

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.

AROMAS-SAN JUAN UNIFIED SCHOOL DISTRICT

Z To improve the quality of public education, attract qualified teachers, provide up-to-date science labs/classrooms/technology **without increasing current tax rates**, shall Aromas San Juan Unified School District equip classrooms with effective heating and cooling systems, upgrade aging plumbing, lighting/electrical systems, renovate restrooms, cafeteria, pay off facilities loans, repair, construct school facilities/acquire equipment, by issuing \$9,700,000 in bonds at legal interest rates, with mandatory audits, independent citizen oversight, no administrator salaries, and all money staying local?

FULL TEXT OF BALLOT MEASURE Z

The following is the full proposition presented to the voters by the Aromas San Juan Unified School District.

"To improve the quality of public education, attract qualified teachers, provide up-to-date science labs / classrooms/ technology **without increasing current tax rates**, shall Aromas San Juan Unified School District equip classrooms with effective heating and cooling systems, upgrade aging plumbing, lighting/electrical systems, renovate restrooms, cafeteria, pay off facilities loans, repair, construct school facilities/ acquire equipment, by issuing \$9,700,000 in bonds at legal interest rates, with mandatory audits, independent citizen oversight, no administrator salaries, and all money staying local."

The Board of Trustees of the Aromas San Juan Unified School District evaluated the District's urgent and critical facility needs, including safety issues, enrollment trends, class size, and computer and information technology, in developing the scope of projects to be funded. Teachers, staff, community members and the Board have prioritized classroom instruction and technology, science labs, academic programs, and preparing our students for college and the job market as the most critical factors in addressing facility needs. The Board concluded that if these needs are not addressed now, the problems will only become more pressing. Therefore, in approving this Project List, the Board of Trustees **determines that the District should:**

(i) Provide up-to-date science labs for high school students;

(ii) Attract and retain the best qualified teachers;

(iii) Bring classroom technology up-to-date;

(iv) Reduce operating costs through energy efficiency;

(v) Repair or replace worn-out plumbing, lighting and electrical systems as well as aging restrooms and cafeteria;

(vi) Upgrade the classrooms, science labs, computers and other learning technology and replace trailers with permanent classrooms to enhance academic achievement and prepare our students for college and the job market;

(vii) Apply for State and federal matching funds to renovate schools;

(viii) Retain all bond money to be used in our local community;

(ix) Construct new buildings at school sites including classrooms and other facilities;

(x) Pay off an outstanding facilities loan of approximately \$1.9 million.

PROJECT LIST

School Renovation, Repair and Upgrade Projects

Goal and Purpose: To provide adequate facilities for programs in science and technology and to upgrade classroom technology and internet access, schools will benefit from the repair, upgrade and replacement of aging school buildings, computer and science labs, classrooms, the acquisition of equipment, so that students have the resources they need to excel and be prepared for college and jobs in the real world when they graduate:

- Replace existing **plumbing** and sewer systems to meet current codes.
- Replace older heating, ventilation, air conditioning, electrical and lighting systems with building code compliant, energy efficient systems which will conserve electricity, save on costly utility bills and **improve air quality**.
- Repair, upgrade and replace worn-out roofs.
- Replace existing wiring systems to meet current electrical and accessibility codes and increase capacity.
- Install additional electrical service capacity to **improve computer technology** and Internet access.
- Provide enhanced computer labs.
- Upgrade, retrofit and equip classrooms, science labs, language labs, cafeteria, multipurpose rooms, special education classrooms, physical education facilities, auditoriums, libraries, arts and music rooms, and educational support spaces.
- Provide new paint, carpet, vinyl tile, white boards, tackable surfaces, storage for instructional materials and equipment in classrooms and other school interiors.
- Replace aging temporary modular classrooms with permanent classrooms.

District-Wide Projects; Upgrading of Computer Technology Projects

Goal and Purpose: To upgrade computer technology and provide our teachers and students with current teaching and learning tools:

- Provide and maintain up-to-date technology, data and communication equipment.
- Expand bandwidth to allow students greater access to the Internet.
- Upgrade and expand telecommunications, Internet and network connections.
- Upgrade and replace computers, hardware and software systems.
- Upgrade and replace classroom instructional equipment.
- Upgrade library technology, internet access and research tools.

School Health and Safety and Energy Efficiency School Projects

Goal and Purpose: Since good, safe and up-to-date schools help protect and improve local property values, and help attract and retain excellent teachers, schools and school sites will benefit from a variety of health and safety projects, such as:

Student Safety

- Upgrade emergency safety systems and remove, or abate as necessary, hazardous materials from schools to ensure the safety of our students.
- Upgrade fire alarm systems to automatic systems, repair fire safety equipment, add smoke detectors, sprinklers and fire safety doors.
- Inspect for/repair gas pipe leaks.
- Replace/upgrade existing signage, bells and clocks.
- Install new security systems, such as, outdoor lighting, fencing, gates and classroom door locks.
- Improve pick-up and drop-off areas to enhance student, teacher and parent safety around schools.
- Improve drainage systems to prevent flooding.
- Upgrade school site parking, utilities and grounds.
- Install security fencing.

Energy Efficiency Returns Savings to the Classroom

- Install energy efficient systems to reduce energy/utility costs and return savings to educational programs.
- Replace existing window systems with energy efficient systems to reduce costs.
- Replace outdated heating and ventilation systems.
- Improve insulation, weather proofing and roofs to reduce costs.

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The listed projects will be completed as needed and as funds are available. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, 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 of approximately \$1.9 million, 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. 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; locker rooms, and construct a cafeteria; installation wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; repair and replacement of fire alarms, emergency communications and security systems; upgrade classrooms, repair, upgrade and install interior and exterior lighting systems, replace water and sewer lines and other plumbing system, replace outdated 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, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, and other miscellaneous equipment and software.

Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The budget for each project is an estimate and may be affected by factors beyond the District's control. 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 not be attempted. 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.

NO ADMINISTRATOR OR TEACHERS 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.

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.

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TAX RATE STATEMENT FOR BOND MEASURE Z

An election will be held in the Aromas-San Juan Unified School District (the "District") on November 2, 2010, to authorize the sale of up to \$9,700,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in several series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District which includes portions of San Benito, Monterey, and Santa Cruz counties. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax 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 estimated assessed valuations available at the time of filing of this statement, is \$0.00000 per \$100 (\$0.00 per \$100,000) of assessed valuation in fiscal year 2011-12.

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 estimated assessed valuations available at the time of filing of this statement, is \$0.00000 per \$100 (\$0.00 per \$100,000) of assessed valuation in fiscal year 2018-19.

3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$0.05273 per \$100 (\$52.73 per \$100,000) of assessed valuation in fiscal year 2035-36.

It should be noted that the District has outstanding bonds that will mature in 2026-27 from the Measure S bond authorization approved by voters on March 5, 2002. The combined tax for the proposed bonds and the outstanding Measure S bonds is expected to be no higher than the 2010-11 tax rate for the outstanding Measure S bonds.

Voters should note that these estimated tax rates are based on the *assessed value* of taxable property in the District as shown on the official tax rolls of the respective counties, *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 actual 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 estimates are based upon the District's projections and are not binding upon the District. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on the need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the respective County Assessor in the annual assessment and the equalization process.

Dated: July 30, 2010

s/ Willard McCabe
Superintendent
Aromas-San Juan Unified School District

IMPARTIAL ANALYSIS BY COUNTY COUNSEL MEASURE Z

If approved by at least fifty-five percent of those voting on the measure, this measure will authorize the Aromas-San Juan Unified School District (the "District") to issue bonds in a maximum aggregate principal amount not exceeding \$9,700,000. The bonds would constitute an indebtedness of the District.

The money raised through the sale of the bonds may only be used by the District for the purposes stated in the full text ballot proposition and not for any other purpose, such as teacher or administrator salaries or other operating expenses. To ensure that the bond monies are expended for the approved purposes, the Board of Trustees of the District will cause annual, independent performance and financial audits to be conducted, and it also will cause the appointment of a citizens' oversight committee.

The interest paid on the bonds and their terms to maturity will be limited by State law.

Payment of interest and principal relating to the bonds would be financed by a tax levied on real property within the District. The Tax Rate Statement for Measure Z which is printed in this ballot pamphlet provides information about that tax.

A "yes" vote on Measure Z is a vote to authorize the bonds to be issued and financed by ad valorem taxes levied on real property in the Aromas-San Juan Unified School District.

A "no" vote on Measure Z is a vote against issuing the proposed bonds.

DANA McRAE, COUNTY COUNSEL

By Jane M. Scott
Assistant County Counsel

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ARGUMENT IN FAVOR OF MEASURE Z

Our students need your YES vote on Measure Z. A YES vote on Z improves the quality of education for your children in the Aromas-San Juan Unified School District. A YES vote on Z prepares your children for college and today's job market by upgrading science labs, classroom technology and teaching tools. A YES vote on Z replaces 20 year-old "temporary" buildings with up-to-date facilities **without increasing your current tax rate**.

All monies raised by this bond will be used for your local schools – not one penny can be taken by the State; and by law, this bond money cannot be spent on administrative salaries. An independent citizen oversight committee and annual independent audits will make sure that your money is spent as intended.

Measure Z allows students and teachers to focus on quality education by providing critical facility improvements at your local schools by:

- Upgrading science labs
- Providing modern technology and teaching tools to prepare our students for college and the job market
- Improving the quality of education by providing safe and modern facilities for all students
- Paying off outstanding facilities loan of approximately \$1.9 million
- Attracting and retaining excellent teachers

Measure Z makes financial sense and protects taxpayers.

- By law, spending of your money must be reviewed and approved by an independent citizens' oversight committee and audited annually.
- Funds can be spent **only** to improve your local schools, **not** on administrative salaries.
- **Your current tax rate will not increase.**

Ongoing State budget cuts threaten local education. To improve local schools and attract and retain excellent teachers **without increasing your current tax rate** – Vote YES on Z

Please join Cathy Alameda, Lou Fiori, Jeff Hancock, Mike Perez, David Swing and your Aromas-San Juan Unified School District neighbors: Vote YES on Measure Z.

s/ Tony Alameda
Farmer

s/ Bonnie Mahler
Community Member

s/ Cindy Lerma
Director ABC Preschool

s/ Alfonso J. Castaneda
Restaurant (owner)

s/ Jana Muñoz
Marshall's (owner)

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE Z

VOTE **"NO"** ON MEASURE Z !

Taxpayers are still paying for bonds that do not mature for decades. If school officials need more money now they will issue these new bonds without delay because they can and the tax rate would increase, not stay the same like they claim.

The District's Tax Rate Statement guesses the highest tax rate for just the new bonds could be "\$52.73 per \$100,000" of assessed value. But that rate could be higher because the Tax Rate Statement also says it's "not binding upon the District."

There would be no real oversight of this bond money because the Citizens' Committee cannot cancel the debt, stop the sale of more bonds or require school administrators to payback your money if it's spent badly. Only taxpayers are held personally responsible for bond debt. Should your money be spent badly, school administrators would just ask you for more like they are now.

No money from these bonds could pay for teacher salaries but the money spent proposing these bonds could have. Bond elections are very expensive.

Many people are struggling to live within their means. This school district needs to do the same. Private schools raise money for "improvements" without taxes by providing a product people want. If voters approve these bonds, taxes will replace an incentive for this school district to do better because taxpayers would be forced to pay even if the school district performs badly.

VOTE **"NO"** ON MEASURE Z !

s/ John Tresch
Salinas Valley Taxpayers Union

ARGUMENT AGAINST MEASURE Z

Measure Z is a tax increase .. because bonds are like loans. Taxpayers must pay back the money with interest and it may take longer to payback than a loan to buy a house. This is what you are really voting on, if it is OK to add to debt owned by taxpayers. The debt would pay for real estate or improvements and could NOT be spent on teacher salaries.

Measure Z taxes many people who are being **denied a vote**. This is wrong. The school board could have balanced this wrong with a **two-thirds voter majority requirement** but they did not. The Howard Jarvis Taxpayers Association opposes any bond measure that does not include a two-thirds voter majority requirement.

Taxpayers are already over-taxed, paying more and more taxes for out-of-control government spending.

Real oversight requires personal responsibility if the money is spent badly. Measure Z only holds taxpayers responsible for paying the debt and does NOT hold school administrators personally responsible for their bad management.

It's your money! Remember to vote **"NO"** on Measure Z. "No New Taxes!"

For more information call, (831) 275-0829

s/ John Tresch
Salinas Valley Taxpayers Union

NO REBUTTAL TO THE ARGUMENT AGAINST MEASURE Z WAS FILED.