensure that the funds have been spent only on the specific projects listed in the measure.
4. That the District Board of Education conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of such proceeds from the sale have been spent for the projects listed in the measure.
5. That the District will maintain the proceeds from the bonds in a separate account and shall issue and file a report in accordance with Government Code Section 53411.
6. That the District Board shall establish a citizen oversight committee to ensure that the bond proceeds are used to fund the specific projects listed in the full text of the measure.

A "Yes" vote on this measure is a vote in support of the issuance of \$35,500,000 in bonds to be used only for the purpose of providing financing for the specific school facilities projects listed in the Bond Project List of the Ballot Measure.

A "No" vote on this measure is a vote against the issuance of \$35,500,000 million in bonds to be used only for the purpose of providing financing for the specific school facilities projects listed in the Bond Project List of the Ballot Measure.

s/Lloyd C. Guintivano  
County Counsel  
County of Lake

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**TAX RATE STATEMENT**  
**MEASURE "Q"**

An election will be held in the Kelseyville Unified School District (the "District") on March 5, 2024, to authorize the sale of up to \$35,500,000 in general obligation bonds. The following information is submitted 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 that would be required 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 \$57 per \$100,000. It is currently expected that the tax will be collected until fiscal year 2056-57.
2. 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 \$60 per \$100,000 of assessed valuation. This rate is projected to apply until fiscal year 2052-53.
3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$70.0 million.

These estimates are based on projections derived from information obtained from official sources, and are 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 durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par 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 District based on the need for project funds and other considerations. Actual 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.

s/Dr. Nicki Thomas  
Superintendent  
Kelseyville Unified School District

**ARGUMENT IN FAVOR OF**  
**MEASURE "Q"**

Everyone knows that children deserve a quality education--this requires safe and modern schools. Quality schools improve student achievement, prepare children for a productive future, increase property values, and enhance our overall quality of life. Our teachers and staff are doing an excellent job, but many classrooms and school facilities in the Kelseyville Unified School District are outdated and inadequate: they do not provide students with the facilities they need to succeed.

Although our schools have been well maintained over time, many aging classrooms and facilities do not meet current standards and must be upgraded. Measure Q would allow Kelseyville Unified School District to improve our schools and the quality of education for our students. It would also allow us to build more classrooms to address our growing student population. By investing in our schools, we are investing in the future of our community.

**If passed, Measure Q will enable critical facility improvements to Kelseyville schools.**

- Repairing/replacing leaky roofs
- Updating inadequate electrical systems
- Repairing/replacing outdated HVAC systems
- Improving health, safety, and handicapped accessibility
- Repairing/replacing deteriorating plumbing systems
- Building new classrooms to make space for increased enrollment

**Measure Q makes financial sense and protects taxpayers.**

- By law, spending must be reviewed and annually 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 schools, not for administrator or teacher salaries.

Measure Q enables facility upgrades and renovations, allows us to build much-needed classrooms, improves education for local students, and maintains the quality of our community. That's something we can all support. Please join us and **VOTE YES ON MEASURE Q!**

s/Gary Olson, Realtor, Former Kelseyville Unified School District Board Member

s/April Leiferman, Grandparent

s/Andrew Dobusch, Former Kelseyville Unified School District Board Member, Parent

s/Breanna Duke, PTO President at Kelseyville Elementary, Parent

s/Dr. David S. McQueen, Retired Superintendent Kelseyville Unified School District

**NO ARGUMENT**  
**WAS FILED AGAINST**  
**MEASURE "Q"**