



Local Ballot Measure: P

Measure P

Bellevue Union School District

Measure Question

55% Majority Needed to Pass

To improve the quality of education; repair/ replace leaky roofs; upgrade inadequate electrical and deteriorating plumbing systems; replace inefficient HVAC systems; and modernize outdated classrooms, restrooms and school facilities; shall Bellevue Union School District's measure authorizing \$38,500,000 of bonds at legal rates be adopted, raising approximately \$2,200,000 annually with projected average rates of approximately \$29 per \$100,000 assessed value while bonds are outstanding, with annual audits, citizens' oversight, no money for salaries and all money staying local?

What Your Vote Means

YES	NO
A "yes" vote on Measure P will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.	A "no" vote on Measure P will not authorize either the issuance of bonds or the associated levy of taxes.

For and Against Measure P

FOR	AGAINST
No argument was submitted in favor of Measure P	No argument was submitted against Measure P



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County Counsel's Impartial Analysis of Measure P

California law permits school districts to issue bonds to pay for construction, repair, replacement, and acquisition of school facilities if 55% of the voters who vote on the measure approve the sale of the bonds. The Bellevue Union School District ("District") Board of Trustees ("Board") has placed on the ballot the question of whether to issue \$38,500,000 in bonds for such purposes.

Money raised by bond sales may only be used for the purposes and projects stated in the "Bond Project List" set forth in Measure P, including but not limited to: modernizing outdated classrooms, restrooms, school facilities, and equipment to meet 21st century standards; repairing/replacing leaky roofs; repairing/replacing outdated heating and cooling systems; upgrading inadequate electrical systems; and making health, safety and security improvements. As required by state law, Measure P prohibits using bond proceeds for teacher and administrator salaries, or other operating expenses.

The Board has certified that it evaluated safety, class size, enrollment growth and information technology needs in developing the Bond Project List. Inclusion of a project on the Project List does not guarantee it will be funded or completed. The Board will establish the priority and order in which projects are undertaken.

If adopted, Measure P includes "Accountability Safeguards" that requires the Board to: annually conduct independent financial and performance audits to ensure bond proceeds have been expended only on projects on the Bond Project List; establish an Independent Citizens' Oversight Committee; and create an account into which proceeds of the bonds are deposited. Measure P further requires the Superintendent of the District to provide an annual report to the Board on the status of projects undertaken and the amount of bond proceeds received and expended in each year.

If approved, Bellevue Union School District has discretion to decide when to sell all or any portion of the bonds based on the need for project funds and other factors. The interest rate on the bonds would depend on the market rate at the time the bonds are sold, but not exceed the statutory maximum. Bonds will be repaid with funds raised from an increase in property taxes based upon the assessed value of taxable property in the District through fiscal year 2058-59. The "Tax Rate Statement" prepared by the District's Superintendent for Measure P estimates the highest tax rate necessary to fund the bonds is \$30 per \$100,000 of assessed value in fiscal year 2025-26. Those tax levies are projections, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in the District. If all bonds are sold, the total debt services, including principal and interest, is estimated at \$78,600,000.

A "yes" vote on Measure P will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.

A "no" vote on Measure P will not authorize either the issuance of bonds or the associated levy of taxes.

ROBERT PITTMAN
County Counsel

By: s/ Petra Bruggisser
Deputy County Counsel

Tax Rate Statement — Measure P

An election will be held in the Bellevue Union School District (the "District") on November 5, 2024, to authorize the sale of up to \$38,500,000 in bonds of the District to finance school facility improvements 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* property 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 \$28.75 per \$100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is 2058-59.
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 \$30 per \$100,000 of assessed value. It is estimated that such rate would be levied in fiscal years 2025-26 through 2055-56.
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 \$78.6 million.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the Sonoma 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.

s/ Michael Kellison
Superintendent
Bellevue Union School District



Local Ballot Measure: P

Full Text of Measure P

BELLEVUE UNION SCHOOL DISTRICT MEASURE P FULL TEXT OF MEASURE

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Bellevue Union School District (the "District") will be authorized to issue and sell bonds of up to \$38,500,000 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 under the heading "Bond Project List" 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 District Board of Trustees (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 School Board 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 Sonoma 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 School Board 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), being 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

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated rates of *ad valorem* property taxes, the duration of issued bonds and related levies and collections of *ad valorem* property taxes are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the rate or the 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 construction, reconstruction, rehabilitation, or replacement of school facilities of the Bellevue Union School District, including furnish and equipping, and the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries or other school operating expenses, in compliance with California Constitution Article XIII A, Section 1(b)(3).

This measure authorizes bond projects to be undertaken at all current and future District properties, sites and campuses.

Specific 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 projects described and authorized by this measure. The following types of projects are authorized:

- Repair or replace leaky or deteriorating roofs
- Replace, install and/or repair outdated heating, ventilation and air-conditioning (HVAC) systems
- Replace inadequate wiring and electrical systems to meet current electrical and accessibility codes, increase capacity, and relieve currently overloaded electrical systems
- Modernize outdated classrooms, restrooms and school facilities to meet 21st century standards, including providing updated furnishings and other equipment to facilitate a modern learning and working environment
- Replace or repair deteriorating plumbing and sewer systems



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Full Text of Measure P (Continued)

- Improve student access to computers and modern technology, including providing all necessary infrastructure, hardware, software, computers, devices and other modern instructional equipment
- Make health and safety improvements to facilities, such as replacing aging building materials, including removal of hazardous materials identified either prior to or during construction including asbestos, and seismic reinforcements
- Make improvements to school safety and security, including fire alarms, sprinkler systems, school communication systems, security cameras, surveillance systems, lighting and fencing
- Upgrade, expand, construct, repair and/or equip school facilities, including library/media centers, labs, multipurpose rooms, and other school facilities.
- Renovate, repair, expand and/or upgrade the interior and/or exterior of existing outdated classrooms, restrooms and other school facilities
- Modernize outdated interiors including new paint, carpet/vinyl, white marker boards, lighting, tackable surface and increased secure storage capacity for instructional materials and equipment
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades, including playground equipment replacement
- Ensure and upgrade handicapped accessibility to District facilities, including to meet all federal and state-mandated Americans with Disabilities Act (ADA) accessibility to schools requirements, and as mandated by the Division of the State Architect (DSA), including upgrades to site access, parking, staff and student restrooms, relocation of certain existing electrical devices, drinking fountains, playground equipment, and other necessary improvements.
- Upgrade, repair and/or expand school site parking, roadways, grounds and provide all necessary infrastructure serving sites such as utility systems, including installing exterior lighting, repairing pathways, walkways, ADA access ramps, signage, landscaping and irrigation.

Furnishing and Equipping; 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 and updates to master plan documents, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal including litigation, 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 and parking 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.

Alternations to Scope; New Construction. The scope and nature of any of the specific projects described above may be altered by the School Board as required by unforeseen conditions that may arise during the course of design and construction, or due to other compelling factors which become Sonoma County

apparent in the course of project planning and execution, such as cost considerations, safety considerations, or programmatic considerations. 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 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. This measure also authorizes the consolidation of schools into a single campus or related campuses.

Interim Financing Included; Joint Use Projects Authorized. 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 or lease financings relating to projects and/or equipment previously financed. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Other Funding Sources. 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 funds generated by this bond measure. The District plans to pursue matching funds from the State of California, if available, to provide additional funding to complete certain of the identified facilities projects.

Unforeseen Circumstances. Many factors which the District cannot predict or control may impact its ability to address each of the projects, including but not limited to construction cost issues, supply chain issues which can cause project delays, labor shortages, and unknown environmental factors or site conditions, among others. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

Project List Not in Order of Priority; Board Determines Prioritization. The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board.

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 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 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 State law. The Bond Project List does not authorize bond proceeds to be spent on 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.