

Jefferson Elementary School District

Measure I

“To provide safe, modern classrooms and local schools, with funds that cannot be taken by the State, shall the Jefferson Elementary School District repair deteriorating roofs, upgrade science labs and classroom technology, enhance fire and security systems, provide disabled student access, save money by improving energy efficiency, and acquire, construct, repair classrooms, sites, facilities and equipment by issuing \$67,500,000 of bonds at legal interest rates, with citizen oversight, annual audits, and no money for administrators’ salaries or pensions?”

Full Text

PROJECT LIST

The Board of Education of the Jefferson Elementary School District is committed to safe and secure schools with upgraded and accessible classrooms, libraries, science labs and technology systems to keep pace with 21st century learning standards. The Board evaluated the District’s urgent and critical facility needs, including safety issues, class size, computer and information technology, and enrollment trends in developing the scope of projects to be funded. The District also conducted a facilities evaluation and received public input in developing its Facilities Assessment, dated September 28, 2011 and incorporated herein as part of this Project List. The Board has prioritized the key health and safety needs so that the most critical facility needs are addressed. The Board concluded that if these needs are not addressed now, the problems will only become more pressing and expensive to address. **Therefore, in approving this Project List, the Board of Education determines that the District must:**

- (i) **Protect the quality of academic instruction in core subjects, like math, science, reading and writing.**
- (ii) **Make repairs and energy efficiency improvements that will free-up money to protect the quality of classroom instruction in core subjects like reading, math, science and technology.**
- (iii) **Update schools to permit access for disabled students, staff and community members.**
- (iv) **Upgrade 40- to 70-year-old schools badly in need of repair to provide modern classrooms, science labs, technology and meet current safety codes.**
- (v) **Adhere to specific FINANCIAL ACCOUNTABILITY safeguards such as:**
 - (a) **SACRAMENTO CANNOT TAKE ANY OF THE FUNDS RAISED,**
 - (b) **All expenditures must be subject to annual independent financial audits,**
 - (c) **NO funds can be used for ADMINISTRATORS’ SALARIES AND PENSIONS,**
 - (d) **ALL FUNDS MUST REMAIN LOCAL AND USED ONLY IN BROADMOOR VILLAGE, COLMA, AND DALY CITY ,**
 - (e) **An independent citizens’ OVERSIGHT COMMITTEE must be appointed to ensure that all funds are spent only as authorized.**

The Project List includes the following types of upgrades and improvements at the following schools throughout the District:

Benjamin Franklin Intermediate	Marjorie H. Tobias Elementary
Daniel Webster Elementary	Susan B. Anthony Elementary

Fernando Rivera Intermediate Elementary	Thomas Edison Elementary
Franklin Delano Roosevelt Elementary	Thomas R. Pollicita Middle
Garden Village Elementary	Westlake Elementary
George Washington Elementary	Woodrow Wilson Elementary
John F. Kennedy Elementary	General Pershing Preschool
Margaret Pauline Brown Elementary	

School Renovation, Repair and Upgrade Projects

Goal and Purpose: Since protecting the quality of academic instruction in core subjects like math, science, reading and writing requires renovating, repairing and upgrading outdated school buildings, bathrooms, classrooms, computers, technology, school libraries and equipment to give all children the resources they need to learn and stay up-to-date with the latest advances in technology and education, local schools will benefit from projects including:

- Ensure safe access to all school for disabled students, staff and community members.
- Repair aging and deteriorating classrooms.
- Make repairs and energy efficiency improvements that will free-up money to protect the quality of classroom instruction in core subjects like reading, math, science and technology.
- Fix or replace old, worn-out roofs, floors, walkways, lighting, plumbing and electrical systems.
- Update school libraries and technology.
- Renovate, replace and add new classrooms at schools throughout the District.

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 reduce maintenance and operating costs, returning more money to the classroom for core academic programs, schools and school sites will benefit from a variety of health and safety projects, such as:

Student Safety

- **Upgrade schools to improve access for disabled students, staff and community members.**
- Update emergency communications systems, alarms, security cameras and fencing.
- Remove mold and asbestos.

Energy Efficiency – Returning Savings to the Classroom

- Replace old and inefficient windows, lighting, irrigation,

Jefferson Elementary School District

heating and ventilation systems which waste money and use the savings to support core instructional programs.

- **Install energy efficient systems to save money and return the savings to the classroom.**

District-Wide Instructional Technology and Wiring Projects To Maintain A High Standard of Achievement

Goal and Purpose: Many of our local schools were built over 50 years ago and require updates to technology and educational equipment to ensure our students to have the same opportunities as others to succeed. Improved computer technology will allow our teachers and students to use up-to-date teaching methods and enhance instruction in core academic subjects:

- Provide updated instructional technology and computers in the classroom for improved student learning.
- Upgrade and expand wireless systems, telecommunications, Internet and network connections.
- Upgrade classroom and library technology and teaching equipment to enhance instruction.
- Provide additional electrical service capacity to improve computer technology and internet access.
- Establish a technology fund to maintain up-to-date instructional technology.

* * *

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 management, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the payment of the costs of preparation of all facility planning, facility assessment reviews, environmental studies, construction documentation, inspection and permit fees, and temporary housing of dislocated District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, computers, projectors, portable interface devices, servers, switches, routers, modules, smart boards, sound projection systems, printers, digital white boards, document projectors, upgrade voice-over-IP, phone systems, call manager and network security/firewall, and other miscellaneous equipment and software. The repair of school facilities includes, campus accessibility, utilities, and grounds, playground equipment, hard court surfaces, libraries, lockers, District office and support facilities, fire sensors; physical education facilities, athletic and play fields turf may be upgraded for safety and operational efficiency; renovate and paint interior and exterior building surfaces to extend their useful life; security, safety fencing and communication systems and equipment; window and floor coverings (including tiles and carpeting); kitchen equipment; upgrade irrigation systems; improvements and furnishings and/or other electronic equipment and systems. The Project List also includes the refinancing of any outstanding lease obligations, or the bridge loans taken to initiate voter approved projects. The allocation of bond proceeds may 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 may 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. The final cost of each project will be determined as plans are finalized, construction bids 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 enhanced and operationally efficient campuses. Necessary site preparation/restoration and landscaping, 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, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

Bond proceeds shall be expended only for the specific purposes identified herein. 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 the bond projects. 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.

FINANCIAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. 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.

No Administrator 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.

Jefferson Elementary School District

Tax Rate Statement

TAX RATE STATEMENT REGARDING PROPOSED \$67,500,000

JEFFERSON ELEMENTARY SCHOOL DISTRICT GENERAL OBLIGATION BONDS

An election will be held in the Jefferson Elementary School District (the "District") on November 6, 2012, to authorize the sale of up to \$67,500,000 in bonds of the District to finance projects 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 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 tax rate which would be required to be levied during the first fiscal year after the sale of the first series of bonds, based on a projection of assessed valuations, is \$30.00 per \$100,000 of assessed value for fiscal year 2013-14.
2. The best estimate of the tax rate which would be required to be levied during the first fiscal year after the sale of the last series of bonds, based on a projection of assessed valuations, is \$30.00 per \$100,000 of assessed value for fiscal year 2019-20.
3. The best estimate of the highest tax rate which would be required to be levied, based on a projection of assessed valuations, is \$30.00 per \$100,000 of assessed value for fiscal year 2013-14 and the subsequent fiscal years thereafter.

Voters should note the estimated tax rate is based on the ASSESSED VALUE of taxable property on the County's official tax rolls, *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 attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which are not binding upon the District. 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 date 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 sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the San Mateo County Assessor in the annual assessment and the equalization process.

/s/ **Julie T. Swanson** August 2, 2012
Assistant Superintendent
Jefferson Elementary School District

Impartial Analysis of Measure I

The California Education Code, beginning at Section 15100, authorizes a school district to issue bonds for certain specified purposes. However, the voters must first approve the issuance of the bonds at an election. Education Code Section 15266 provides the measure passes if 55% of those voting on the measure vote for it.

The Board of Education of the Jefferson Elementary School District has proposed this measure, which would authorize the District to issue bonds in an amount not to exceed \$67.5 million. The bonds will have an interest rate not exceeding the legal maximum and will mature in a maximum of 40 years from the date of issuance of the bonds. The District's best estimate of the tax rate levy per year per \$100,000 of assessed valuation to fund this bond is \$30.00 for fiscal year 2013-2014 and \$30.00 for fiscal year 2019-2020. The District's best estimate of the highest tax rate levy per year per \$100,000 of assessed valuation to fund this bond is \$30.00.

The California Constitution requires the listing of specific school facilities projects to be funded from the bond revenue and certification that the Board has evaluated safety, class size reduction, and information technology needs in the development of that list. The District's "Bond Project List" for the proposed bond is attached to the full text of the measure and generally contains the following: improving access to facilities for those with disabilities; fixing or replacing roofs, floors, lighting, plumbing, and electrical systems; updating school libraries and technology; renovating, replacing, and adding classrooms; updating emergency communications and other safety/security systems; removing mold/asbestos; making repairs and energy efficiency improvements; updating technology and computers, including wireless, telecommunication, Internet, and network connections; increasing electrical service capacity; and establishing a technology fund to maintain equipment. Bond proceeds may not be used for teacher and school administrator salaries and benefits or other operating expenses. The Bond Project List, which also lists the fifteen elementary and intermediate schools eligible for such improvements, contains further specifics.

The California Constitution and Education Code require the District to take certain steps to account for the proceeds from the sale of the bonds. The District will direct the funds to be deposited into a special account, appoint a citizens' oversight committee, conduct annual independent performance and financial audits to assure that funds are spent only on the improvements contained in the Bond Project List and for no other purposes, and prepare annual reports listing the amount of funds collected and expended and the status of any funded project.

A "yes" vote on this measure would authorize the Jefferson Elementary School District to issue bonds in an amount not to exceed \$67.5 million for the purposes listed in the "Bond Project List."

A "no" vote would preclude the Jefferson Elementary School District from issuing the bonds.

This measure passes if 55% of those voting on the measure vote "yes."

Jefferson Elementary School District

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

Argument in Favor of Measure I	Rebuttal to Argument in Favor of Measure I
<p>Our local elementary and middle school students can't rely on the State to provide the quality education they need for successful futures in our competitive 21st-century economy.</p> <p>That's why your YES vote on Measure I is critical for students in our Broadmoor Village, Colma, Daly City and Pacifica neighborhoods.</p> <p>Local schools are over 50 years old and desperately need repairs and upgrades for a safe, modern learning environment. Deteriorating roofs, aging classrooms, outdated science labs and antiquated school safety systems must be repaired or replaced. Additionally, the State has cut over \$6 million annually from our local school district's budget.</p> <p>Measure I is the solution. It will complete basic repairs, improve student safety and provide modern classroom technology so that students are prepared for high school, college and future high-paying jobs.</p> <p>Measure I saves our schools over \$300,000 annually by improving energy efficiency – funds that can be used to retain teachers and protect academic programs in math, science, reading and writing.</p> <p>Vote YES on I to improve our elementary and middle schools:</p> <ul style="list-style-type: none"> • Repair deteriorating roofs • Remove potentially hazardous materials, such as mold and asbestos • Repair and update aging and outdated classrooms • Improve energy efficiency, saving over \$300,000 per year to protect academic programs • Ensure disabled access to school facilities • Update school libraries and library technology • Provide updated, 21st-century science labs and educational technology <p>Fiscal accountability provisions are required:</p> <ul style="list-style-type: none"> • All funds stay local – not one penny can be taken away by the State • No funds for administrators' salaries, pensions or benefits • Citizen oversight and annual audits ensure funds are spent as promised • Measure I makes our schools eligible for future state matching funds <p>Measure I doesn't just support students, it benefits our entire community by providing local jobs, helping to improve our local economy – vote YES.</p>	<p>In 2001, voters passed a \$52,000,000 bond measure to “Acquire, renovate, construct.” (Source: www.Ed-Data.K12.ca.us)</p> <p>Now they're back, asking for another \$67,500,000--and for what?</p> <p>Answer: “acquire, construct, repair classrooms, sites, facilities and equipment.”</p> <p>Sounds pretty similar, doesn't it?</p> <p>And what will they be back for, next time? Another bond issue, at \$83,000,000?</p> <p>Undoubtedly, they will ask for the money to acquire, construct, repair classrooms, sites, facilities and equipment.</p> <p>Fool me once, shame on you. Fool me twice, shame on me.</p> <p>Budgets set priorities. Clearly the School Board doesn't consider these items a priority, because they're missing from their current budget.</p> <p>Passage of this bond measure will allow the School Board to increase salaries and pensions of administrators and teachers even higher.</p> <p>But California public school teachers are the highest paid in the nation. California students rank 48th in math achievement, 49th in reading. (Source: www.LAO.Ca.gov/reports/2011/calfacts/calfacts_010511.aspx)</p> <p>Is it a good idea to reward poor academic performance and sub-standard maintenance with more money? No, it's not!</p> <p>Send a message to the School Board that you want real results before they ask for another dime in tax increases.</p> <p>You can be for children, for schools, for teachers, and against Measure I.</p> <p>Vote NO on Measure I.</p> <p>Want more? www.SVTaxpayers.org/measure-i</p>
<p>/s/ Annette Shreve August 14, 2012 Retired Broadmoor Resident</p>	<p>/s/ John Roeder August 17, 2012 President, Silicon Valley Taxpayers Association</p>
<p>/s/ David Canepa August 16, 2012 Daily City Council Member</p>	<p>/s/ Harland Harrison August 27, 2012 Chair, Libertarian Party of San Mateo County CA</p>
<p>/s/ Al Teglia August 14, 2012 Former Mayor of Daly City</p>	
<p>/s/ Marianne Petroni August 16, 2012 Former Jefferson School Board Member</p>	
<p>/s/ Elena Vera August 16, 2012 Parent Leader</p>	

Jefferson Elementary School District

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

Argument Against Measure I	Rebuttal to Argument Against Measure I
<p>When school boards put bond measures like Measure I before the voters, they are admitting that everything they are currently spending your tax dollars on now is more important than the projects for which this tax increase is being sought. Budgets set priorities. They are saying every educational dollar spent today is a higher priority than spending to “repair deteriorating roofs” or to “upgrade science labs and classroom technology”</p> <p>Do you agree?</p> <p>The website: www.ed-data.k12.ca.us says there are at least 6,998 students in the district, which means the expense is \$9,645 per student before adding interest costs. When you buy a home, truth in lending laws require you be informed about the real cost of buying a home. Consumer laws should apply to bond issues. For example borrowing \$67,500,000 and paying 3 percent interest for 40 years means monthly payments of \$241,640 in principle and interest payments for total cost of \$115,987,200. As a consumer, you deserved to know the full truth about measure I.</p> <p>Instead of paying \$2,899,680 (interest & principal) a year “to meet current safety codes”, <u>your educational dollars will go to big banks, investment brokers, and other wealthy people to be used as a tax shelter.</u> Is this the best use of your tax dollars?</p> <p>What’s more important to you?</p> <ol style="list-style-type: none"> 1. Spending \$2,899,680 a year on your child’s safety and health in the schools. 2. Spending \$2,899,680 a year to fund tax shelters for big banks, investment brokers, and the rich. <p>If you value your child’s health and safety more than funding tax shelters, vote NO on Measure I.</p> <p>If you value upgrading science labs more than making interest payments for 40 years, vote NO on Measure I.</p> <p>Want more? http://www.svtaxpayers.org/measure-i</p> <p>/s/ John Roeder August 17, 2012 President, Silicon Valley Taxpayers Association</p> <p>/s/ Harland Harrison August 17, 2012 Chair, Libertarian Party of San Mateo County CA</p>	<p>It’s a shame that rigid ideologues—who don’t live in our community—are misleading voters to the detriment of local elementary and middle school students. These naysayers submitted the same argument against every school measure in San Mateo County, full of mistruths and distortions.</p> <p>If they lived in our neighborhoods, these two opponents would know that education is our priority and that our schools desperately need repairs. We know that strong education in math, science, reading and writing prepares local children for high school, college and well-paying jobs.</p> <ul style="list-style-type: none"> • <u>No other source of funding exists</u> to complete the repairs our schools require. We certainly can’t rely on the State to provide the funding necessary to repair our aging schools or provide 21st-century technology for our students. • Because local elementary and middle schools prioritize strong academic programs and instruction, student achievement is on the rise. • Now, to continue improving student achievement, our schools require repairs. Measure I will: <ul style="list-style-type: none"> • Repair deteriorating roofs and remove asbestos • Repair aging classrooms • Improve energy efficiency, saving over \$300,000 annually • Ensure disabled access to schools • Provide updated libraries, 21st-century science labs and technology • Measure I funds can <u>only</u> be used for school repairs and upgrades. No funds can be used for administrators’ salaries. • Citizen oversight and annual audits ensure Measure I completes voter-approved projects. Promises will be kept. • Measure I funds repair <u>local</u> schools and can’t be taken by the State. <p>Join community leaders: vote YES on I. Better schools keep our neighborhoods strong.</p> <p>/s/ Alvin L. Schwarzbach August 24, 2012 Chair, Measure H Bond Oversight Committee</p> <p>/s/ Manufou Anoa’i August 27, 2012 Exec. Director Pacific Islander Community Partnership</p> <p>/s/ Berta Gharrity August 23, 2012 Retired Teacher</p> <p>/s/ David V. Tejada August 27, 2012 Retiree</p> <p>/s/ Teresa Ramirez August 25, 2012 Local Buss. owner</p>