



## Local ballot measure D

### D

## Aromas-San Juan School District Bond

### Ballot question

With funds that cannot be taken by the State and spent elsewhere, shall Aromas-San Juan Unified School District's measure to renovate/modernize classrooms; expand coding, measure to renovate/modernize classrooms; expand coding, robotics and engineering workshops; replace leaky roofs; and upgrade fire alarms and emergency communication systems at Aromas School, San Juan School, and Anzar High be adopted, authorizing \$44 million of bonds with legal rates, audits, average levies below \$55 per \$100,000 of assessed valuation (raising \$2.7 million annually while outstanding), citizens' oversight, and full public disclosure of spending?

### Pregunta de Boleta

Con fondos que no pueden ser tomados por el Estado y gastados en otros lugares, ¿Se debería adoptar la medida del Distrito Escolar Unificado de Aromas-San Juan para renovar/modernizar las aulas; ampliar los talleres de codificación, robótica e ingeniería; reemplazar los techos con goteras; y mejorar las alarmas contra incendios y los sistemas de comunicación de emergencia en las escuelas Aromas, San Juan y Anzar High, autorizando \$44 millones en bonos con tasas legales, auditorías, gravámenes promedio por debajo de \$55 por cada \$100,000 de valoración tasada (recaudando \$2.7 millones anuales mientras están pendientes), supervisión ciudadana y divulgación pública completa del gasto?

### What your vote means:

YES	NO
A "yes" vote on Measure D is a vote in favor of allowing the District to issue and sell up to \$44 million in general obligations bonds.	A "no" vote on Measure D is a vote against the issuance of the proposed bonds by the District.

### For and against Measure D

Titles used by argument signers are for identification purposes only and does not necessarily reflect the position of the organization in question. If an asterisk (\*) follows a name, it means the person is signing on behalf of that agency/organization.

FOR	AGAINST
<p><b>Jennifer Colby</b> Local Business Owner</p> <p><b>Phillip Esparza</b> Executive Producer, El Teatro Campesino</p> <p><b>Jennifer Hankemeier</b> Aromas Home and School Club President, Aromas Youth Soccer Club Board Member, Parent</p> <p><b>Elizabeth Welch</b> Parent, Local Business Owner</p> <p><b>Wayne Norton</b> Aromas Community Advocate</p>	<p><b>No Argument against Measure D was filed.</b></p>



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Arguments and replies are the opinions of the authors. We print them exactly as submitted, including errors.

Argument for Measure D	Argument against Measure D
<p>Our communities' prosperity depends on our public schools. They keep our children safe, teach them critical skills, prepare them for future success, protect the value of our homes and support local businesses. Our schools are our most valuable assets.</p> <p><b>Vote YES on Measure D</b> to update classrooms, improve student safety, make essential repairs and equip students with the resources necessary to succeed at Aromas School, San Juan School and Anzar High School.</p> <p>Measure D projects include:</p> <ul style="list-style-type: none"> <li>• <b>Modernizing Career Technical Education:</b> Updating and expanding classrooms and labs to support college readiness and career training programs, including coding, robotics, engineering, woodworking, circuitry and design.</li> <li>• <b>Critical Infrastructure Repairs:</b> Repairing and replacing leaky roofs and plumbing.</li> <li>• <b>Enhanced Safety Measures:</b> Upgrading fire alarms and emergency communications systems for student and staff safety.</li> <li>• <b>Creating Greater Accessibility:</b> Updating facilities in compliance with the Americans with Disabilities Act (ADA).</li> <li>• <b>Providing High-Quality Classrooms:</b> Updating and renovating aging classrooms and classroom technology to provide a modern, more effective learning environment.</li> </ul> <p>Measure D offers key protections and benefits for our community:</p> <ul style="list-style-type: none"> <li>• <b>Transparency and Accountability:</b> Full public disclosure of ALL spending, independent citizen oversight and annual audits to ensure responsible use of funds.</li> <li>• <b>Guaranteed Local Investment:</b> By law, Measure D funds can only be spent on our local schools and <b>cannot</b> be taken by the state and used elsewhere.</li> <li>• <b>State Matching Funds:</b> Measure D qualifies Aromas-San Juan USD for additional state matching funds.</li> <li>• <b>Funding Only for School Facilities and Programs:</b> Funds are prohibited from being used for administrators' salaries, pensions or benefits.</li> </ul> <p>Measure D will help ensure our students have the resources to be successful in a safe, modern learning environment while boosting property values. Join parents, grandparents, guardians, teachers, neighbors, business owners and community leaders in voting <b>YES on Measure D!</b></p> <p><b>Jennifer Colby</b>, Local Business Owner  <b>Phillip Esparza</b>, Executive Producer, El Teatro Campesino  <b>Jennifer Hankemeier</b>, Aromas Home and School Club President, Aromas Youth Soccer Club Board Member, Parent  <b>Elizabeth Welch</b>, Parent, Local Business Owner  <b>Wayne Norton</b>, Aromas Community Advocate</p>	<p><b>No Argument against Measure D was filed.</b></p>

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### Impartial Analysis of Measure D

**Jason M. Heath**, County Counsel

**By: Ruby Márquez**, Chief Assistant County Counsel

Under the California Constitution and various state laws, school districts may issue bonds if approved by at least 55 percent of voters within the boundaries of that district. These bonds are sold to the public and constitute a debt of the district. The principal and interest on the bonds are repaid by an annual property tax levied on all real property within the jurisdiction of the school district. This is known as an “*ad valorem* tax” and is calculated based on the current assessed value of each property.

Measure D was placed on the ballot by The Board of Trustees of the Aromas-San Juan Unified School District (hereinafter “the District”). The District’s boundaries extend across the Counties of San Benito, Santa Cruz, and Monterey. The District asks voters to approve the sale of general obligation bonds not to exceed \$44 million. These bonds would generate approximately \$2.7 million per year for the District.

The District has submitted a Project List within the full body of the measure, which include, but are not limited to:

- Expanding, renovating, and modernizing existing classrooms, workspaces, libraries and media centers, learning spaces, and other school facilities;
- Constructing new classrooms, repairing and modernizing portable classrooms, including new transitional kindergarten areas;
- Replacing, repairing, or modernizing deteriorating roofs, leaking pipes, and other outdated plumbing, utility lines, and HVAC or electrical systems;
- Upgrading, installing, and expanding district-wide technology projects for necessary network infrastructure, security, wiring, and other related hardware and software systems; and /or
- Renovating, repairing, or installing athletic fields, playgrounds, gyms, and other fitness facilities.

In accordance with the law, the funds shall only be used for specific, limited purposes. The law does not allow bond funds to pay for teacher and administrator salaries or other operational expenses.

Additionally, the District must follow certain accountability provisions. This includes: 1) establishing an account where the proceeds will be deposited; 2) annually conducting Performance and Financial Audits, 3) establishing an independent Citizens’ Oversight Committee to oversee the funds collected and expended; and 4) annually submitting a report detailing expenditures and status of any projects funded. All requirements are reflected in the full text of the measure.

The District has provided a Tax Rate Statement and estimates the annual tax levied could range from \$54.72 to \$60.00 per \$100,000 of assessed property value per year, beginning in fiscal year 2025-26. If this measure passes, it is anticipated this tax would be collected through fiscal year 2053-54. If all bonds are issued and sold, the total amount of debt to be repaid would be approximately \$77.9 million, including principal and interest.

A “yes” vote on Measure D is a vote in favor of allowing the District to issue and sell up to \$44 million in general obligations bonds.

A “No” vote on Measure D is a vote against the issuance of the proposed bonds by the District.

### Tax Rate Statement Measure D

**Barb Dill-Varga**, Aromas-San Juan Unified School District Superintendent

An election will be held within the boundaries of Aromas-San Juan Unified School District (“District”) on November 5, 2024 to authorize the sale of up to \$44 million in bonds of the District to finance improvements to educational facilities as described in the measure. If such bonds are approved, authorized and sold, the 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 District. The following information is provided in compliance with Sections 9400 to 9404, inclusive, of the California Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

1. The best estimate from official sources of the average annual tax rate that 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 \$54.72 per \$100,000 of assessed valuation. The final fiscal year in which it is anticipated that the tax will be collected is fiscal year 2053-54.



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2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing this statement is \$60.00 per \$100,000 of assessed valuation. It is estimated that such rate would be levied in fiscal year 2025-26 through 2049-50.

3. The best estimate from official sources 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 \$77.9 million.

Voters should note that the estimated tax rate is based on the assessed value (not market value) of taxable property on the San Benito County, Santa Cruz County and the Monterey County official tax rolls. In accordance with Education Code Section 15100, subparagraph (c), the Board has obtained reasonable and informed projections of assessed property valuations that take into consideration projections (if any) of assessed property valuations made by each County Assessor. 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 dates of sale and the amount of bonds sold at any given time will be determined by the District based on 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 each County Assessor in the annual assessment and the equalization process. Accordingly, the actual tax rate and the years in which such rates are applicable may vary from those presently estimated as above stated.

### Full text of Measure D

#### FULL TEXT BALLOT PROPOSITION OF THE AROMAS-SAN JUAN UNIFIED SCHOOL DISTRICT BOND ELECTION FOR NOVEMBER 5, 2024

##### ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the Aromas-San Juan Unified School District's voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the Aromas-San Juan Unified School District, all 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 Board of Trustees has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the Aromas-San Juan Unified School District campus, and to determine which projects to finance from a local bond at this time. The Board of Trustees hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Project List.

Limitation on Use of Bond Proceeds. The State of California does not have the power to take locally approved school district bond funds for any State purposes. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. 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.

Independent Citizens' Oversight Committee. The Board of Trustees shall establish a new or empower an existing independent Citizens' Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Trustees.

Annual Performance Audits. The Board of Trustees shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Project List.

Annual Financial Audits. The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in the Project List.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Trustees shall take actions necessary pursuant to Government Code Section 53410 and following



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to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31<sup>st</sup> of the first year in which bonds are issued and proceeds are spent, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

### PROJECT LIST

This Bond Project List, which is an integral part of this proposition, describes the specific projects the District proposes to finance with proceeds of the bonds.

Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities on the Bond Project List, including the furnishing and equipping of said school facilities, or the acquisition or lease of real property for said school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

In order to meet all identified facility needs, the District intends to complete projects using a combination of funding sources. These sources may include joint-use funds, development impact fees, state funds (if available) and other available funds. The District will pursue state matching funds if and when they become available, and if received, they will be used for and mainly applied to projects on the Bond Project List or other high priority capital outlay expenditures as permitted in Education Code section 17070.63(c). No project is dependent on the receipt of state funding for completion.

Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, furnish and otherwise improve schools, classrooms, grounds and facilities throughout the District. Specific projects to be funded by the bond measure include, without limitation, the following:

Specific projects to be funded by the bond measure include, without limitation, the following:

- Expand, renovate and revitalize existing or construct new classrooms and school facilities for vocational and career training programs, including woodworking, circuitry, coding, robotics, engineering and design
- Replace, repair, modernize deteriorating roofs, leaking pipes, outdated plumbing, sewer and gas lines, waterlines, storm drains and valves, heating, cooling, ventilation systems and electrical systems
- Update schools to improve student safety and security including installing additional fencing and gates, pedestrian access, walkways, lighting, reconfiguring entrances and drop-off/pickup locations, point of entry access, upgrading door locks with keyless entry systems, and security systems, including intercom and emergency communications systems, video surveillance systems, lighting systems, bell systems, fire and life safety systems
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades district-wide including site access, walkways, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment and classrooms
- Upgrade, install, expand district-wide technology projects including installing all necessary network infrastructure, network connections, network security and wiring, and upgrading, servers, fiber optics, hardware, data backup systems, software, computers, tablets, classroom technology tools, remote learning software, internet and wi-fi
- Renovate, expand and modernize classroom, workroom, office and conference room spaces for libraries, mental health, wellness, counseling, and nursing
- Renovate, modernize, and construct classrooms, learning spaces, and school facilities including flooring, windows, window coverings, doors, lighting, interior and exterior finishes, and paint
- Renovate, repair, replace, construct and/or install playfields, athletic fields, tracks, playgrounds, play surfaces, gyms, courts, and other athletic and fitness facilities, locker rooms and all related improvements and equipment
- Modernize, upgrade, renovate existing classrooms and facilities
- Renovate and modernize school libraries and media centers
- Repair, modernize outdated portable classrooms or construct e permanent modern facilities
- Renovate, repair, replace, modernize theater/auditorium, multipurpose rooms or other classrooms and facilities for music, performing and visual arts programs
- Renovate and repair restrooms and drinking fountains
- Construct and equip new transitional kindergarten classrooms, restrooms, learning spaces and play areas



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- Develop, construct, install and improve outdoor areas including playgrounds, outdoor learning and meeting areas, hardscaping, landscaping, irrigation improvements, and building/installing shade structures and seating
- Construct, modernize, retrofit central kitchen, equipment, cafeteria, food service, food storage and eating areas
- Improve and expand energy efficiency and sustainability including installation of energy efficient lighting and systems, solar panels, battery storage, and electric vehicle charging stations,
- Provide adequate furniture and equipment for all classrooms
- Repair or replace deteriorating asphalt, concrete, sidewalks, parking lots, driveways and walkways
- Renovate, expand and modernize classroom, workroom, office and conference room spaces for administrative support and professional development
- Purchase school buses and District fleet vehicles
- Make health and safety improvements, such as installing necessary seismic reinforcements, repairing termite damage and repairing and/or replacing aging building materials including removal of hazardous materials identified either prior to or during construction

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/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, retirement of any interim funding incurred to advance fund projects from the list; installation of signage and fencing; improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; 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, storage and temporary housing of dislocated District activities caused by construction projects.

The allocation of bond proceeds will 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 will 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 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 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 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. 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 bond projects. 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. 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 of Trustees.