

**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.

**UPPER LAKE UNIFIED SCHOOL DISTRICT  
SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1  
(K-8 AREA)  
MEASURE "J"**

**J** "To construct, modernize and rehabilitate K-8 classrooms, improve access to modern technology, install shade structures, improve play areas, enhance safety/security, and provide the local match for State grants, shall the measure of Upper Lake Unified School District SFID #1 be adopted authorizing \$12,000,000 in bonds at legal rates, averaging \$665,000 raised annually to repay bonds through maturity from levies of approximately six cents per \$100 of assessed valuation, with citizens oversight and audits, and no money for administrator salaries?"

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

**APPENDIX A**

**FULL TEXT OF MEASURE J**

**UPPER LAKE UNIFIED SCHOOL DISTRICT  
SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1 (K-8 AREA)**

This measure may be known as the "Upper Lake Unified School District School Facilities Improvement District No. 1 (K-8 Area) Elementary and Middle School Renovation and Modernization Measure" or "Measure J."

**BOND AUTHORIZATION**

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Upper Lake Unified School District will be authorized to issue and sell bonds with respect to School Facilities Improvement District No. 1 (K-8 Area) of up to \$12 million 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 described 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 School Board has identified detailed facilities needs of facilities in School Facilities Improvement District No. 1 (K-8 Area) and the District 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 Board of Trustees 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 Lake 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 Board of Trustees 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), those being for 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.

**USE OF ESTIMATES AND PROJECTIONS**

Any estimates or projections in the bond measure or ballot materials, such as 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.

**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 Upper Lake Unified School District, including the furnishing and equipping of such school facilities. This measure authorizes bond projects to be undertaken at Upper Lake Elementary School and Upper Lake Middle School, and any other current or future locations within School Facilities Improvement District No. 1 providing education and support to Upper Lake Unified School District's elementary and middle school students.

**School Facility Project List.** The items presented on the following list are the types of projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the broad types of projects described and authorized by this measure. The types of projects authorized to be undertaken in School Facilities Improvement District No. 1 are:

- Modernize, renovate, repair, construct and/or expand aging and outdated classrooms, restrooms, libraries, computer and science labs, kitchens and cafeterias and other school support and educational facilities, to meet 21st century standards, including providing updated furnishings and other equipment

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- Upgrade/improve and modernize playgrounds, play structures, athletic facilities and grounds, including to improve safety, used for physical activities
- Improve student access to computers and modern technology, including providing necessary infrastructure, hardware, software, computers, devices and other modern instructional equipment
- Construct outdoor learning and social areas, including installing seating, shade structures and outdoor activity platforms
- Upgrade, repair and/or expand school site drop-off areas, entrances, parking, roadways and grounds and related infrastructure, including installing exterior lighting, repairing pathways, walkways, ADA access ramps and related landscaping
- Repair, replace, upgrade and install heating, ventilation and air-conditioning systems
- Make energy efficiency upgrades and improvements, such as windows, doors, lighting and lighting control systems, roofing, insulation, and floor coverings, including solar
- Repair and upgrade outdated and inadequate electrical systems
- Acquire, install and/or upgrade campus security systems, including fire alarms, sprinkler systems, school communication systems, security cameras, surveillance systems, lighting and fencing
- Repair or replace aging and/or deteriorating roofs
- Ensure and upgrade federal and state-mandated Americans with Disabilities Act (ADA) accessibility to schools, including upgrades to site access, parking, staff and student restrooms, relocation of certain electrical devices, drinking fountains, playground equipment, and other necessary improvements to ensure compliance
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades, including playground equipment replacement
- Make health and safety improvements, such as installing necessary seismic reinforcements and replacing aging building materials, including abating and removing hazardous materials identified either prior to or during construction
- Acquire land, rights of ways, or other interests in real property, including the leasing of real property, to provide adequate school and related facilities
- Provide for the payment of interim financing obtained for any of the foregoing projects, including 2018 lease agreement and related certificates of participation

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, construction management 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; costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Governing Board. 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. 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, and including payment and prepayment of lease payments relating to projects and/or equipment previously financed.

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 local funds generated by the bond measure. The District may pursue funds from the State of California, if available, to complete certain of the identified facilities projects.

The order in which school facilities projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project priorities will be determined by the Governing Board. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

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**IMPARTIAL ANALYSIS OF  
UPPER LAKE UNIFIED SCHOOL DISTRICT  
SCHOOL BOND MEASURE "J"**

Measure "J", the Upper Lake Unified School District School Facilities Improvement District No. 1 (K-8 Area) Elementary and Middle School Renovation and Modernization Measure, placed on the ballot by the Upper Lake Unified School District ("District"), is a bond measure which seeks voter approval to authorize the District to issue general obligation bonds in an aggregate principal amount not to exceed \$12,000,000 to be used to provide financing for school facilities projects listed in the District's Bond Project List included with the full text of this measure as part of Appendix "A". That Bond Project List includes, but is not limited to, the construction, modernization, and renovation of classrooms, libraries, computer and science labs, upgrades and improvements to playgrounds and athletic facilities, repair and upgrade of inadequate electrical systems, installation and/or upgrade of campus security systems, and upgrades to school site drop-off areas. 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 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 for the specific types of school facilities projects listed in the Bond Project List included in Appendix "A" and not for any other purpose, including teacher and administrator salaries and other school operating expenses.
2. A list of the specific projects to be funded and certification that the District Board has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List contained in Appendix "A".
3. That the District Board 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 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 Board shall establish an independent citizen oversight committee to ensure that the bond proceeds are used to fund the specific projects listed in the Bond Project List of this measure.

A "Yes" vote on this measure would authorize the Upper Lake Unified School District to issue bonds in an amount not to exceed \$12,000,000 for those purposes listed in the Bond Project List.

A "No" vote on this measure would prevent the Upper Lake Unified School District from issuing these bonds.

s/Anita L. Grant  
County Counsel  
County of Lake

**APPENDIX C  
TAX RATE STATEMENT**

**UPPER LAKE UNIFIED SCHOOL DISTRICT  
SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1 (K-8 AREA)  
MEASURE J**

An election will be held in School Facilities Improvement District No. 1 (K-8 Area) (the "Improvement District") of the Upper Lake Unified School District (the "District") on November 6, 2018, to authorize the sale of up to \$12 million in bonds to finance school facilities in the Improvement District 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* tax levies made upon the taxable property in the Improvement 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 Improvement District, and other demonstrable factors.

Based upon the foregoing and projections of the Improvement 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 \$0.06 per \$100 of assessed valuation (or \$60 per \$100,000 of assessed value). The final fiscal year in which it is anticipated that the tax will 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 \$0.06 per \$100 of assessed valuation (or \$60 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2019-20 and following.
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 \$25.7 million.

Voters should note the estimated tax rate is 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 are not binding upon the District with respect to bond of the Improvement 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 Improvement District as determined by the County Assessor in the annual assessment and the equalization process.

s/Giovanni H. Annous  
Superintendent  
Upper Lake Unified School District

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**ARGUMENT IN FAVOR OF  
MEASURE "J"**

**Measure to Rebuild, Renovate and Modernize our K-8 Schools**

Upper Lake Elementary and Upper Lake Middle School are a central part of our community and provide the academic foundation for our students to succeed in high school, college, and beyond. However, much of the school is now over 50 years old and need improvements. Most of our classrooms are obsolete and can no longer provide the learning environment that our children deserve. We need to modernize or rebuild older classrooms at both Upper Lake Elementary and Middle, and provide modern furnishings, fixtures, and equipment to meet current teaching standards and requirements.

The children of Upper Lake deserve the same opportunities as other students in Lake County. At a time when surrounding districts are passing bonds and improving their schools, we must also continue to invest in ours. The schools are the center of our community and are a place for recreation and community events. Most importantly, they are the key to our children's future. The District continues to provide quality education, but our schools have facility improvement needs.

**Measure "J" will provide will:**

- Construct new classrooms and support facilities
- Improve student safety and security
- Create a 21st Century learning environment with access to computers and modern classroom technology
- Provide a local match to make the District eligible to receive State Aid grants

**Taxpayer safeguards are in place and require:**

- A citizens' oversight committee to ensure funds are spent only on voter approved projects
- Annual independent audits on all Measure "J" expenditures

Measure "J" will provide a safe and secure learning environment for our children. Measure "J" provides taxpayer safeguards with an independent Citizens' Oversight Committee and annual audits.

Please join us in voting YES on Measure "J".

s/Melanie Sneathen, Voter

s/Dani Paige Pena, Alumni Association

s/Ashley Dooley, Voter

s/Jessica Stillman, Voter

s/Mindy Witter, Voter

**THERE WAS NO ARGUMENT FILED  
AGAINST MEASURE J**